



## Montenegro Luxury 3 Bedroom Apartment in Luštica Bay, Tivat – Horizon Sea View Residence



### Information de l'agent

Nom:	Keely Capel Teixeira
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Expérience since:	2008
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,727,989.56

#### Location

Adresse:	Kotor
Soumis:	30/03/2026

#### Description:

Located within Lutica Bay in Tivat, this Montenegro luxury 3 bedroom apartment is set in the elevated Horizon neighbourhood, positioned between the marina and the golf course with clear Adriatic Sea views. The development is defined by low-density planning and controlled infrastructure, offering a private residential setting while maintaining access to key coastal amenities. Its orientation ensures strong natural light and unobstructed sightlines across the bay.

The apartment is arranged with open-plan living and dining areas that connect directly to private terraces. These outdoor spaces are positioned to maximise sea views while maintaining separation between neighbouring units. The layout includes three bedrooms with floor-to-ceiling wardrobes, supported by well-defined circulation between living and private zones. A fully equipped kitchen integrates into the main living area, ensuring functional use of space for both short and extended stays.

Key features include underfloor heating in bathrooms, ducted air conditioning throughout, and an audio intercom system providing controlled access. Finishes are selected for durability and ease of



maintenance, supporting year-round use. Residents benefit from access to a communal swimming pool and a secure underground garage parking space under a 25-year lease. The building design incorporates shading systems and practical storage, aligning with long-term usability.

Ownership within Horizon provides access to a structured range of services and amenities across Lutica Bay. This includes three years membership to the Horizon Clubhouse, access to private beaches and pools, and priority reservations across beach clubs. A dedicated shuttle connects the neighbourhood to the marina promenade and town centre. Additional benefits include 24/7 security, discounted access to The Chedi Lutica Bay, preferential rates across spa, gym, sports facilities, and marina services, as well as inclusion in a managed rental programme. Property management and maintenance services are available, supporting operational efficiency and asset care.

From a market perspective, this Montenegro luxury property sits within one of the country's most structured coastal developments. Three-bedroom apartments remain in limited supply, with consistent demand driven by size, flexibility, and access to managed amenities. The combination of sea views, infrastructure, and rental integration supports long-term value retention within the Montenegro luxury real estate market.

For access to this Montenegro luxury 3 bedroom apartment or similar opportunities, Request a bespoke property search or Book a private consultation with our advisory team. - REF: PL/987

Nouveau: Oui

### Commun

Chambres:	3
Salle de bains:	3
Pied carré fini:	114,6 m <sup>2</sup>
Dimensions du lot:	16,72 m <sup>2</sup>

### Lease terms

Date Available:

### Contact information

IMLIX ID: PL/987

