

VILLA G-IB-V3

*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.

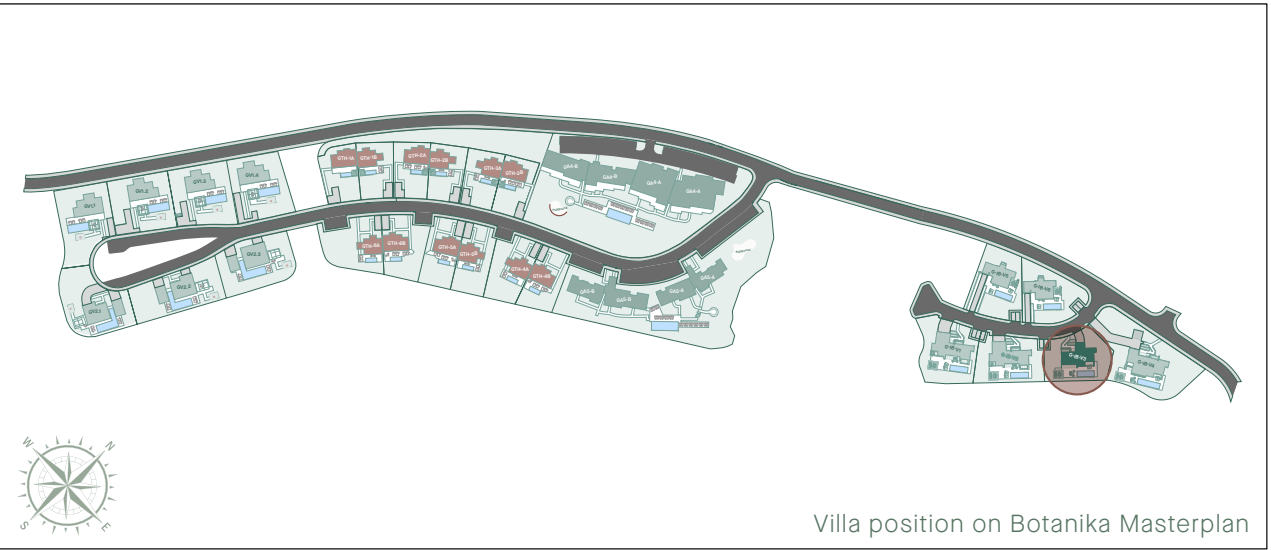
Botanika

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



Villa position on Botanika Masterplan



CGI is indicative only

# Botanika

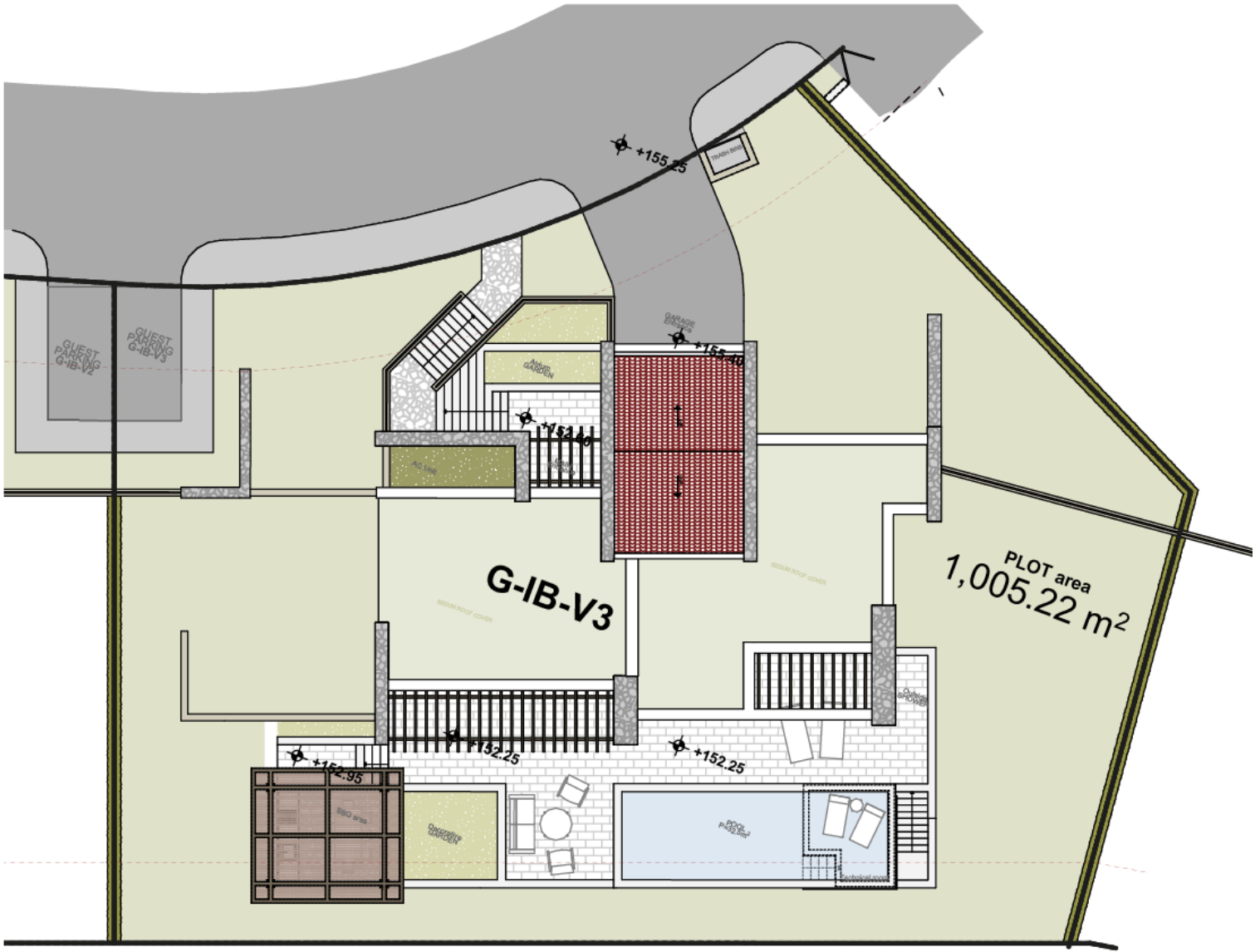
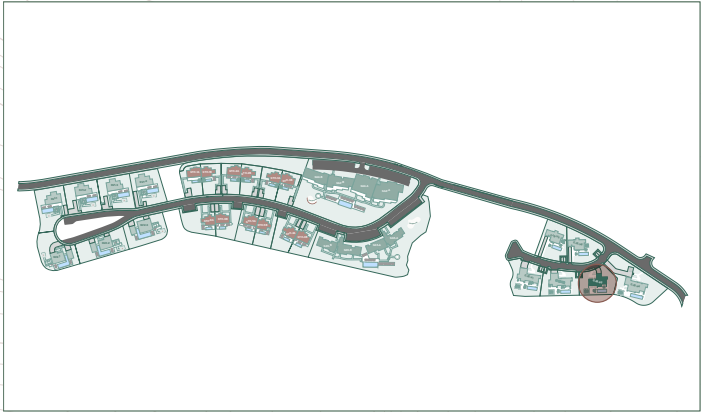
## VILLA G-IB-V3

2 BEDROOM | 2.5 BATHROOM

Site Plan

| TOTAL AREAS   |                        |
|---------------|------------------------|
| Footprint     | 196.67 m <sup>2</sup>  |
| Paved Area    | 146.03 m <sup>2</sup>  |
| Swimming Pool | 32.84 m <sup>2</sup>   |
| PLOT AREA     |                        |
|               | 1005.22 m <sup>2</sup> |

VILLA POSITION



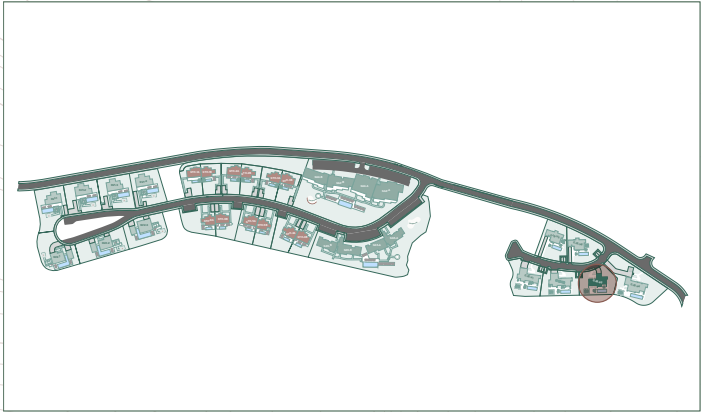
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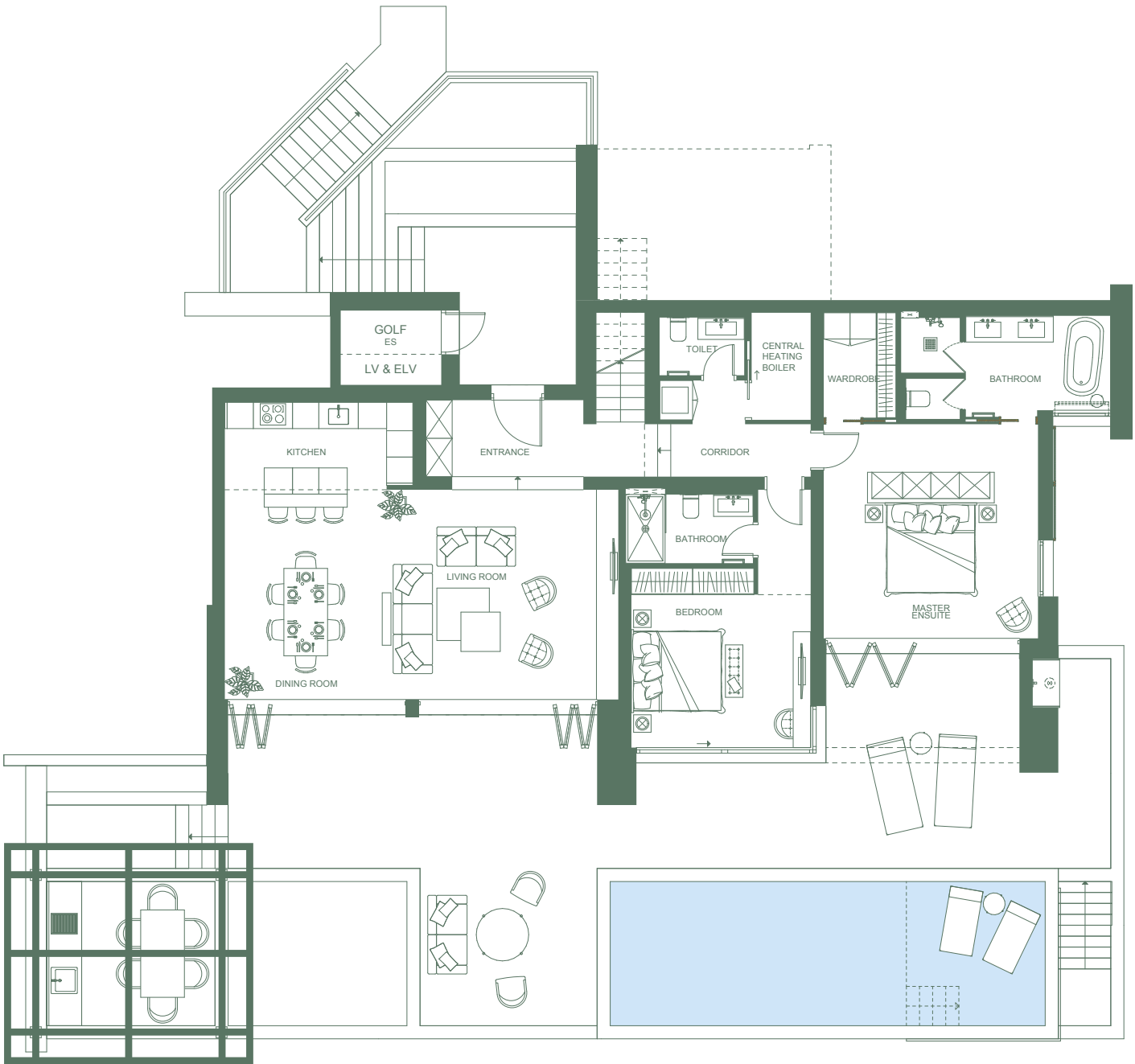
2 BEDROOM | 2.5 BATHROOM

| TOTAL AREAS         |                       |
|---------------------|-----------------------|
| Total Internal      | 168.82 m <sup>2</sup> |
| Total Terrace       | - m <sup>2</sup>      |
| TOTAL SELLABLE AREA | 218.83 m <sup>2</sup> |

VILLA POSITION



Ground Floor



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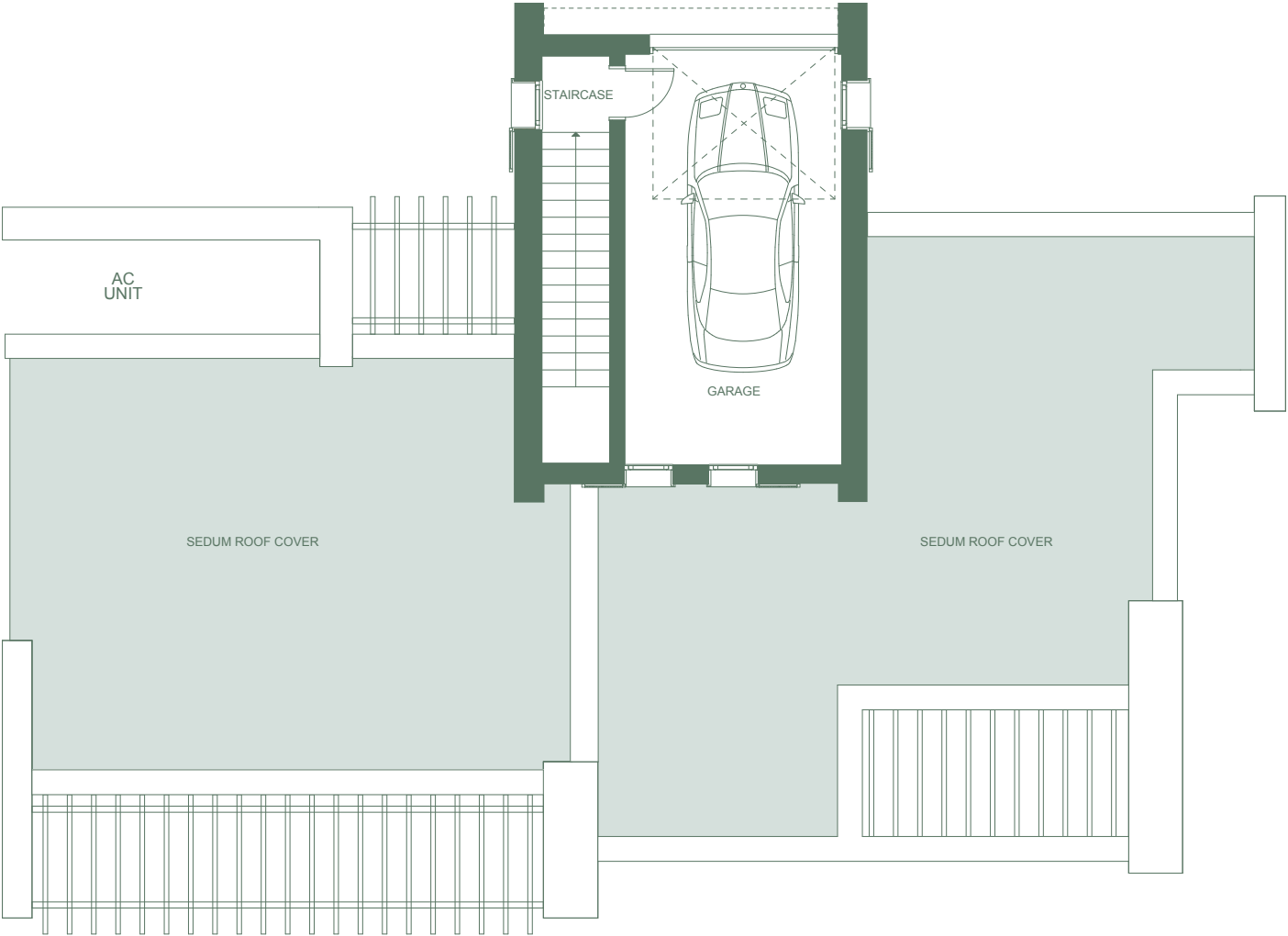
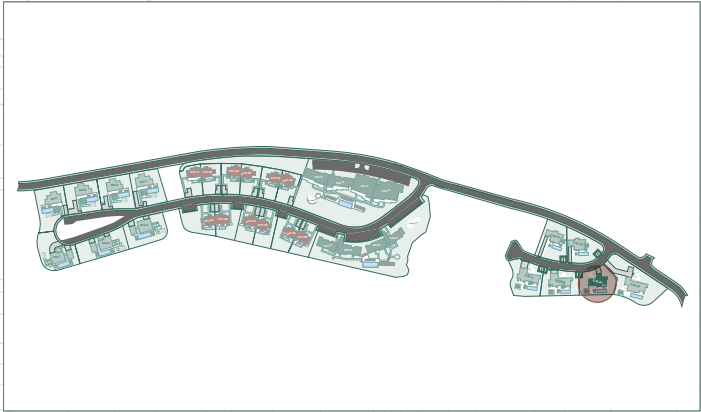
VILLA G-IB-V3

2 BEDROOM | 2.5 BATHROOM

First Floor

| TOTAL AREAS         |                       |
|---------------------|-----------------------|
| Total Internal      | 168.82 m <sup>2</sup> |
| Total Terrace       | - m <sup>2</sup>      |
| TOTAL SELLABLE AREA | 218.85 m <sup>2</sup> |

VILLA POSITION





THE PEAKS  
GALLERY

G-IB-V3  
GALLERY

G-IB-V3  
VIEWS GALLERY

## PROPERTY FEATURES

Prime location overlooking Golf holes 1 and 2 and the Adriatic Sea

Open plan living and dining area featuring a fireplace

Elegant tiles grace the floors in both the living areas and bedrooms

Nolte or similar international branded kitchen with acclaimed international brand of appliances

Premium quality ceramic tiles in entrance corridor, bathrooms and kitchen

Electric underfloor heating

Spacious balconies and terraces

Private swimming pool, traditional stone terrace with outdoor kitchen, al fresco dining area and outdoor shower

Garage and internal storage area

