



## Montenegro Luxury Real Estate – 3 Bedroom Villa at 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
Phone:	+351 (915) 471-151
Languages:	English, Other
Website:	<a href="http://www.privateluxurycollection.com">http://www.privateluxurycollection.com</a>

### Listing details

Property for:	Sale
Price:	USD 3,948,016.83

### Location

Address:	Kotor
Posted:	Mar 30, 2026

### Description:

Positioned within The Peaks at Lutica Bay, Tivat, this 3 bedroom villa sits in a prime elevated setting overlooking the 5th hole of Montenegros first 18-hole golf course and the Adriatic Sea. The location offers direct proximity to golf infrastructure, coastal access, and the wider Lutica Bay masterplan, one of the most structured luxury real estate environments in Montenegro.

The villa is arranged around a clear separation of living and private areas. The main level centres on an open plan living and dining space, defined by a fireplace and direct access to terraces. Large openings connect internal areas with the outdoor zones, ensuring consistent natural light and uninterrupted views. The kitchen is specified with Nolte or a comparable international brand and equipped with Miele appliances. Bedrooms are positioned to ensure privacy, each with access to outdoor space.

Materials and finishes follow a consistent, durable specification. Ceramic tiling is used throughout key areas including the entrance corridor, kitchen, and bathrooms, while elegant floor tiles extend across the living areas and bedrooms. Bathrooms benefit from electric underfloor heating. External areas are



designed for practical use, with spacious terraces and balconies extending the usable footprint of the property.

Outdoor features include a private swimming pool, a traditional stone terrace, and a fully equipped outdoor kitchen with a dedicated al fresco dining area and outdoor shower. The property also includes a garage and internal storage area, supporting long-term use and operational efficiency.

From a market perspective, Montenegro luxury property within Lutica Bay remains one of the most structured investment environments in the region. The combination of limited supply, phased development, and integrated infrastructure supports long-term value preservation. Golf-front positions, such as this villa, are particularly limited within the masterplan and typically hold stronger resale positioning within Montenegro real estate.

For tailored opportunities within this development or similar assets, you may Request a bespoke property search or Book a private consultation with our advisory team. - REF: PL/979

New: Yes

### **Common**

Bedrooms: 3  
Finished sq. ft.: 227 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: PL/979

