BAROK

ESTATES INTERNATIONAL

A PRIVATE INTRODUCTION BY BAROK

THE PEAKS

PHASE 2
BY
SAOTA

3 Bedroom

2.5 Bathroom

Boka Bay View

G-PH2-TW3a

AT A GLANCE

The jewel of the entire Luštica Bay project

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

Moments from the coast, elevated just above the town centre's shops, dining, and sports amenities

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

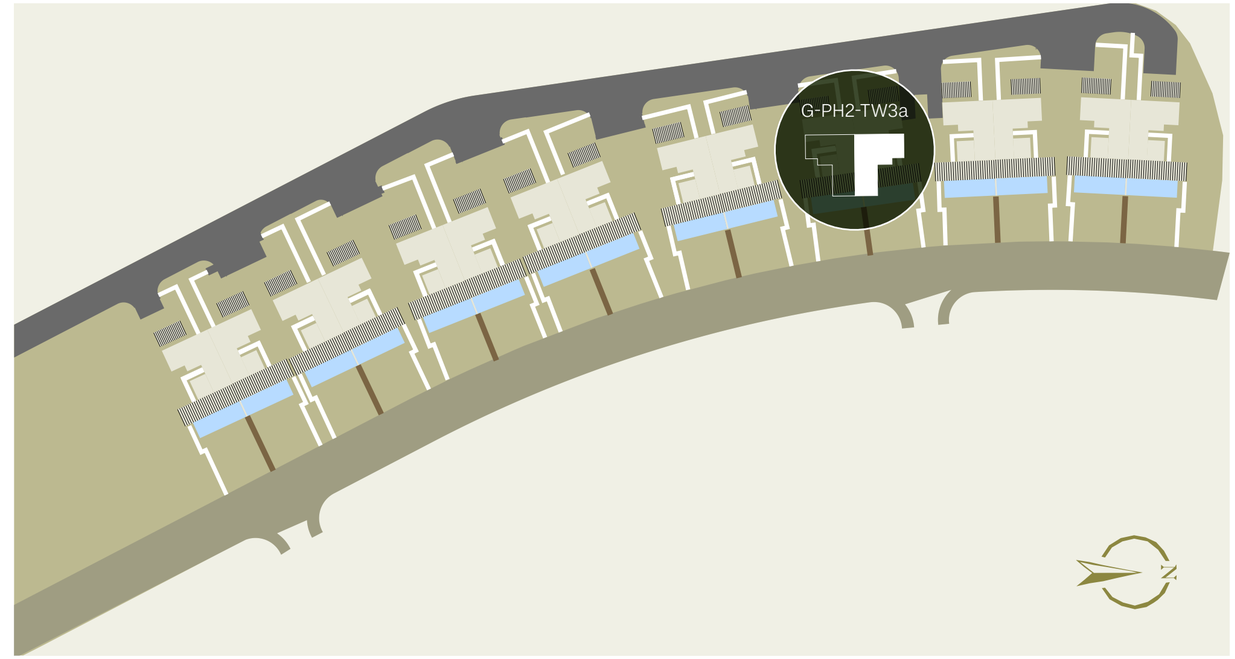
Light-filled, open-plan interiors with warm and earthy finishes, generous glazing, and effortless access to outdoor spaces

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

Phase 2
THE PEAKS
GOLF CLUB
GOLF MAINTENANCE
DRIVING RANGE
THE PEAKS
Golf Course
& Residences
HEIGHTS
CENTRALE
GOLF HOTEL
HORIZON
MARINA VILLAGE

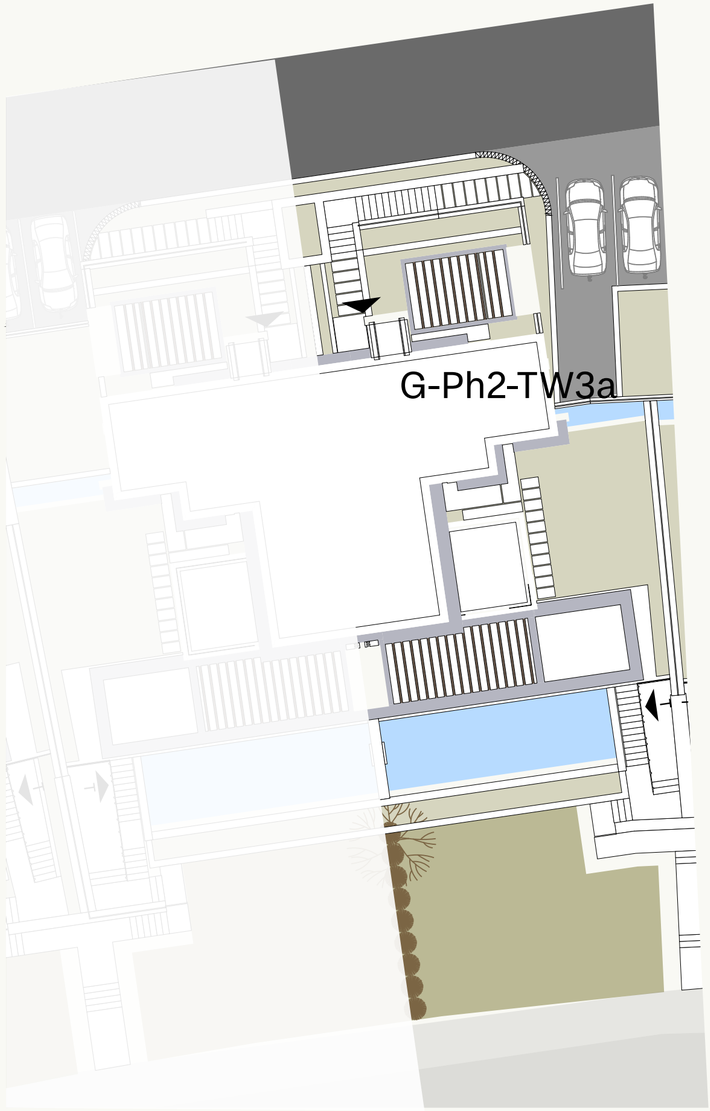


G-PH2-TW3a

TW3a
Hole 6
Hole 7
Hole 8
Driving Range
FUTURE GOLF HOTEL & VILLAS
FUTURE CLUBHOUSE

G-PH2-TW3a

Building footprint	99.9 m²
Paved yard	79.00 m²
Garden	141.00 m²
PLOT AREA	541.00 m²



G-PH2-TW3a

Total Built /Sellable Area	159.63 m²
Swimming Pool	33.00 m²

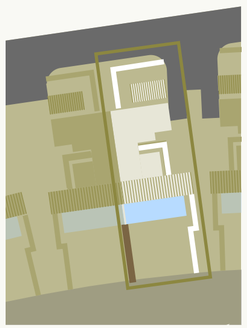
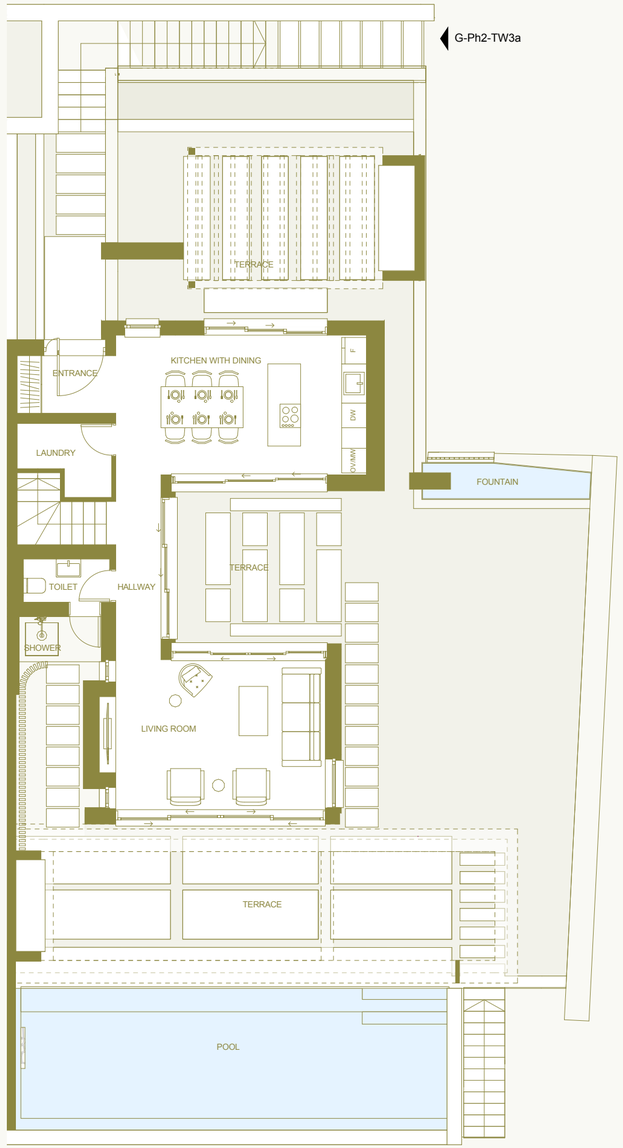


PHOTO GALLERY

- LUŠTICA BAY
- THE PEAKS
- EXTERIOR & INTERIOR
- TWIN VILLA VIEWS

Ground Floor



First Floor

PROPERTY FEATURES
TWIN VILLAS BY SAOTA

Sixteen three-bedroom Twin Villas overlook the golf course's 9th hole, with wide-open views towards Boka Bay.

This limited collection is brought to life by SAOTA - an internationally renowned architecture studio - with the support of NRA Studio who bring local architectural knowledge and context.

Open-plan living spaces flow naturally outdoors to three private areas: a central courtyard for entertaining, a pool deck for Mediterranean living, and a landscaped rear garden to bring nature into the home.

Arranged over two floors, each residence adjoins just one neighbour, allowing for greater privacy and the feel of a standalone villa.

Kitchens feature custom Nolte (or equivalent) cabinetry with integrated Miele (or equivalent) appliances. Poliform (or equivalent) kitchens are available as an upgrade, as are outdoor kitchen units.

Adriatic light reaches deep into the interiors, where premium craftsmanship is found in every detail, including fitted furniture and wardrobes. Additional furniture packages are available to finish your home with a considered touch.

For added convenience, a private lift is available as an optional upgrade.

Each villa comes with two parking spaces.

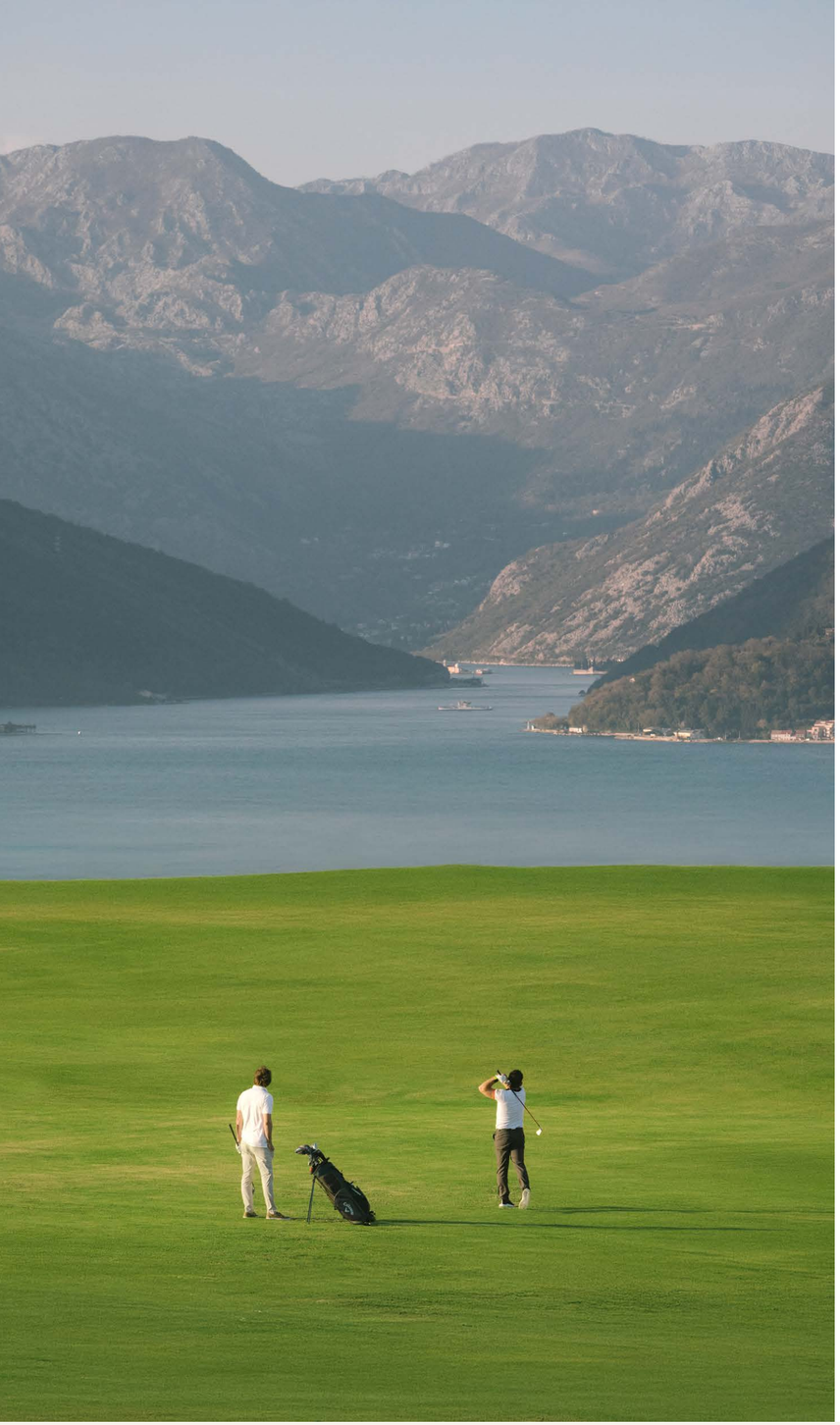
ABOUT SAOTA

With more than 40 years of experience, SAOTA has grown from its South African roots into a leading name in contemporary residential architecture.

The studio's global portfolio explores the relationship between life, space and light, with careful attention to climate, landscape and local context. For its first collaboration with Luštica Bay, SAOTA has applied this thinking to the Twin Villas at The Peaks, the destination's most elevated neighbourhood.

Indicative visualisation of the bedroom

Indicative visualisation of the view from the rear garden



Indicative visualisation of the living room

Indicative visualisation of the view from the kitchen

ESTATES INTERNATIONAL

A private introduction.
A considered next step.

SAOTA TWIN VILLAS / THE PEAKS

LUŠTICA BAY, MONTENEGRO / G-PH2-TW3A

Request current availability, the full specification and a private presentation with our Tivat team.

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Independent property presentation by Barok Estates International. Development by Luštica Bay.
Architecture by SAOTA with NRA Studio. Property details, plans and visualisations supplied by the developer.

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