



# ŠAS HEIGHTS

LUXURY RETREAT & RESIDENCES

MONTENEGRO





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## HEIGHTS OF SERENITY

A sanctuary by the lake, where still waters and untouched nature create a rare sense of calm.

Surrounded by expansive views, quiet elegance, and a feeling of complete seclusion.

# MONTENEGRO

There are places that reveal themselves slowly—and Montenegro is one of them. A land where mountains rise abruptly from the water's edge, where ancient stone villages rest in quiet harmony with nature, and where every view feels both dramatic and intimate at once.

Along the shores of Lake Šas and the timeless beauty of Bay of Kotor, the landscape unfolds with a rare sense of balance. Mornings arrive gently, with soft light touching the water, while evenings settle into a calm.

This is a place shaped by contrasts: vibrant coastal life and secluded inland retreats, centuries of history alongside a refined, evolving lifestyle. From the medieval charm of Kotor to the understated elegance of Perast, each destination carries its own quiet character, inviting discovery without ever demanding attention.

Montenegro does not overwhelm—it draws you in. Through its textures, its stillness, its light. It is a place to slow down, to reconnect, and to experience a way of living that feels both grounded and elevated, where nature and refinement exist in effortless harmony.



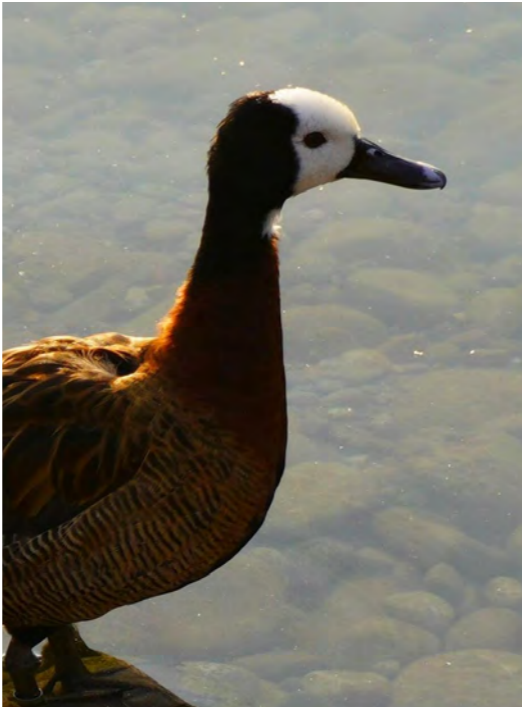


## LAKE ŠAS

Lake Šas is a quietly preserved landscape where water, light, and nature exist in rare balance. Set among gentle hills and untouched surroundings, it offers a sense of calm that feels almost untouched by time.

Here, mornings unfold in soft reflections across the water, while evenings settle into a quiet rhythm defined by nature alone. Lake Šas is not defined by activity, but by atmosphere—an environment where wildlife, water, and silence coexist in effortless harmony, offering a sense of retreat that feels both pure and enduring.

The lake is especially known for its rich biodiversity and is a significant habitat for numerous bird species. Throughout the year, it becomes a natural sanctuary for migratory and resident birds, from elegant herons and graceful egrets to a variety of waterfowl that gather along its shallow shores. Their presence brings movement and life to the stillness, turning the lake into a subtle, ever-changing natural composition.







## WELLNESS WITHIN NATURE

Wellness here is not a feature - it is a way of living, shaped by stillness, light, and the rhythm of the natural world. Surrounded by untouched landscapes and open horizons, life settles into a quieter cadence where clarity replaces noise and presence becomes effortless.

Mornings begin with soft light filtering through nature, inviting movement, breath, and renewal. The air feels pure, unhurried, and grounding - encouraging a deeper connection to both self and environment. Every element of the surroundings supports balance: space to think, silence to restore, and nature to realign perspective.





The surrounding terrain remains largely unspoiled—open, breathable, and immersive. Wild grasses, subtle vegetation, and distant mountain silhouettes create a setting where nature is not framed or controlled, but simply allowed to exist. It is a place where silence feels full rather than empty, and where the landscape itself becomes the defining experience.



# A SANCTUARY BY THE LAKE

A sanctuary set above the landscape, where life unfolds in rare privacy and uninterrupted calm. Here, nature is not a backdrop but a constant presence—open horizons, still waters, and a sense of space that feels both grounding and elevated.



LUXURY HOTEL

SERVICED APARTMENTS

VILLAS

SPA & WELLNESS

A place defined by openness, where panoramic views shape every moment of living. From elevated residences to refined retreats, each space is designed to exist in quiet harmony with the landscape—framing endless horizons of water, mountains, and sky.

Here, architecture does not interrupt the view, but elevates it. Interiors open generously toward the outside world, allowing light to move freely and nature to remain ever-present. Whether in a private residence or a secluded retreat, the experience is unified by a constant visual connection to the surrounding beauty.

AIRPORT  
DUBROVNIK  
157 km

AIRPORT  
TIVAT  
108 km

AIRPORT  
PODGORICA  
93.5 km



# THE MASTERPLAN

Thoughtfully envisioned as a complete and cohesive destination, the masterplan brings together living, hospitality, wellness, and nature in seamless balance. Every element has been carefully positioned to create a natural flow between private residences, shared experiences, and open landscapes.

Architecture is integrated with intention, allowing the surrounding environment to remain the defining presence. Spaces are arranged to preserve openness, privacy, and panoramic views, ensuring a sense of calm continuity throughout the development.





## THE QUIET LUXURY OF RETREAT

There is a quiet distinction in places where every detail is anticipated, yet nothing feels imposed. An atmosphere where arrival is seamless, and presence is met with an intuitive sense of care—refined, discreet, and effortlessly composed. Within the rare restraint and elegance of the luxury hotel setting, this sense of hospitality becomes almost invisible, unfolding with precision while never interrupting the experience of calm.



Experiences unfold with ease. Moments are shaped with intention, yet never overdefined—allowing each stay to feel personal, fluid, and entirely one's own. There is a balance between attentiveness and distance, where needs are understood without intrusion.

This is a place where refinement is expressed quietly, through precision and presence rather than display. An environment where every element contributes to a sense of calm continuity, and where being cared for feels natural, elevated, and enduring.







## WELLNESS IN ITS PUREST FORM

Wellness is not pursued, but revealed through the quality of the surroundings. Open space, soft light, and a sense of quiet continuity create an atmosphere where balance becomes instinctive.

Daily life feels lighter, more composed, and more intentional. It is a state that lingers—subtle, yet deeply transformative.



There is a softness to the way wellbeing is felt—never defined by routine, but by atmosphere. Movement is intuitive, rest is unforced, and clarity comes without effort.

This is a form of wellness that is quiet and enduring, shaped not by activity, but by the natural harmony of the environment.

Air, movement, and silence work together to restore clarity. Nothing feels imposed or structured—wellbeing emerges effortlessly, supported by an environment that encourages presence and calm.





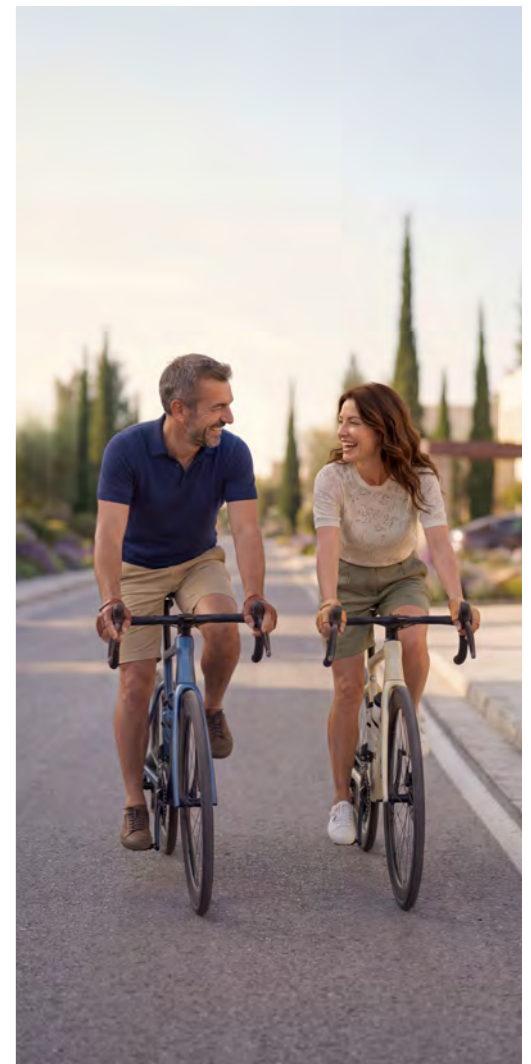
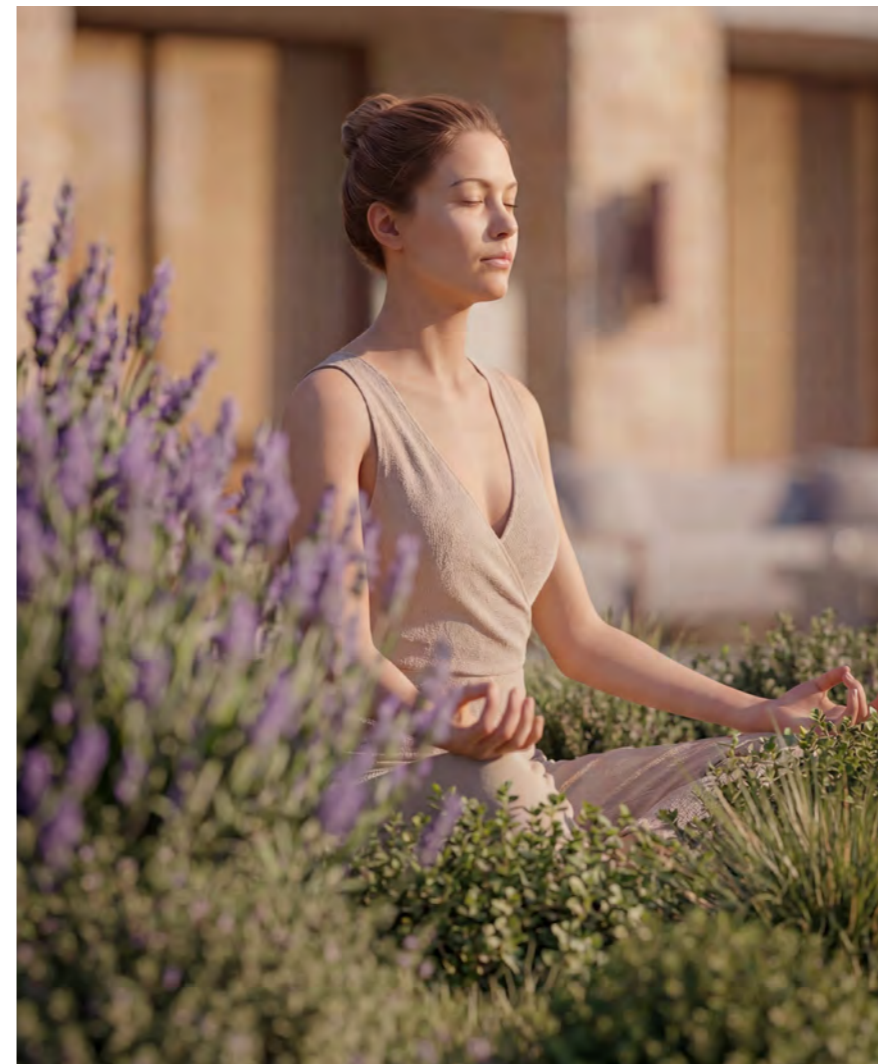
## A HOME IN NEW HEIGHTS

Privacy and openness exist in balance, creating an environment that feels both protected and expansive. The rhythm of living is unforced, guided by silence, scale, and perspective.



Living is shaped by a continuous dialogue with nature, where the boundary between indoors and outdoors gently dissolves. Spaces open generously toward the landscape, allowing light, air, and natural textures to become part of everyday experience rather than a distant view.





## LONGEVITY AS A WAY OF LIVING

Longevity is shaped by rhythm rather than time. A slower pace allows life to unfold with intention, creating space for restoration, clarity, and sustained balance.

The surrounding environment plays a defining role. Clean air, open space, and the absence of noise reduce strain and invite a more grounded state of being. Movement becomes intuitive, rest becomes deeper, and the mind is given space to reset.





## A HOME FOR GROWTH

A home is shaped by the life that unfolds within it over time—where beginnings quietly take form, daily moments gather meaning, and presence gradually becomes memory.

Life is shared in its most natural and refined rhythm. Mornings unfold together, guided by soft light and unhurried routine. Days move through connection—conversation, movement, and moments of quiet coexistence. Evenings return to stillness, where time slows, and everything gently comes back into balance.





It is a place designed for continuity. For growing, not only individually, but together. For children discovering the world in safety and openness. For adults finding balance in a setting that encourages presence rather than distraction.

Over time, a home becomes something deeper than a place to live. It becomes a foundation—where bonds strengthen, where life evolves gently, and where each season adds another layer to a shared story.



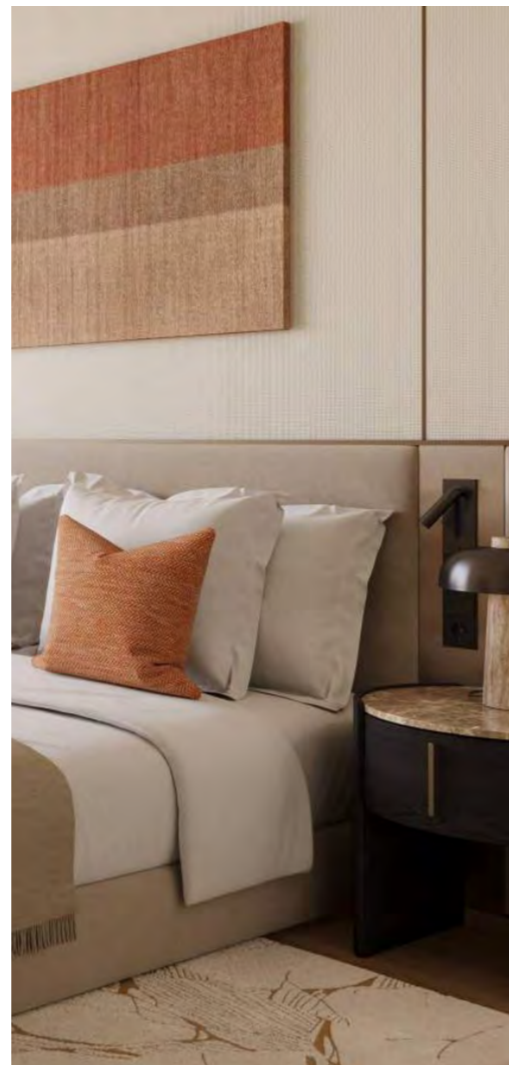




## ON TIME, AND ITS DEPTH

Surrounded by an environment shaped by stillness and nature, the body and mind naturally return to balance. Movement becomes intuitive, rest becomes restorative, and attention is no longer fragmented. This continuity supports a more enduring form of wellbeing—one rooted in rhythm rather than acceleration.

Over time, this way of living cultivates quiet resilience. Not through effort or excess, but through alignment with a slower, more considered pace of life.



## INTERIORS OF STILLNESS

The interior is conceived as a continuation of its surroundings—calm, measured, and deeply connected to the landscape beyond. Rather than existing as a separate world, it flows naturally from nature itself, carrying the same sense of balance, openness, and quiet clarity.



Natural materials define the atmosphere. Stone, wood, and soft textiles are combined in a restrained palette, allowing texture and light to become the primary language of the space. Nothing is excessive, nothing is loud—every surface is considered for its ability to bring calm and coherence.

Light plays a central role throughout the day. It enters gently, shifting across walls and floors with time, shaping mood without interruption. Morning

light feels fresh and expansive, while afternoon tones soften into warmth, and evenings dissolve into a quieter, more intimate glow. The interior becomes a living composition of light and stillness.

Spaces are designed with openness in mind—breathing rooms that allow movement without constraint, and moments of pause where presence naturally settles. There is a sense of flow between areas, encouraging a slower rhythm of living, where each transition feels effortless and unforced.





# AS LIGHT BEGINS TO FADE

As the day softens, the water becomes the quiet center of everything. Light fades slowly across its surface, dissolving into muted reflections, where sky and lake merge into one continuous horizon.

The atmosphere shifts—more still, more intimate, almost suspended. Evenings unfold without urgency. The air cools, the landscape settles, and the last movement of the day gives way to silence. Subtle ripples carry the final traces of light, while distant sounds fade into a calm that feels complete.





There is a quiet ritual in this transition—an unspoken moment where time slows and presence deepens. By the water, evening is not an end, but a gentle arrival into stillness, where everything feels aligned, effortless, and at rest.



## THE GRACE OF DINING

Dining becomes a refined ritual where atmosphere, taste, and time exist in perfect balance. Set against a backdrop of soft light and open surroundings, each evening unfolds with understated elegance, where nothing competes for attention and everything feels intentional.

This is dining elevated to its purest form—a moment where simplicity becomes exceptional, and every detail contributes to a feeling of quiet luxury.



As the sun begins to withdraw, the surroundings soften into muted tones. The air cools, the sky deepens, and every detail feels more defined in its subtlety. Candlelight and natural twilight merge effortlessly, creating a setting that feels both understated and refined—never staged, always natural.

Dining here is unhurried. Conversations unfold with ease, shaped by the calm of the environment. Flavours feel more present, textures more refined, as if the stillness itself enhances the experience. It is a moment where time loosens its grip, allowing attention to rest fully on the simplicity of being together.







## A NEW STANDARD OF LIVING

Living is no longer measured by pace or abundance, but by quality. By the ability to slow down without compromise, to find privacy without isolation, and to exist within a setting that supports both presence and longevity.

This is a quiet redefinition of how life is lived. A standard shaped by balance, restraint, and a deeper understanding of what it means to live well.





# EAGLE HILLS

Founded in Abu Dhabi, Eagle Hills is a private real estate developer and investor creating landmark destinations across the UAE and internationally.

Each project is guided by disciplined master planning, rigorous design direction, and an uncompromising commitment to quality from concept to delivery. A nature-first philosophy informs every development, with landscape, ecology, and wellbeing embedded from the outset.

Eagle Hills creates premium lifestyle destinations where residences, hospitality, retail, and public spaces are seamlessly integrated into carefully composed environments that enrich everyday living and support long-term value.



**\$ 65 Bn+**

Total Development cost

**100K+**

Homes

**17+**

Countries

**10K+**

Hotel Keys

**6**

Malls

**50+**

Hotels



## OUR VISIONARY

Under the leadership of Mohamed Alabbar, Eagle Hills is redefining urban living by creating iconic, meticulously crafted communities. Known for their attention to detail and exceptional design, these developments—from Croatia to Morocco—set new standards for luxury and innovation, featuring world-class urban landscapes conceived by renowned architects and designers.

MOHAMED ALABBAR





EAGLE  
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