



## Montenegro Luxury Four Bedroom Villa with Golf and Sea Views, The Peaks, Luštica Bay



### Agent Info

Name: Keely Capel Teixeira  
Company: Private Luxury  
Name: Collection  
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Experience since: 2008  
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### Listing details

Property for: Sale  
Price: USD 4,605,238.62

### Location

Address: Kotor  
Posted: Mar 30, 2026

#### Description:

Positioned within The Peaks at Lutica Bay in Tivat, this Montenegro luxury four bedroom villa holds a prime elevated setting overlooking Golf Hole 5 and the Adriatic Sea. This location is defined by limited density, controlled planning, and direct proximity to Montenegros first 18-hole golf course. Within the wider Montenegro luxury real estate market, properties with both golf frontage and sea views remain scarce, particularly in structured developments such as Lutica Bay.

The internal layout is arranged for clear separation between social and private areas. The main living and dining space is open plan, anchored by a fireplace and designed for direct connection to the exterior terraces. Large openings lead onto spacious balconies, ensuring consistent light and usable outdoor extension of the living area. The four-bedroom configuration supports flexibility in use, with bedrooms positioned to maintain privacy while remaining connected to the core layout.

Specification follows a consistent international standard. Flooring across both living areas and bedrooms is finished with elegant tiles, while premium ceramic tiles are applied in the entrance corridor,



bathrooms, and kitchen. The kitchen is fitted with Nolte cabinetry, or a similar international brand, and equipped with Miele appliances. Electric underfloor heating is installed, supporting year-round use and aligning with expectations for Montenegro property at this level.

Externally, the villa is structured for practical outdoor use. A private swimming pool is set within a traditional stone terrace, complemented by a dedicated outdoor kitchen, al fresco dining area, and outdoor shower. These elements are integrated into the design rather than added as secondary features. A garage and internal storage area provide secure parking and functional capacity for longer stays or managed use.

From a market and investment perspective, this Montenegro luxury property sits within a controlled-supply segment of Lutica Bay. Four bedroom villas with this combination of golf positioning, sea views, private pool, and branded kitchen specification are limited. The developments long-term masterplan and international positioning continue to support demand for Montenegro luxury real estate in this category.

For tailored opportunities within this segment, you may Request a bespoke property search or Book a private consultation for discreet advisory support. - REF: PL/980

New: Yes

### **Common**

Bedrooms: 4  
Finished sq. ft.: 274 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: PL/980

