



THE
PEAKS
LUŠTICA BAY

The Peaks rise from 130m to 270m above sea level, creating an unparalleled living experience that combines sustainable contemporary architecture, exceptional amenities, and an exquisite natural setting.

This exclusive hillside neighbourhood basks in an eminent position on the landscape, secluded from, yet connected to the vibrant lifestyle of Luštica Bay. This is a place to inspire with a unique sense of belonging.

This is...

Life. Elevated.

THE PEAKS

THE VISION.

Set in a prime position on the Luštica Bay peninsula, The Peaks offers one of the finest residential developments to date, featuring an 18-hole golf course designed by the legendary Gary Player, which is currently under construction. Golfers and residents will experience breathtaking natural beauty from every angle, affording uninterrupted views of the sparkling Adriatic Sea and the spectacular Boka Bay.

Already a flourishing community, Luštica Bay is a visionary resort covering 690 hectares, thoughtfully designed in harmony with traditional Mediterranean architecture and the natural landscape. The ambitious vision is the creation of a sustainable new legacy.





Image is indicative only



LIFESTYLE COMES FIRST

When completed, The Peaks will include Montenegro's only golf course, new residences and a beautifully designed new clubhouse that forms the vibrant heart of the community with a range of hospitality and dining options. An environment to foster good times with family, friends and neighbours.

Beyond the golf course, residents can relax on pristine golden beaches that lap the Adriatic Sea, enjoy meandering hikes amongst nature or explore the attractive surrounding neighbourhoods each assuming a distinct character and varied offering.

The first neighbourhood built on this ground-breaking hillside golf course is Botanika – aptly named for the botanical beauty of the terrain.

Botanika represents the epitome of residential excellence, offering unparalleled serenity. The startling natural beauty takes centre stage, through a strategic synchronicity of architecture and nature.

INTRODUCING

Botanika



THE NEIGHBOURHOOD

Botanika

Destined to become a landmark community, Botanika is the premier residential neighbourhood of The Peaks. This distinctive group of apartments, golf townhouses and exclusive villas have set a new standard for elevated living. The one- to four-bedroom residences are designed to suit a range of lifestyles and requirements. Each residence is meticulously designed with sustainable architecture – with dramatic views over the Adriatic and the natural beauty of Montenegro.

The landscape design has been thoughtfully crafted to evoke a profound sense of location. There's an authentic atmosphere of harmony and belonging, with verdant communal areas, recreational zones, lush greenery and clusters of olive groves.



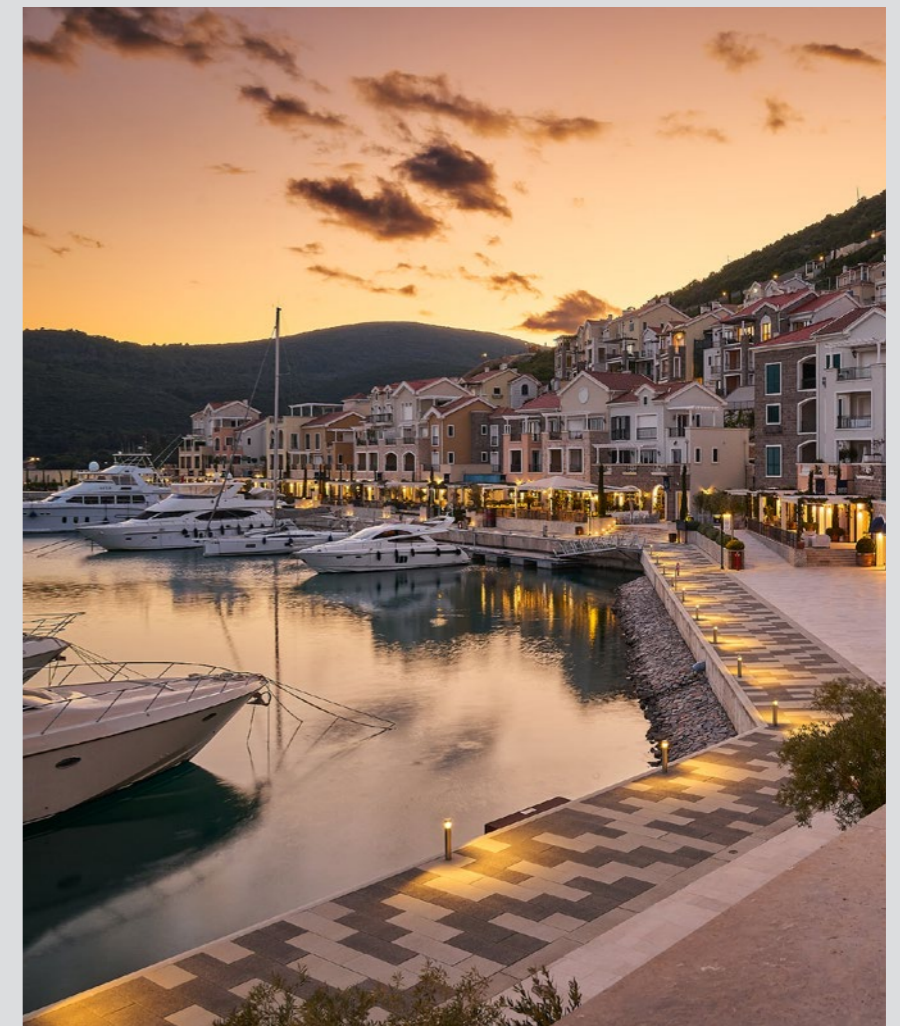
LIFE AT BOTANIKA



Montenegro's first golf course and residences as well as the stunning new clubhouse will add a new facet to Luštica Bay's landscape. This is a secluded community in the most serene spot on the peninsula – with soaring views over the sea and bay.

Residents of Botanika have the opportunity to join the thriving Luštica Bay community, where a vibrant marina-front promenade awaits. This inviting setting creates the perfect environment for cherished moments with family, friends, and neighbors, showcasing enticing waterfront restaurants, boutiques, and bars.

Residents can immerse themselves in the coastal lifestyle – relax on pristine golden beaches as the shimmering Adriatic Sea gently laps the shore. Hike through the awe-inspiring seaside hills or explore the charm of neighbouring districts, discovering picturesque wonders from traditional fishing villages to Venetian citadels, before you return to your own magnificent hilltop home.



DESIGN AND DETAIL

FUTURE HERITAGE

Botanika pays homage to the timeless vernacular of traditional Montenegrin architecture, simple yet honorable stone houses that tell the story of this land's culture across the centuries.

Inspired by this tradition, each home is designed with distinctive stone walls that provide a visual anchor in the living space. The classic forms are enhanced and complemented by the latest design features and specifications to suit modern lifestyles. Every residence is infused with light and enriched by outdoor living spaces, promoting a holistic way of life.





Unparalleled landscapes surround the homes, lush with cypress trees, oleander, lavender and rosemary, creating an ambience of serene forms and pleasing fragrance.

This is natural living in the most modern sense, with buildings that enhance rather than dominate the landscape.



BOTANIKA'S ARCHITECTURE
REFERENCES THE AREA'S MOST
VALUABLE RESOURCE; ITS NATURE



THE
RESIDENCES

RESIDENCES

THE APARTMENTS

Adjacent to the first hole of Montenegro's only 18-hole golf course is an exclusive collection of one, two and three-bedroom apartments ranging from 100 m² to 169 m².

These homes offer timeless views over the Adriatic, with traditional Montenegrin architectural features that connect the present with the past.

A SPACIOUS TERRACE PROVIDES EACH APARTMENT WITH A PRIVATE OUTDOOR AREA FOR RELAXATION OR ENTERTAINING, A PLACE TO APPRECIATE THE SEA BREEZE AND THE STUNNING SETTINGS.



Skilful interior architecture reflects the surroundings, promoting a commitment to emotional wellbeing. Outside, attractive Luštica stone, lush planting creates a welcoming environment, with access to a stunning outdoor pool.



WITHIN THIS COLLECTION OF LOW-RISE, LOW-IMPACT APARTMENTS, THE INTERIORS ARE INSPIRED BY LOCAL TEXTURES AND COLOURS, IN HARMONY WITH THE NATURAL LANDSCAPE.

RESIDENCES

THE TOWNHOUSES

The townhouses exude serenity, space and splendor. Experience the epitome of elevated living, in an atmosphere of distinctive peace. Inside, you'll find unparalleled craftsmanship and contemporary fittings, creating a truly life-affirming experience.

Outside you'll discover your shimmering private swimming pool, enhanced with lush landscaping, plus enchanting spaces for alfresco dining and entertaining.





THE VAST 215M2 TOWNHOUSES OFFER RESIDENTS COMFORT AND SECLUSION, WITH ENHANCED ACCESS TO THE GREAT OUTDOORS.

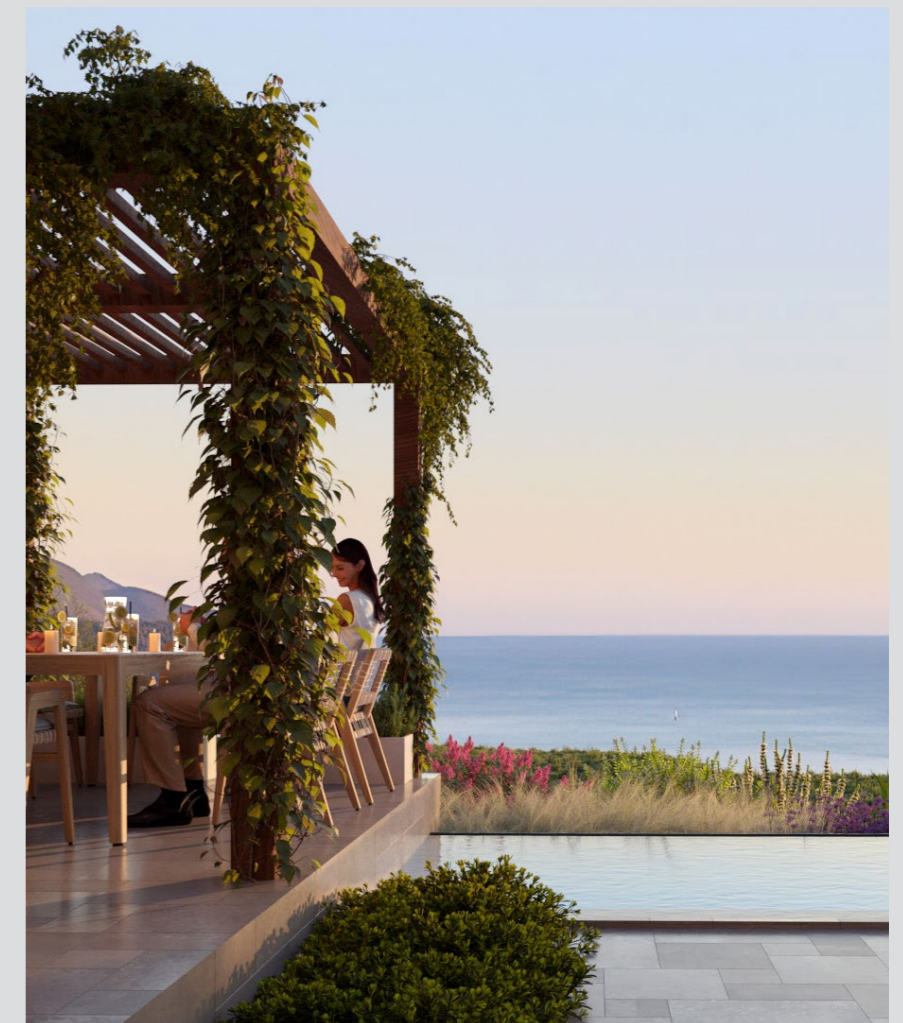


Featuring an unobstructed panoramic view of the Adriatic, three-bedroom residences offer a truly exceptional vantage point.

Life here flows effortlessly between inside and outside, thanks to bi-folding doors and sweeping outdoor spaces that allow you to appreciate the Mediterranean climate.

In addition, the townhouses offer covered parking, enhancing accessibility and convenience.

Upgrades can include parquet floors, a fireplace, designer kitchen appliances, a private garage and more.





THE PRAT

Botanika



THE DESIGN CONCEPT OF THESE STRIKING HOMES INCLUDES A SPRAWLING FLOORPLAN BASED ON THE PRINCIPLES OF LIGHT, SPACE AND FLUIDITY, PLUS A SOOTHING COLOUR PALETTE WITH RICH HUES OF TIMBER AND NATURAL STONE.

RESIDENCES

VILLAS

Botanika 3- and 4-bedroom villas represent the pinnacle of luxury living, with panoramic views of Luštica's dramatic seascape, and luxuriously secluded outdoor space.

With exquisite architectural design and sizes ranging from 340-440m², these truly exceptional luxury residences offer a seamless blend between indoor and outdoor living. The awe-inspiring interiors feature inspired touches such as traditional stone walls and dramatic windows that focus the eye on the dazzling views.

The dramatic beauty here inspires you to slow down and appreciate every moment. This is the finest version of the 'slow living' concept in the Mediterranean – with the most refined amenities, of course. Botanika completely transforms the meaning of home.

EACH VILLA HAS ITS OWN PRIVATE INFINITY POOL WITH SPECTACULAR VIEWS OVER THE ADRIATIC – AND BEYOND



These exceptional dwellings boast some of the most desirable private land in Montenegro, offering breathtaking views of the striking Luštica Bay skyline and seascape.

The private outdoor recreational and dining areas offer a secluded and impressive space to entertain guests or to simply unwind in tranquility. Complete with a cozy indoor fireplace, an outdoor kitchen accompanied by a captivating fire pit, residents and visitors can gather around for unforgettable moments.

Embrace the beauty of cinematic vistas and dramatic sunsets. The outdoor spaces have been carefully planted with native species. Revel in the natural fragrances from flowers and herbs around the pool.

Reconnect to a simpler way of being.



Botanika



THE FINISH IS TIMELESSLY INDULGENT, A
HARMONY OF CAREFULLY CURATED NATURAL
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LINES

ABOUT

PROPERTY MANAGEMENT

The track record, quality assurance, and efficiency of the property management team at Luštica Bay ensure a commitment to providing the highest levels of service. Properties under their care are professionally managed, offering a hassle-free investment plan and the advantage of a dedicated team handling all logistics. The value of assets is maintained through a network of specialists, resulting in greater freedom and reduced stress in property management for residents.



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