

LB
LUŠTICA BAY
MONTENEGRO

THE PEAKS

LUŠTICA BAY

GOLF TOWNHOUSES 1C-2, THE PEAKS

G-1C2-TH4a



3 Bedroom



3.5 Bathroom



Boka Bay View



AT A GLANCE



- The jewel of the entire Luštica Bay project
- Moments from the coast, elevated just above the town centre's shops, dining, and sports amenities
- Built around Montenegro's only 18-hole golf course - designed by Gary Player, with sea views from every hole - and a strong focus on sustainable, site-sensitive design
- Refined residential collection of villas, townhouses, and apartments with views of the Adriatic and UNESCO-protected Boka Bay
- Architecture by acclaimed studios blends Mediterranean elegance with regional context, using locally sourced stone and wood for a timeless design
- Light-filled, open-plan interiors with warm and earthy finishes, generous glazing, and effortless access to outdoor spaces
- Select residences feature private pools with adjacent outdoor showers and landscaped terraces
- Generous outdoor living areas and community spaces with native planting, seating areas, and fire pits
- The Clubhouse nearby offers golf services, expert coaching, a golf simulator, and a stylish restaurant for both golfers and guests





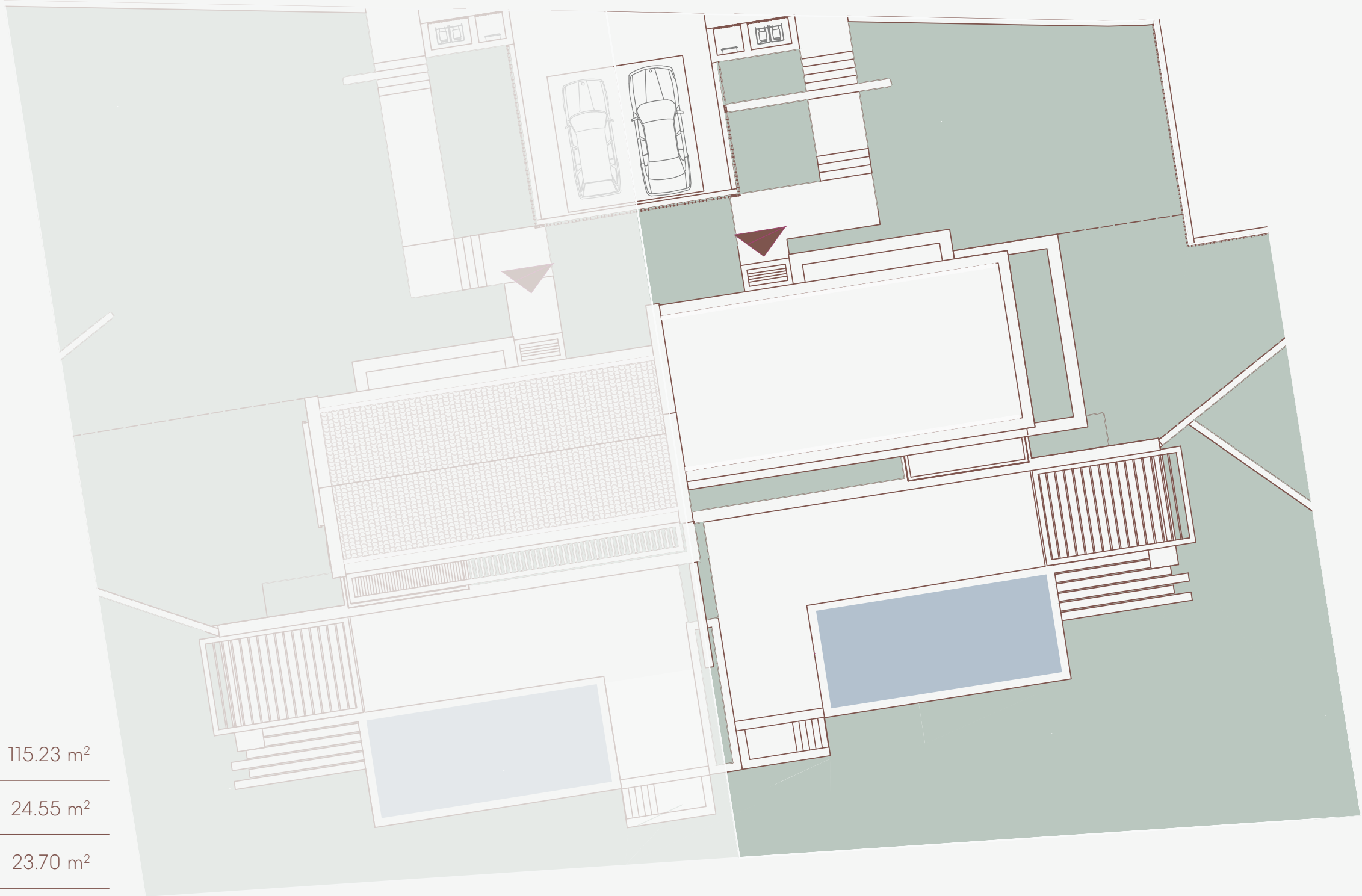
G-IC2-TH4a



G-IC2-TH4a

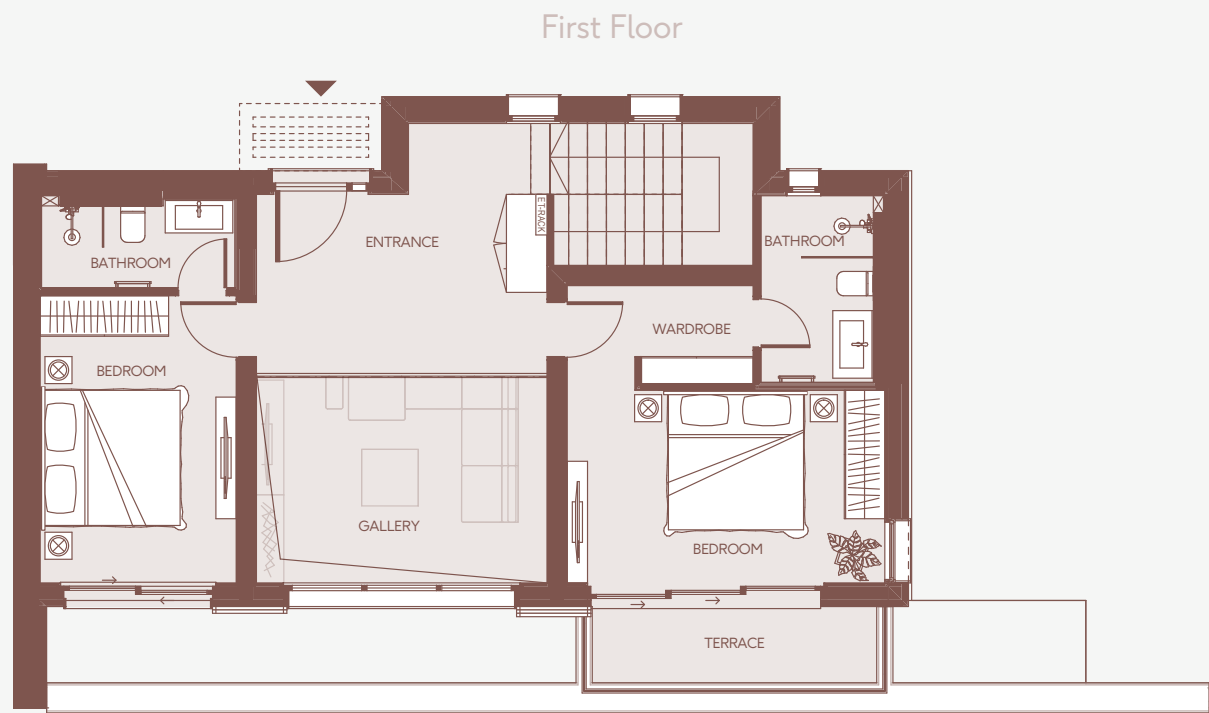
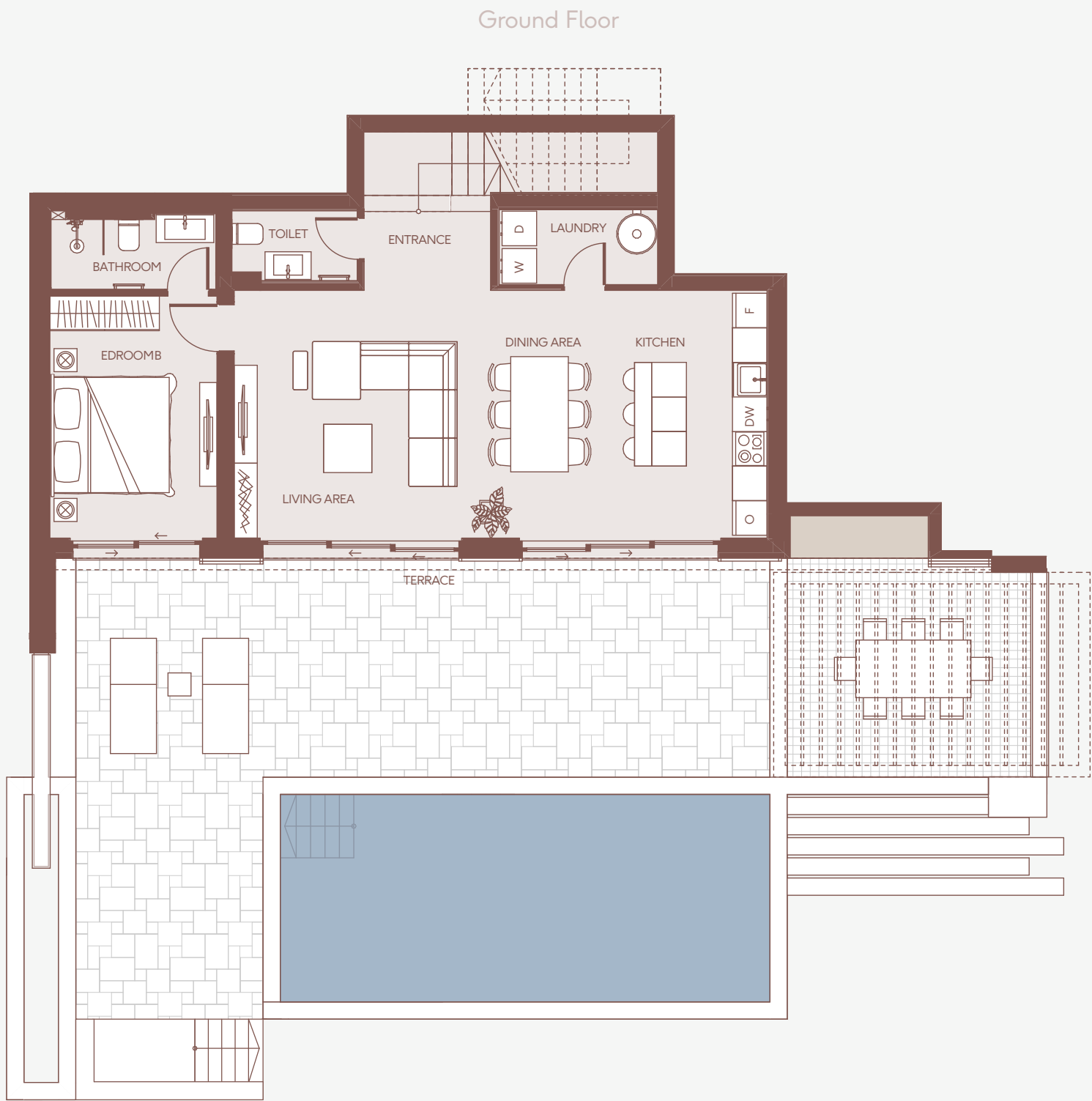
Building Footprint	115.23 m ²
Paved Footpaths	24.55 m ²
Private Parking	23.70 m ²
Green Roof Terrace	75.00 m ²
Garden	278.00 m ²

PLOT AREA 569.00 m²



PROPERTY FEATURES

- Prime location overlooking the golf course’s 5th hole and the Adriatic Sea, with very few neighbours
- Elegantly arranged over two floors with distinct social and private areas
- Open-plan living and dining area with a striking double-height ceiling and fireplace
- Nolte kitchen - or similar international brand - equipped with Miele appliances
- Premium ceramic tiles throughout, with electric underfloor heating in bathrooms
- Private landscaped gardens thoughtfully integrated into the natural terrain, featuring green roof terraces with direct access from the top-floor master bedrooms
- Private swimming pool with traditional terrace, year-round alfresco dining beneath a pergola, and optional summer kitchen upgrade
- Private and public parking, with optional EV charging upgrade



G-IC2-TH4a

Total Built /Sellable Area	185.56 m ²
Swimming Pool	30.60 m ²
Pool Deck Terrace	72.35 m ²
Terrace	4.95 m ²

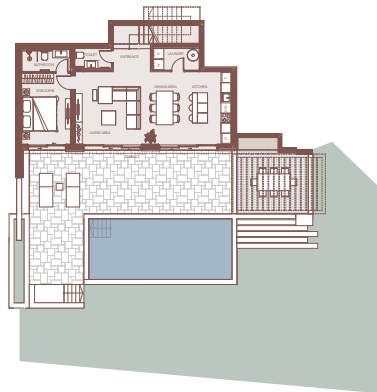


PHOTO GALLERY

- LUŠTICA BAY
- THE PEAKS
- EXTERIOR & INTERIOR
- TOWNHOUSE VIEWS



THE PEAKS

LUŠTICA BAY



by ORASCOM
DEVELOPMENT

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