

## 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.

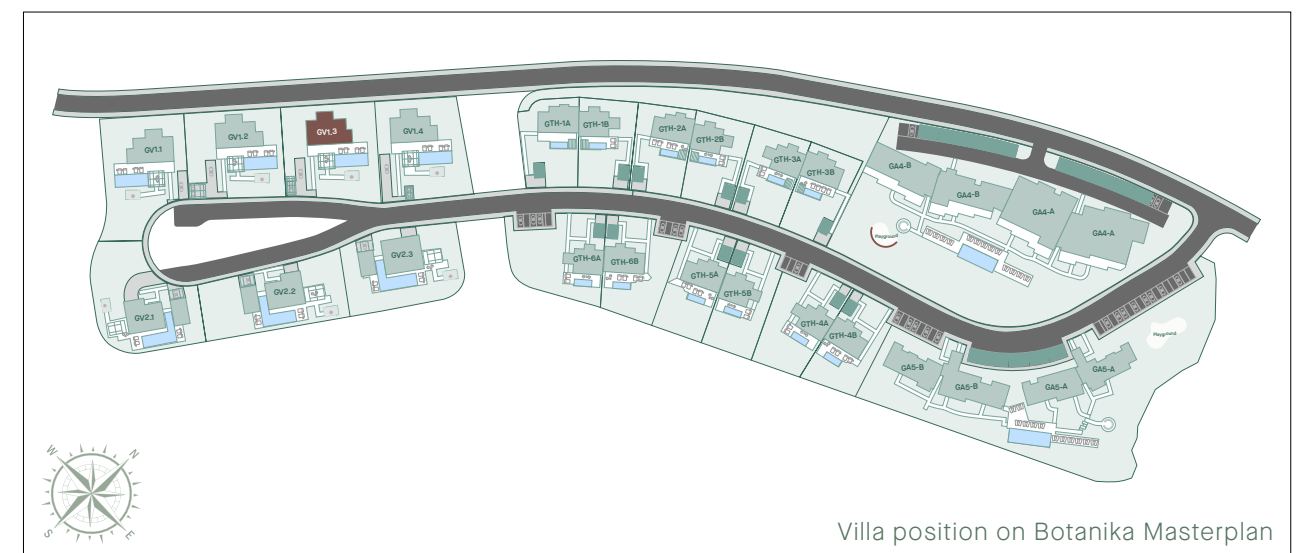
*Botanika*

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

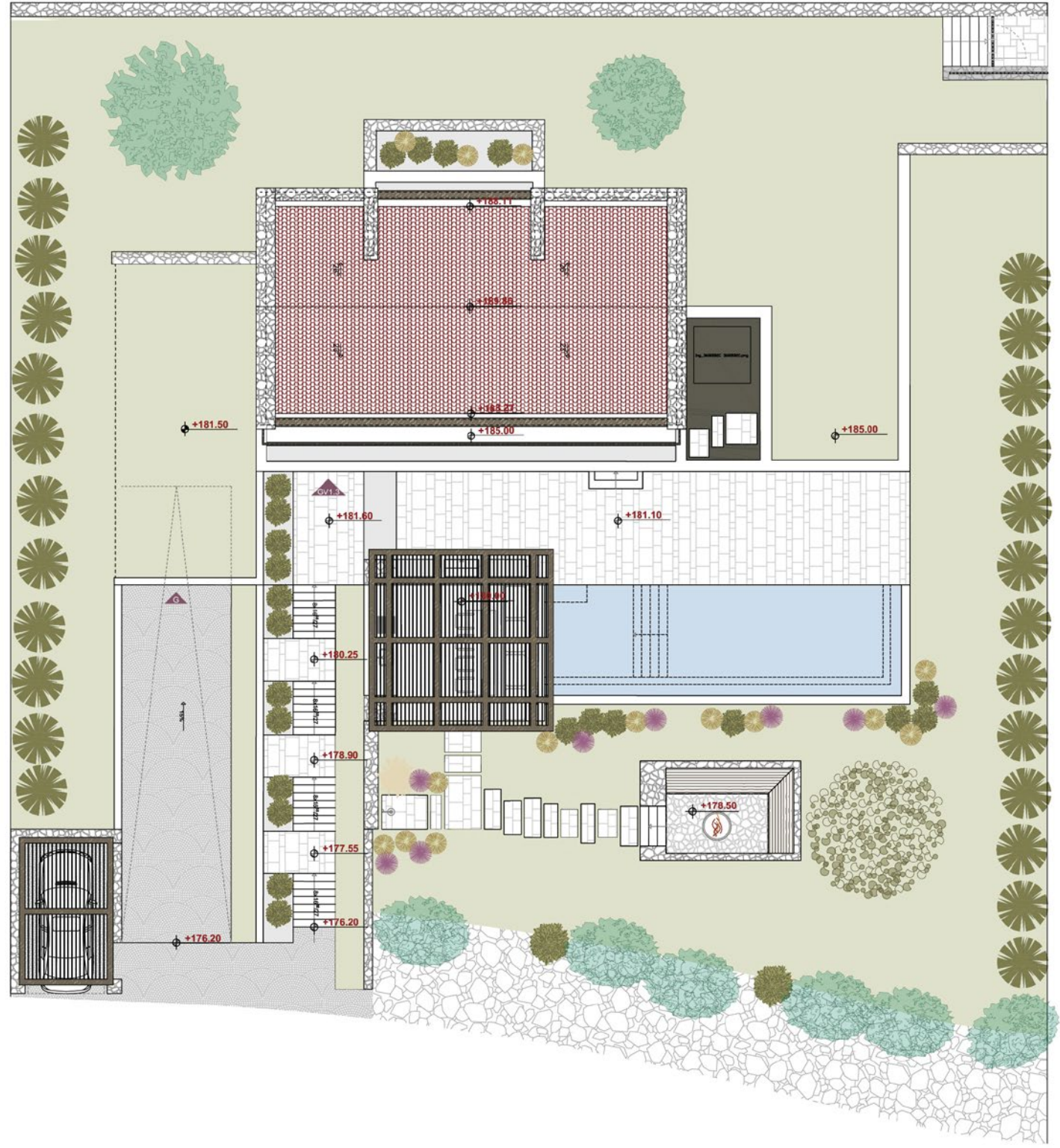
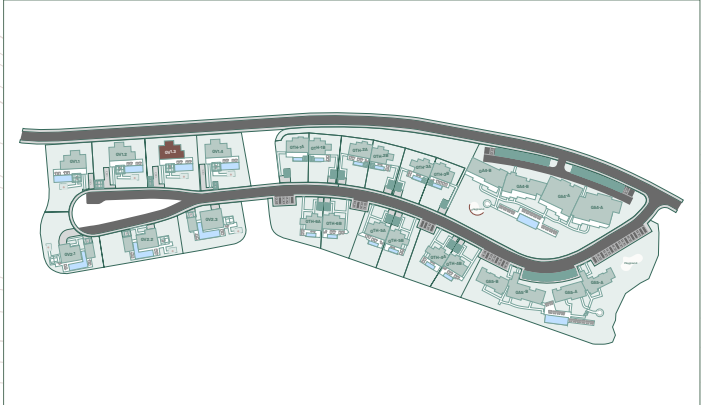
## VILLA 1.3

3 BEDROOM | 3,5 BATHROOM

Site Plan

TOTAL AREAS	
Footprint	233.50 m <sup>2</sup>
Yard	966.02 m <sup>2</sup>
Paved Area	99.07 m <sup>2</sup>
Swimming Pool	54.10 m <sup>2</sup>
PLOT AREA	
	1352.69 m <sup>2</sup>

VILLA POSITION



# Botanika

## VILLA 1.3

3 BEDROOM | 3,5 BATHROOM

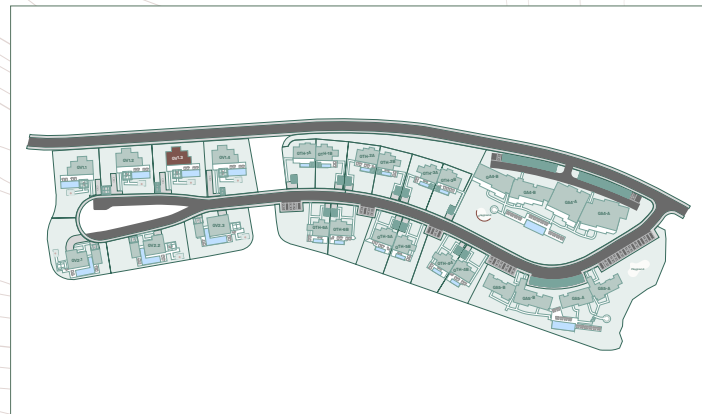
### YARD AREAS

BBQ Area	40.24 m <sup>2</sup>
Shover Area	11.66 m <sup>2</sup>
Fire Pit	21.19 m <sup>2</sup>

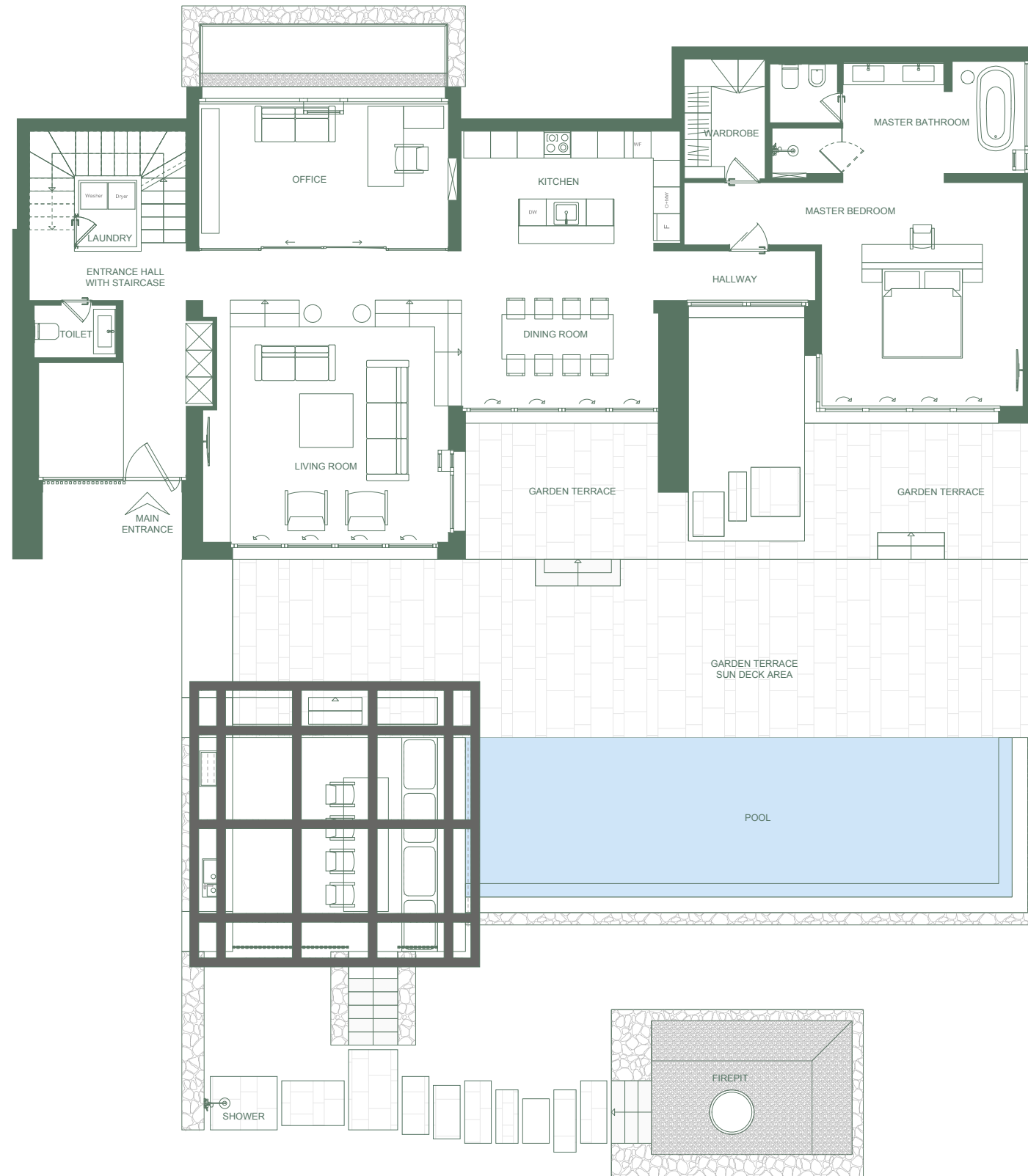
### TOTAL AREAS

Total Internal	348.71 m <sup>2</sup>
Total Terrace	22.62 m <sup>2</sup>
<b>TOTAL</b>	<b>371.33 m<sup>2</sup></b>

### VILLA POSITION



Ground Floor



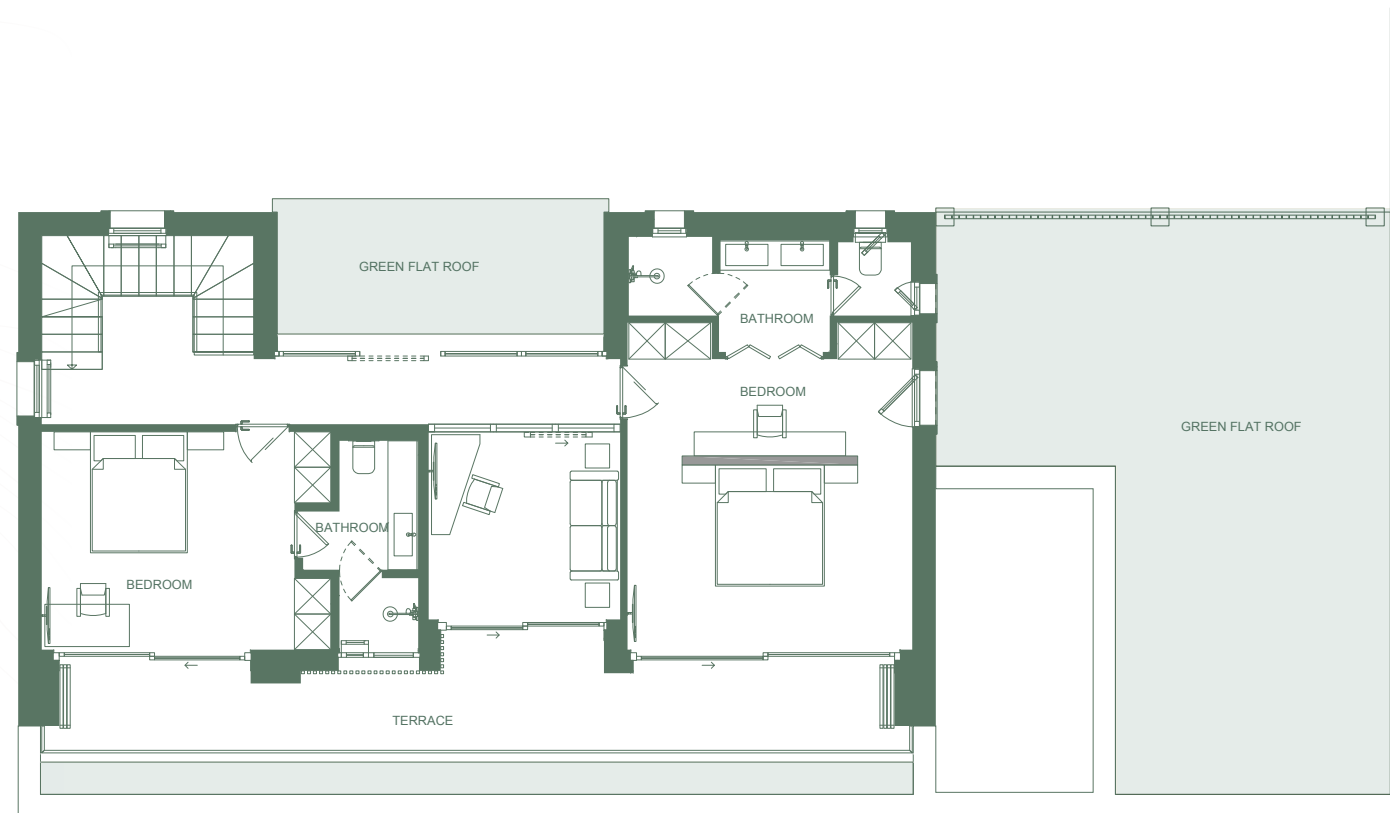


# Botanika

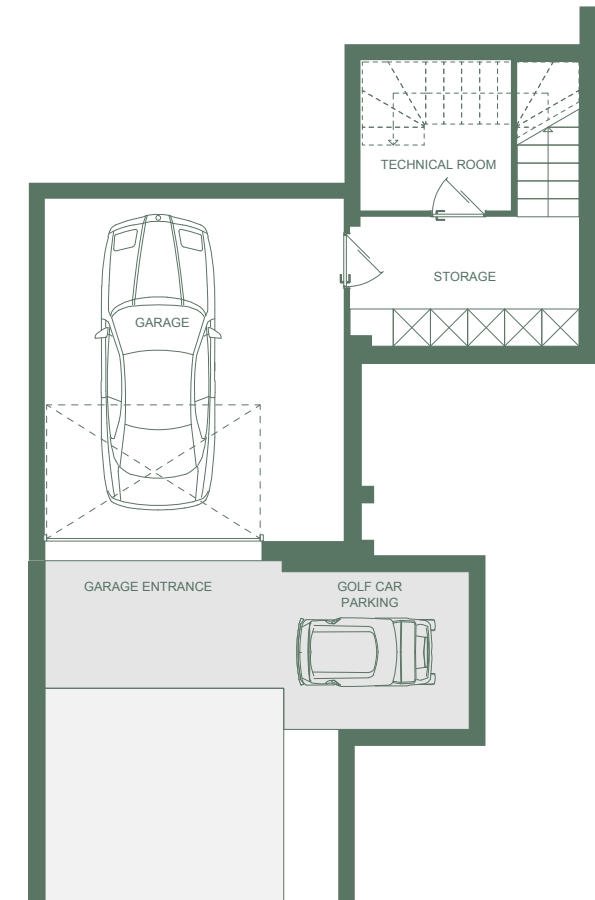
## VILLA 1.3

3 BEDROOM | 3,5 BATHROOM

First Floor



Underground Garage, Storage and Technical Room



### TOTAL AREAS

Total Internal 348.71 m<sup>2</sup>

Total Terrace 22.62 m<sup>2</sup>

**TOTAL 371.33 m<sup>2</sup>**

### VILLA POSITION

