



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



## Agent Info

Name: Keely Capel Teixeira  
 Company: Private Luxury  
 Name: Collection  
 Country: Portugal  
 Experience since: 2008  
 Service Type: Selling a Property, Buying a Property  
 Specialties: Buyer's Agent, Listing Agent, Relocation, Consulting  
 Property Type: Apartments, Houses, Commercial Property, Land lot  
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## Listing details

Property for: Sale  
 Price: USD 2,565,624.01

### Location

Address: Kotor  
 Posted: Mar 30, 2026

### Description:

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

New: Yes

### **Common**

Finished sq. ft.: 184,05 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: PL/978

