



## Montenegro Luxury Real Estate | 3 Bedroom Townhouse in The Peaks, Luštica Bay, Tivat



### Agent Info

Naam:	Keely Capel Teixeira
Bedrijfsnaam:	Private Luxury Collection
Mislampen:	Portugal
Experience since:	2008
Service Type:	Selling a Property, Buying a Property
Specialties:	Buyer's Agent, Listing Agent, Relocation, Consulting
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 2,565,624.01

### Locatie

Adres:	Kotor
Geplaatst:	30-03-2026
Omschrijving:	

Located within The Peaks at Lutica Bay, Tivat, this Montenegro luxury real estate offering presents a 3 bedroom townhouse in a prime elevated position overlooking the golf courses 5th hole and the Adriatic Sea. The setting is defined by low density, limited neighbouring properties, and direct access to Montenegros first championship golf course, creating a controlled and private environment within a master-planned coastal development.

The townhouse is arranged across two floors, with a clear division between social and private areas. The main level features an open-plan living and dining space with a double-height ceiling, increasing natural light and volume. A built-in fireplace anchors the room, while full-height glazing connects the interior to the outdoor terraces. The kitchen is specified with Nolte cabinetry or a comparable international brand and fitted with Miele appliances, positioned for both function and clean integration into the living space.

The upper level accommodates three bedrooms, including a master suite with direct access to a green roof terrace. These landscaped roof areas are designed to blend into the natural terrain while providing



elevated outdoor space with sea and golf views. Bathrooms are finished with premium ceramic tiles and include electric underfloor heating for year-round use.

Externally, the property includes a private landscaped garden, swimming pool, and a traditional terrace designed for outdoor dining beneath a pergola. An optional summer kitchen can be integrated for extended use. Parking is provided through both private and communal options, with the possibility to install EV charging infrastructure.

From a market perspective, Lutica Bay remains one of the most structured and internationally recognised luxury property destinations in Montenegro. Golf-front properties with sea views are limited in supply and positioned for long-term capital preservation within a controlled development framework. For tailored acquisition support or access to similar opportunities, you may Request a bespoke property search or Book a private consultation.

This 3 bedroom townhouse offers a defined combination of position, specification, and managed development context within Montenegros evolving luxury real estate market. - REF: PL/978

Nieuw: Ja

## Algemeen

Afgewerkte vierkante meter: 184,05 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: PL/978

