

APARTMENT GA4-03

Botanika

THE
PEAKS
LUŠTICA BAY



CGI of The Peaks with view towards Bay of Kotor is indicative only

LUŠTICA BAY - A PLACE TO BELONG

Luštica Bay embodies the serene Mediterranean lifestyle, blending tradition and heritage with innovation and contemporary amenities that showcase Montenegro’s past and future. With thoughtful care and devotion, Orascom Development created this visionary destination, drawing on their unparalleled experience in creating integrated communities. This strong foundation ensures Luštica Bay’s organic growth for decades to come.

The Peaks, the town’s most sophisticated neighbourhood to date, offers architecturally stunning homes with understated sophistication in the interior design. Carefully carved into the rugged topography of the hill with minimal environmental impact, this residential collection boasts breathtaking views of the varied terrain and the Adriatic Sea. Adjacent to the upcoming 18-hole golf course (a first for Montenegro), The Peaks is a new community with an old soul, grounded in tradition and contemporary aesthetics.

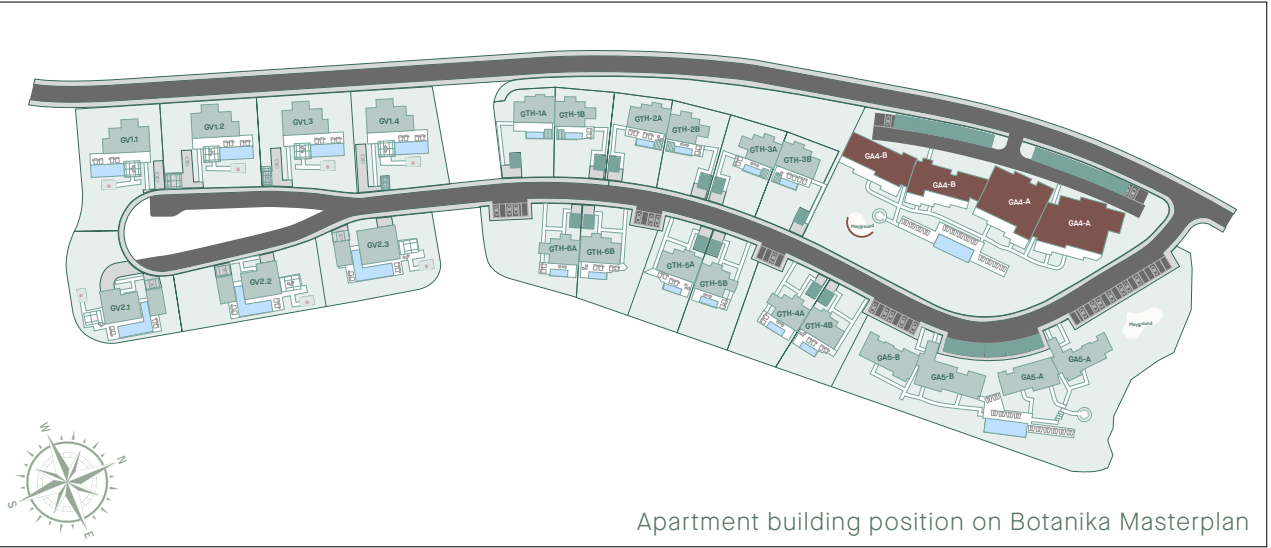
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Botanika, the premier residential edition of The Peaks, elevates living to a new level. Each meticulously designed residence offers dramatic views over the Adriatic and the first holes of the golf course. Botanika features spectacular villas, three-bedroom townhouses with private pools, and one-to-three-bedroom apartments. These secluded private havens are created with sustainable architectural principles and natural materials such as stone and wood. The sophisticated neighbourhood provides seclusion and privacy, with the convenience of an upcoming town centre nearby for shopping, sports, and dining.

Life. Elevated.



Luštica Bay Masterplan



Apartment building position on Botanika Masterplan



CGI is indicative only

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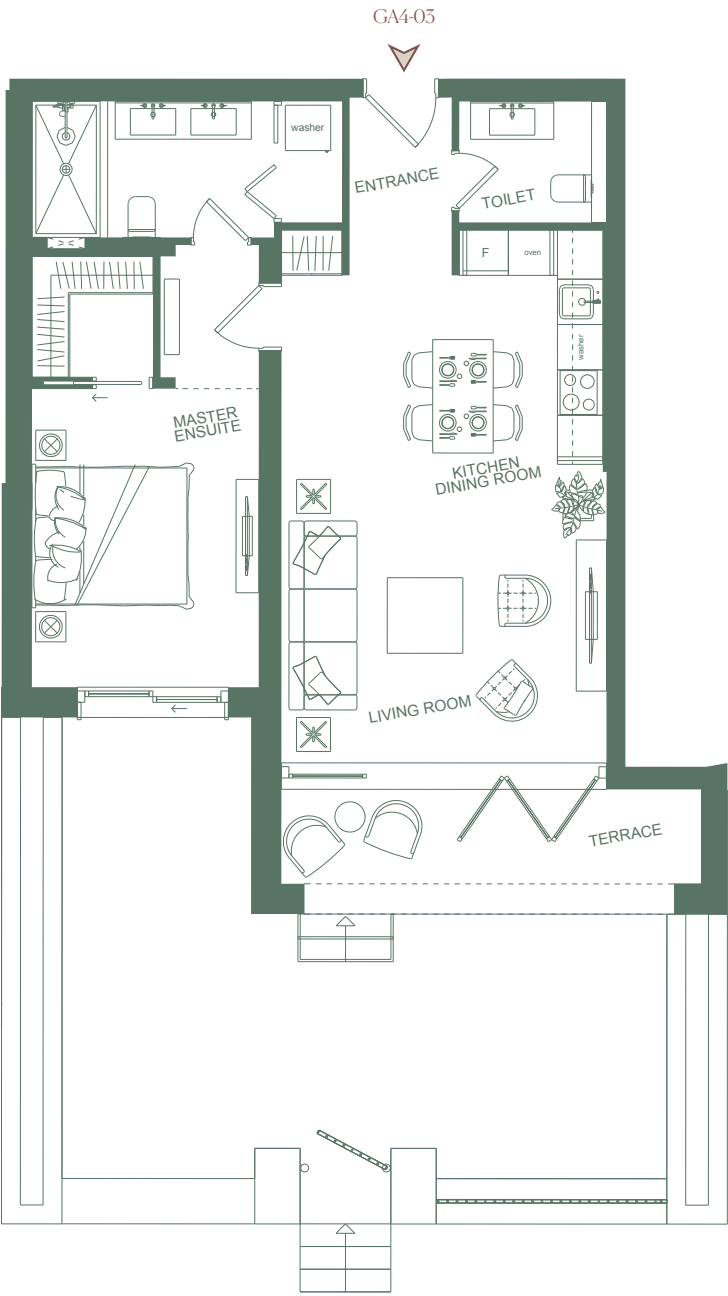
1 BEDROOM | 1.5 BATHROOM

AREAS	
Internal Area	62.77 m ²
Terrace	42.68 m ²
TOTAL	105.45 m ²
Yard	- m ²

APARTMENT POSITION



Basement Floorplan





PROPERTY FEATURES

Spacious apartments overlooking Golf holes 1 and 2 and the Adriatic Sea

Open plan living and dining areas

Bespoke custom – made kitchen with Miele appliances
(or similar international brand)

Porcelain tiles in stone and terrazzo effect

Wrap around balconies around apartments

Access to the neighborhood's pool and Guvno – seating area.

Neighborhood's parking lot

Upgrades include bespoke wood veneer wardrobes, high quality parquet flooring, additional Miele appliances (or similar) and branded fittings and sanitary ware as well as towel heater.

Standard: Laufen & Catalano sanitary wares, Hansgrohe (or similar) bathroom fittings and accessories in chrome finish

Upgrade: Laufen & Catalano (or similar international brand) sanitary wares. Hansgrohe (or similar) bathroom fittings and accessories in mat black finish

THE PEAKS
GALLERY

APARTMENT
GALLERY

APARTMENT
VIEWS GALLERY

