BELGRADE WATERFRONT

SERBIA

BW Garden PLAZA

THE VISIONARY

Under the leadership of Mohamed Alabbar, Eagle Hills is reshaping urban living through the creation of iconic, thoughtfully designed communities. Renowned for their attention to detail and exceptional design, these developments span from Croatia to Morocco. Each one sets new benchmarks for luxury and innovation, with world class urban environments envisioned by leading architects and designers.



THE CITY ON TWO RIVERS

Belgrade, the capital of Serbia, enjoys a distinctive position at the meeting point of two great rivers, the Sava and the Danube. The city is celebrated for its rich heritage, lively cultural scene, dynamic nightlife and cosmopolitan character.

Today, Belgrade stands as a regional hub for business, finance and urban renewal. The warmth of its residents, along with restaurants and cafés alive day and night, a diverse culinary scene and abundant shopping options, are among the many reasons behind the steady year on year rise in international visitors.



EUROPE’S NEW ICON OF URBAN LIVING

Belgrade Waterfront is reshaping the centre of the Serbian capital into a lively riverside destination where living, business, culture and leisure seamlessly converge. Extending along the Sava River, this distinguished development brings together contemporary architecture, green spaces, residences, retail and hospitality within one dynamic urban district. A strong relationship with the river defines the project, further enriched by BW Marina.

This new district represents the height of contemporary urban luxury in one of Southeast Europe’s most dynamic capitals, adding a refined layer of sophistication. More than an address, Belgrade Waterfront is an expression of status, refinement and modern elegance at the very heart of Belgrade.

FACTS & FIGURES

- 4.2 km long Sava Promenada
- Parks and green areas
- 142 ha of prime real estate
- World-class hotels
- Galerija, the largest shopping mall in the region
- Opera, theatres, museums
- High-end retail spaces & services
- Educational institutions



A PRIME WATERFRONT ADDRESS

BW Garden Plaza is ideally positioned in the vibrant heart of Belgrade Waterfront, within easy reach of some of the city's key destinations. Residents can enjoy the lifestyle benefits of the nearby Gastro pijac green market, Sava Promenada, the Green Corridor linear park, and a pedestrian bridge linking the area directly with New Belgrade.

Close by is Galerija shopping centre, offering a wide range of retail, dining, and entertainment options, along with the landmark St. Regis Hotel in Kula Belgrade. Cultural destinations such as the Nikola Tesla Museum and the Ložionica smart hub further enrich the neighbourhood, while a metro station enhances everyday connectivity.




BW Garden PLAZA
MUSEUM
GASTRO PIJAC
LINEAR PARK
KULA BELGRADE
GALERIJA
PEDESTRIAN BRIDGE

GASTRO PIJAC

GASTRO PIJAC

An ideal place to unwind, this modern mercado-style farmers' market offers a unique lifestyle connection to exquisite food and beverage concepts, artisan produce, and a vibrant social atmosphere just across the plateau, complemented by a green rooftop overlooking the Sava River and the Belgrade skyline.





GREEN CORRIDOR LINEAR PARK

A nature corridor winds gracefully through the district, creating a tranquil landscape for leisurely walks, recreation, and quiet moments of calm within the city.

BELGRADE EYE

Rising above the waterfront, the Belgrade Eye offers a new perspective of the city, revealing Belgrade in a moment of quiet grandeur.

PEDESTRIAN BRIDGE

PEDESTRIAN BRIDGE

The historic old railway bridge is set to be reimagined as a pedestrian bridge, introducing lush greenery, thoughtfully designed resting areas, and scenic viewpoints for enjoying the river and city skyline.





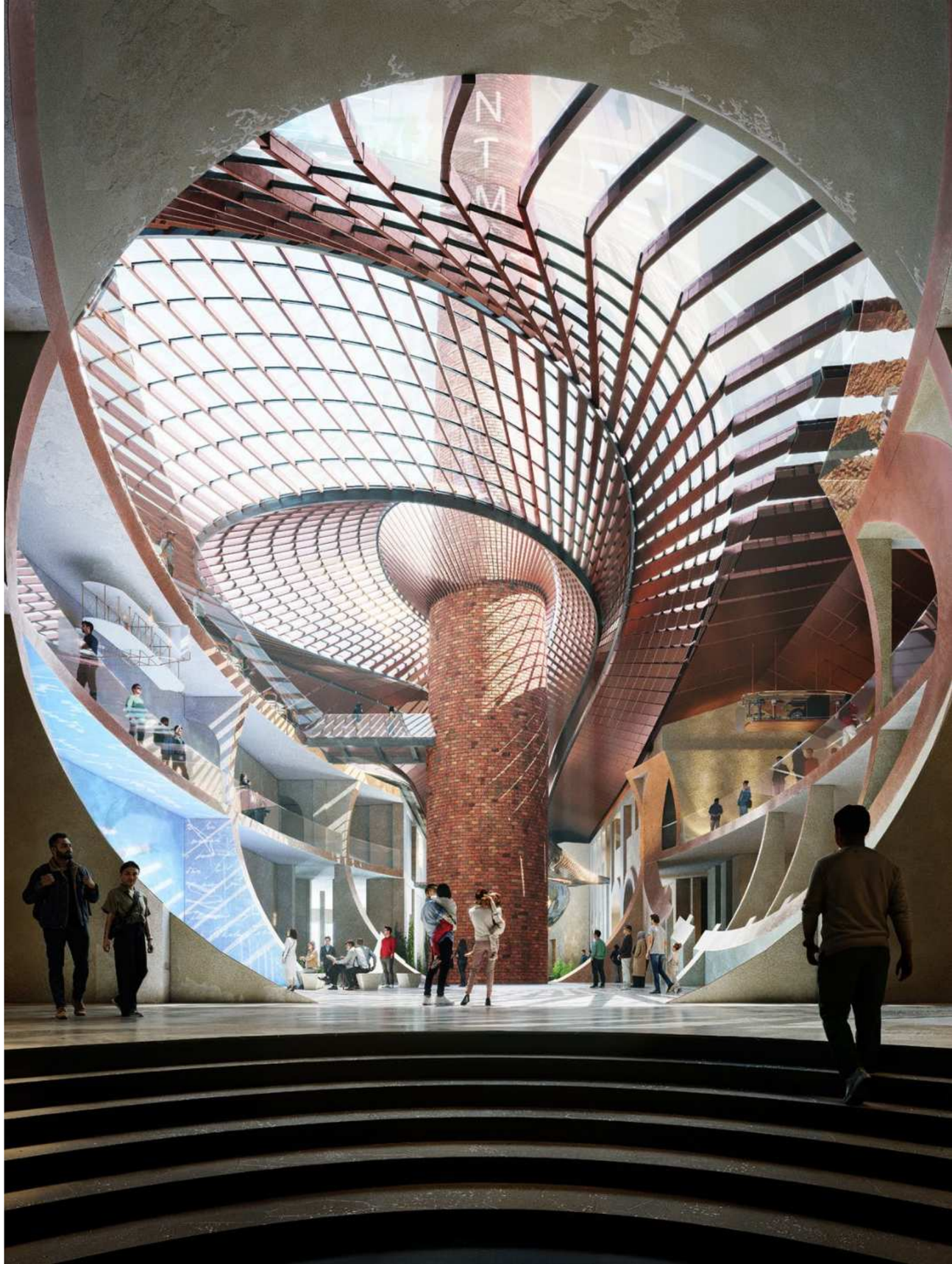
NIKOLA TESLA MUSEUM



NIKOLA TESLA MUSEUM

A blend of art, science, and technology, the new museum presents the legacy of the great inventor through permanent and temporary exhibitions, interactive displays, a multi-purpose hall, and a rooftop restaurant with panoramic views.





GALERIJA

The best destination in the region for shopping, gastronomy and entertainment, offering more than 300 shops and over 40 restaurants and cafés, ranging from fast food outlets to the most exclusive dining experiences, as well as the first IMAX cinema in Serbia and numerous exciting attractions.





BRINGING NATURE HOME

BW Garden Plaza is set in the newest part of Belgrade Waterfront, where the city's historical heritage meets contemporary urban living, supported by a wide range of amenities. The neighbourhood encourages an active yet balanced lifestyle, with everyday essentials close by and green spaces enhancing daily life for individuals, couples, and families alike.

More than a residential building, BW Garden Plaza is a community shaped around nature. Its architecture integrates greenery throughout, with an urban garden concept woven into the design, supporting wellbeing, quality of life, and a strong sense of connection.





EXQUISITE
LIVING SPACES

Each BW Garden Plaza apartment is designed for comfort, balance, and everyday ease. Low parapet windows fill the living areas with natural light, while open-plan kitchens and living rooms create a practical, connected space for modern living. Every apartment includes a balcony, extending the interior outdoors and offering views of the landscaped communal plaza, the Gastro pijac with its green rooftop, the Nikola Tesla Museum, the exclusive green roof garden of the landscaped communal podium, and the Sava River in the background.

A selected number of ground-floor apartments feature private garden spaces, offering a rare sense of privacy and villa-style living in the city centre.





URBAN GARDENING CONCEPT

At BW Garden Plaza, the urban gardening design strategy fosters community through integrated green features. A shared planting area with 36 raised wooden beds transforms part of the inner courtyard into a private oasis, offering residents the rare privilege of growing vegetables, small fruits, herbs, and flowers in the heart of the city while deepening their connection to nature.





QUALITY
IN EVERY DETAIL

At BW Garden Plaza, materials and finishes are selected with care to combine durability, comfort, and easy maintenance. Living rooms, bedrooms, entrance areas, corridors, and kitchens feature multi-layered wooden parquet flooring, while bathrooms, kitchens, laundry rooms, and terraces are finished with high-quality tiles from leading manufacturers.

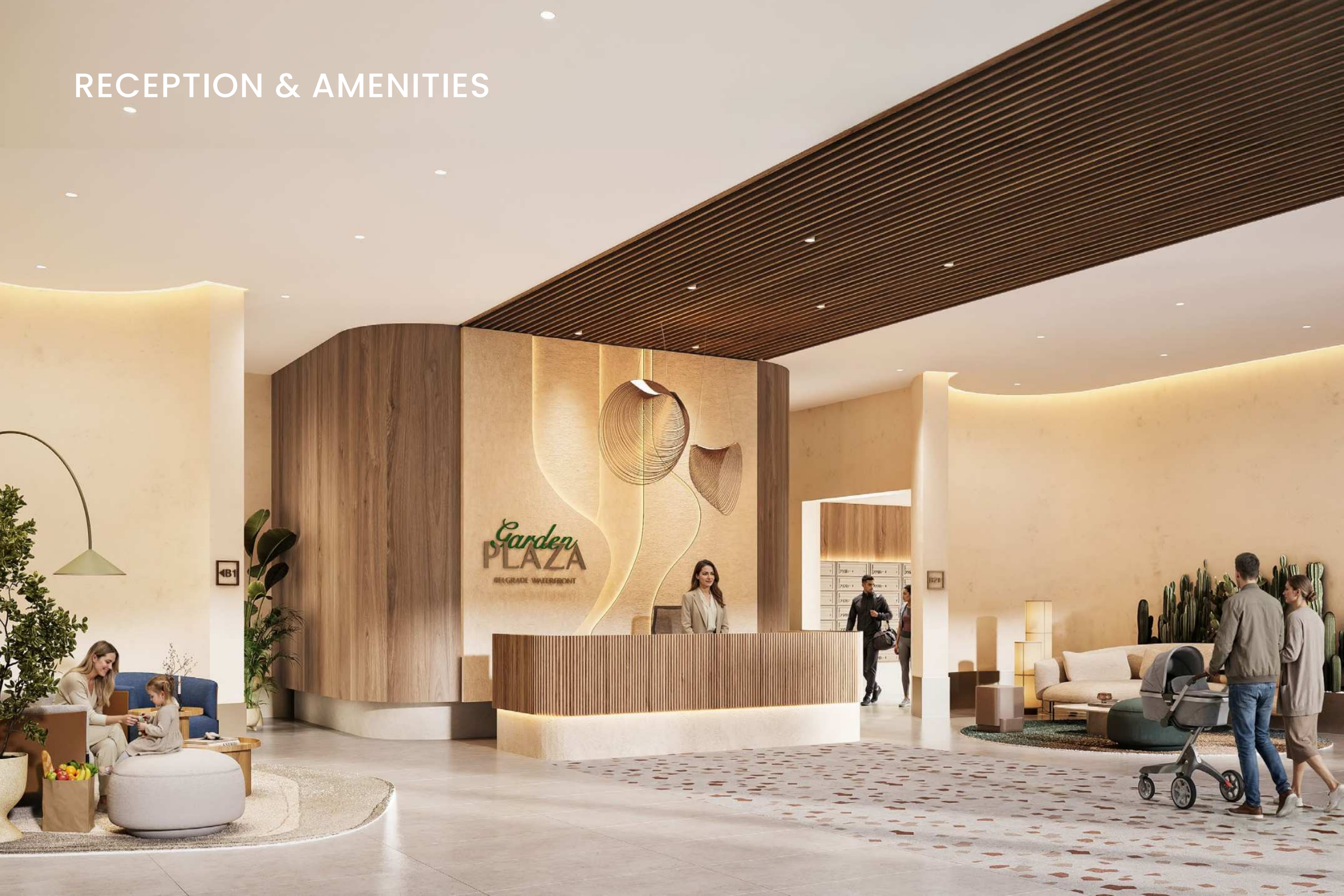
Bathrooms are equipped with premium sanitaryware and walk-in showers with glass partitions, while larger apartments also include bathtubs in secondary bathrooms. Heating is provided through a central system with radiators, supported by floor convectors in living areas with extensive glazing. Cooling is ensured via multi-split systems with discreetly positioned outdoor units.







RECEPTION & AMENITIES



RECEPTION
& AMENITIES

Everyday life at BW Garden Plaza is conceived to offer the highest level of comfort and effortless living from the moment you arrive. The nature-filled lobby features a reception and security desk, while the ground floor hosts retail and food and beverage venues set beneath a colonnade and along landscaped pedestrian zones, complemented by a communal plaza that brings energy and a sense of daily vibrancy. Parking comprises of 234 spaces, of which 23 are located in an above-ground garage, with the remainder housed in a two-level underground facility shared with BW Garden Palace. Bicycle storage with an e-bike charging station supports sustainable mobility.





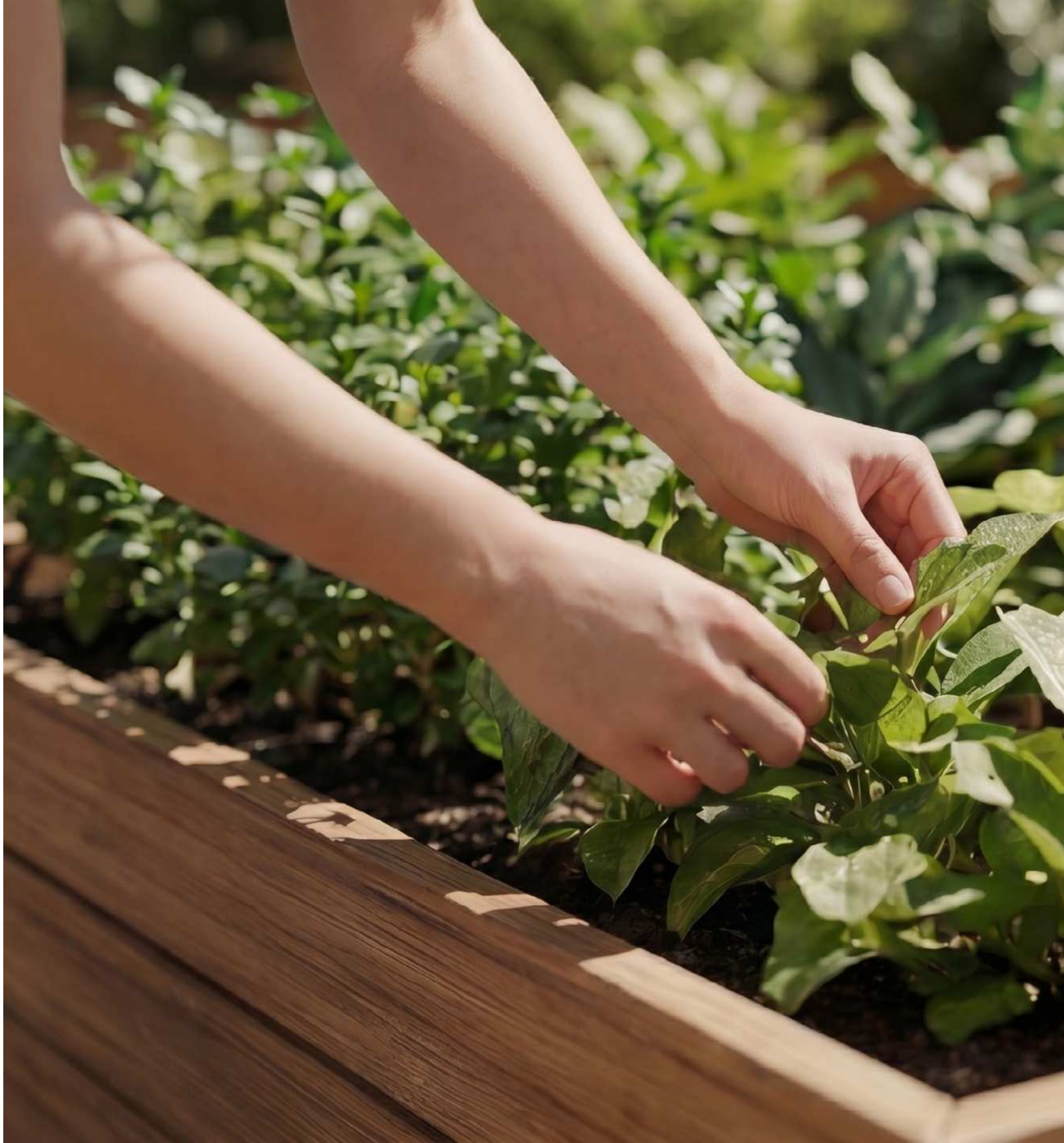
AN INTIMATE OASIS FOR RESIDENTS

BW Garden Plaza residential complex features a beautifully landscaped inner courtyard – a multifunctional space for recreation and leisure that enhances the sense of community while offering generous green space for outdoor activities. It includes an eco wooden children's playground, an open-air gym, manicured lawns, a relaxation area, small pavilions for outdoor work and rest, as well as a dedicated urban gardening section.



YOUR SANCTUARY IN THE HEART OF THE CITY

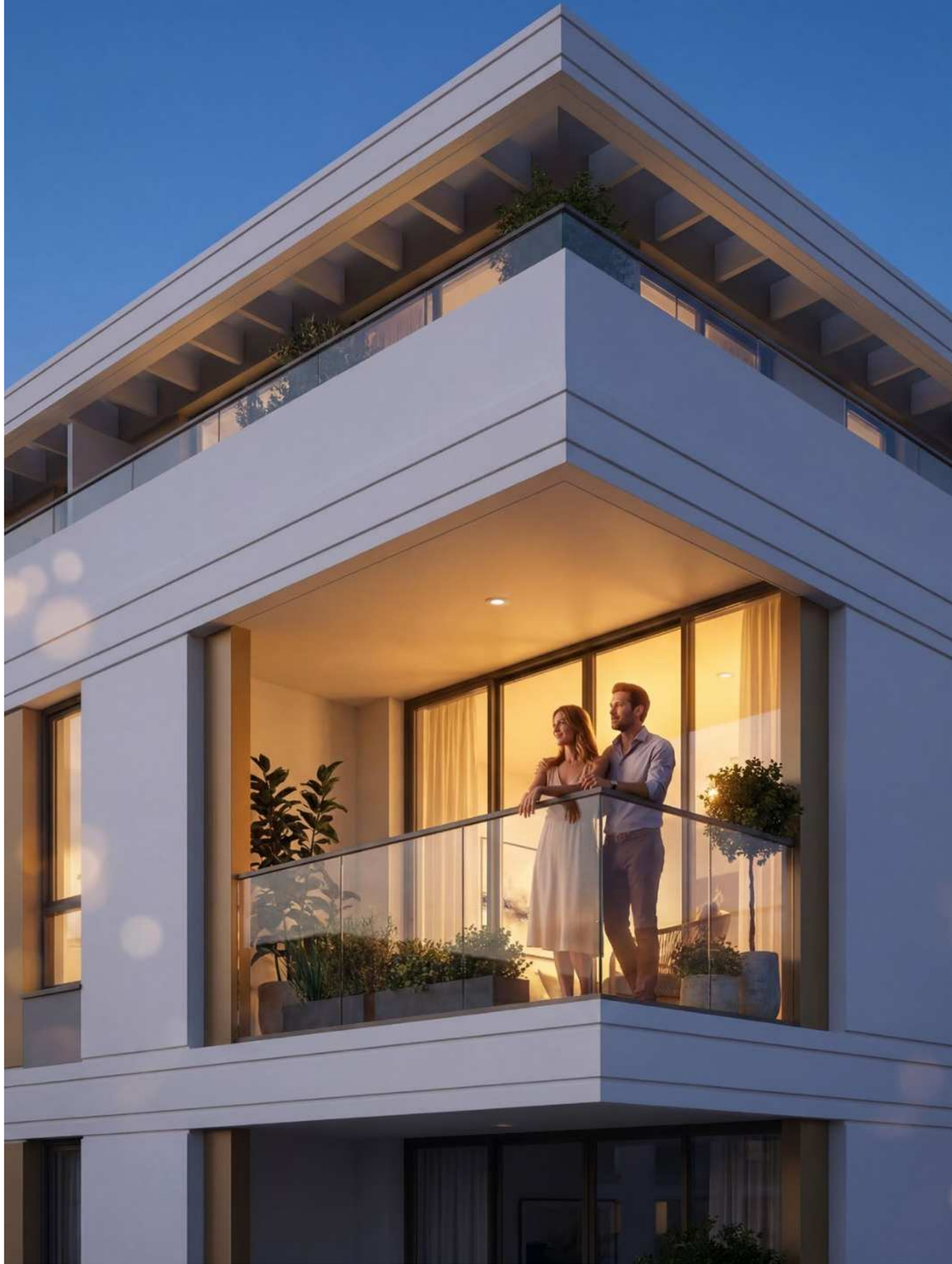
BW Garden Plaza is a modern residential development designed for comfortable living, privacy, and a strong connection to nature and community, balancing city living with family needs. The six-storey building features 213 well-designed apartments with spacious layouts and abundant natural light, built for long-term comfort. Residents can also relax in a private rooftop garden, a peaceful green space above the city.



EFFORTLESS OUTDOOR LIVING

At BW Garden Plaza, daily life is easy and connected. A landscaped plateau connects directly to the Gastro pijac market, bringing cafés, fresh food, and amenities close to home. The river and promenade are just moments away, while the future Green Corridor and a pedestrian bridge connect residents to New Belgrade and the Sava Promenada.

Landscaped outdoor spaces include eco wooden playgrounds, an open-air gym, and a shaded pergola area for relaxation and socialising.



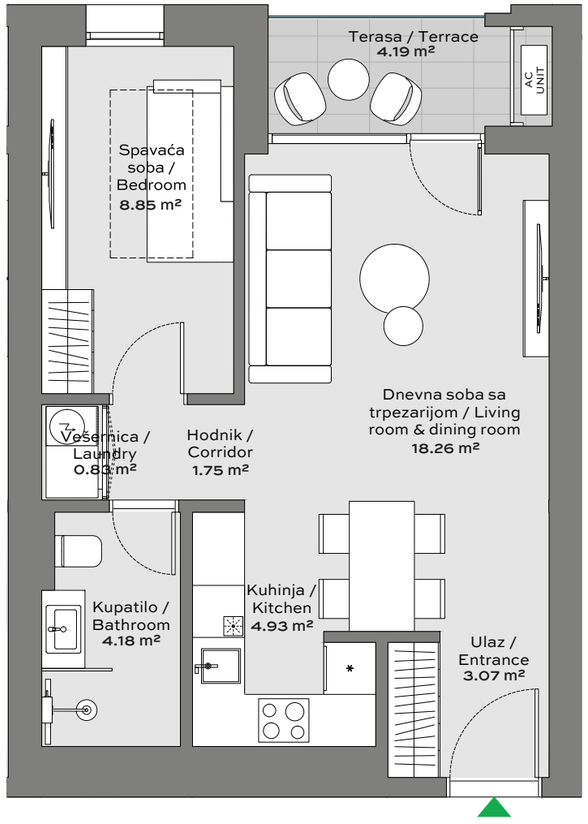


FLOOR PLANS

Half Bedroom

Stan Br. Unit No. 113

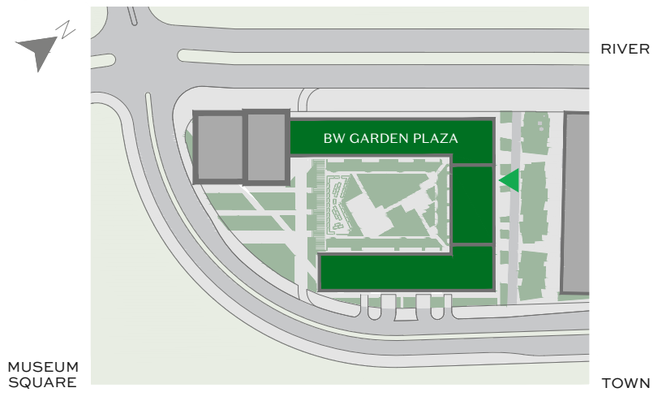
	DIMENZIJE DIMENSIONS
Površina Stana Apartment Area	41.87 m²
Površina Terase Terrace Area	4.19 m²
Ukupna Površina Total Area	46.06 m²



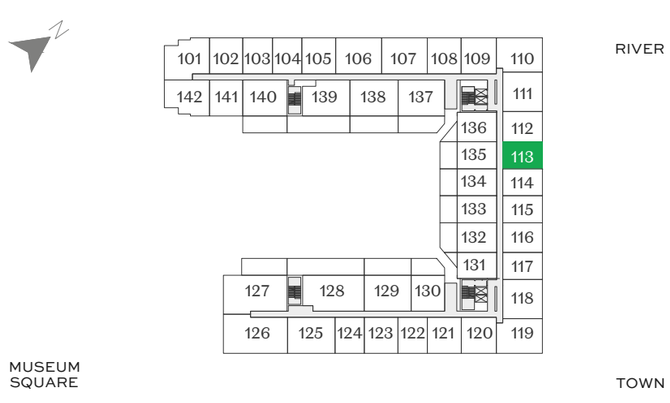
MASTER PLAN



SITE PLAN



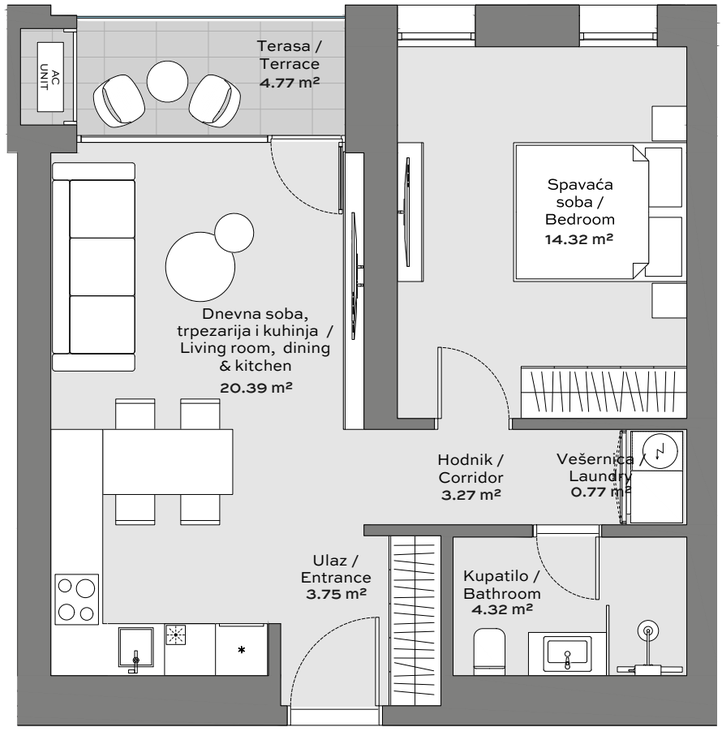
LEVEL PLAN



One Bedroom

Stan Br. Unit No. 102

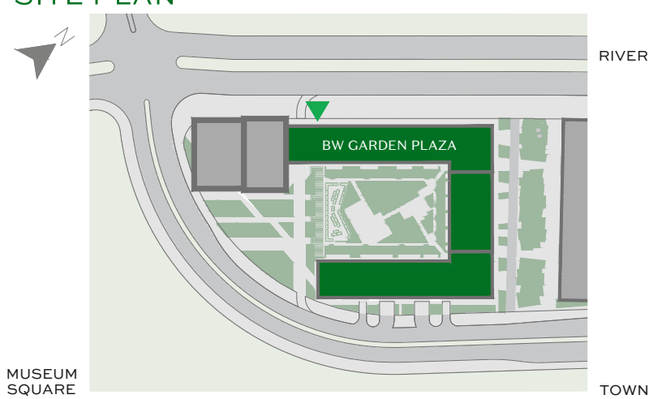
	DIMENZIJE DIMENSIONS
Površina Stana Apartment Area	46.82 m²
Površina Terase Terrace Area	4.77 m²
Ukupna Površina Total Area	51.59 m²



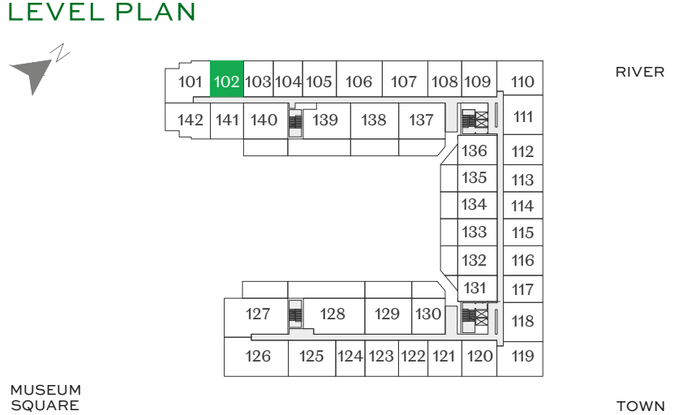
MASTER PLAN



SITE PLAN



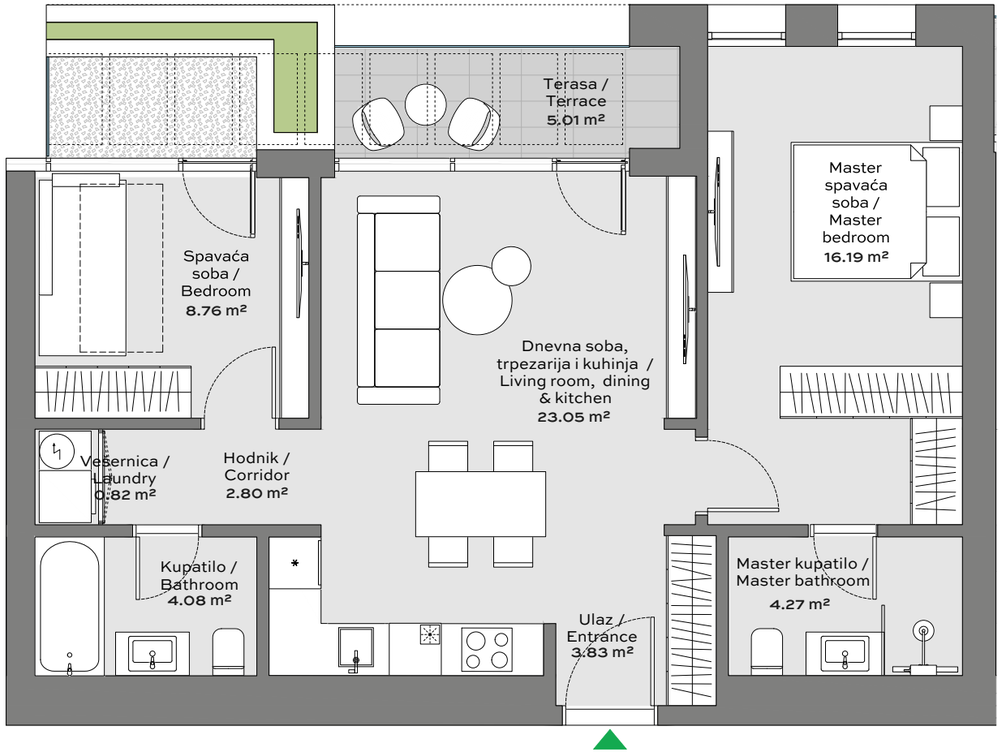
LEVEL PLAN



One and a Half Bedroom

Stan Br. Unit No. 617

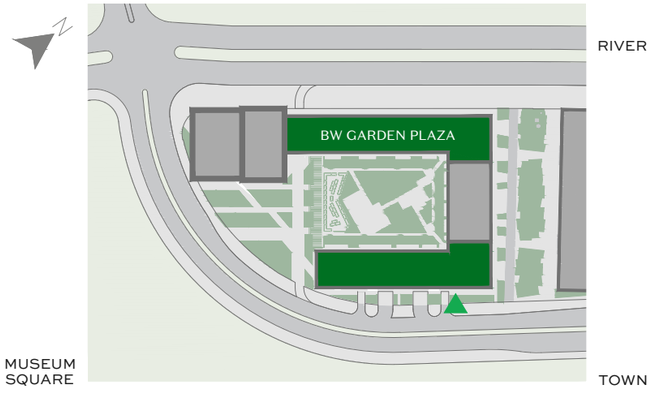
	DIMENZIJE DIMENSIONS
Površina Stana Apartment Area	63.80 m²
Površina Terase Terrace Area	5.01 m²
Ukupna Površina Total Area	68.81 m²



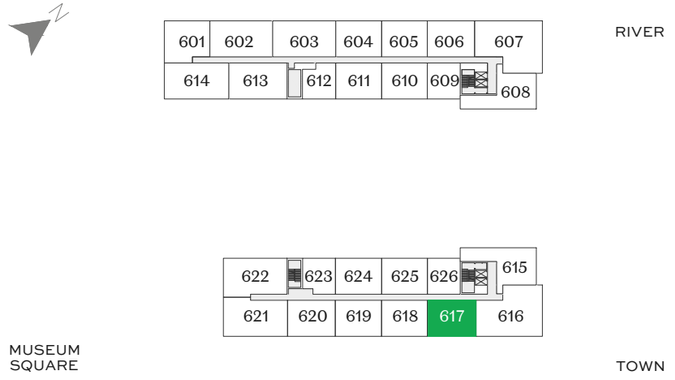
MASTER PLAN



SITE PLAN



LEVEL PLAN

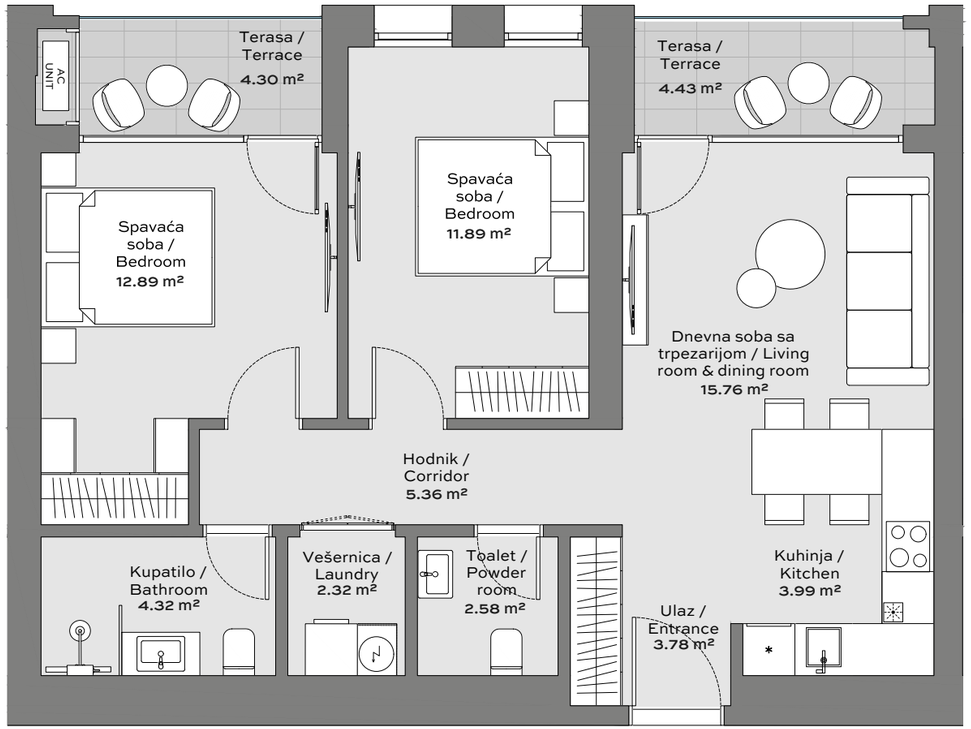




Two Bedroom

Stan Br. Unit No. 106

	DIMENZIJE DIMENSIONS
Površina Stana Apartment Area	62.89 m²
Površina Terase Terrace Area	8.73 m²
Ukupna Površina Total Area	71.62 m²

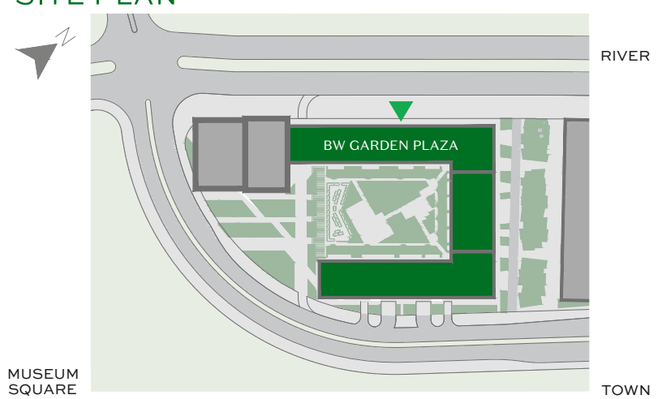


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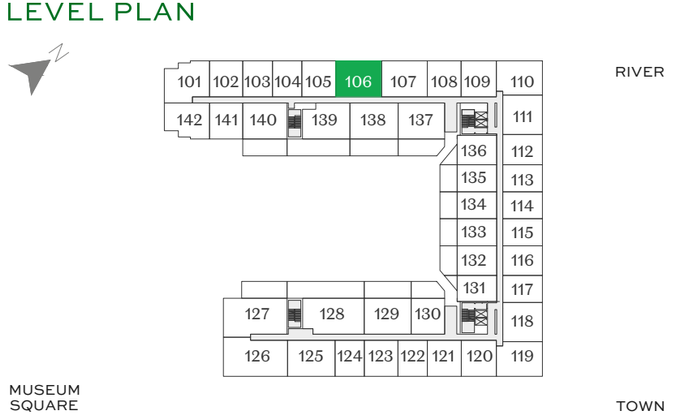
MASTER PLAN



SITE PLAN



LEVEL PLAN

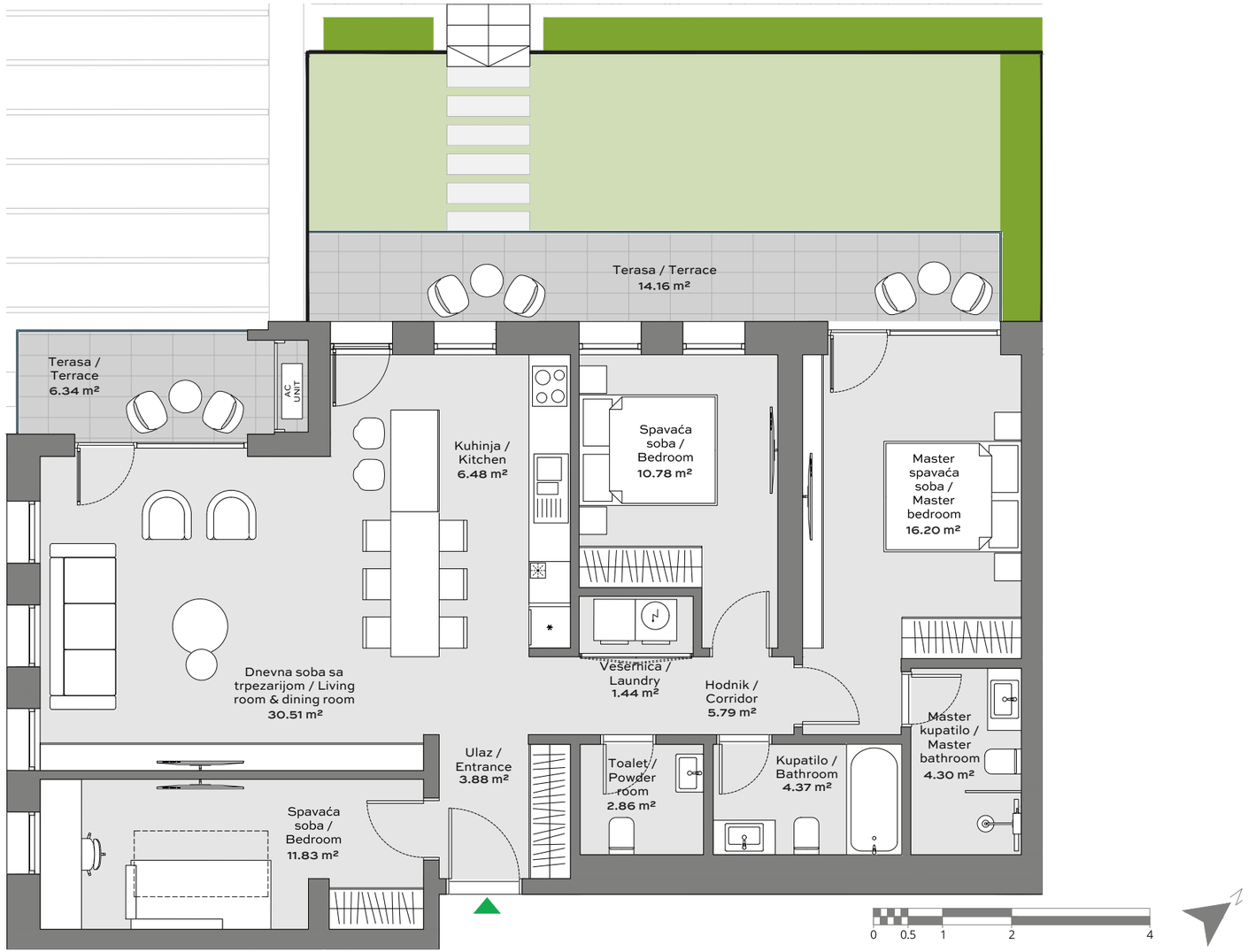


BW Garden PLAZA

Two and a Half Bedroom

Stan Br. Unit No. 127

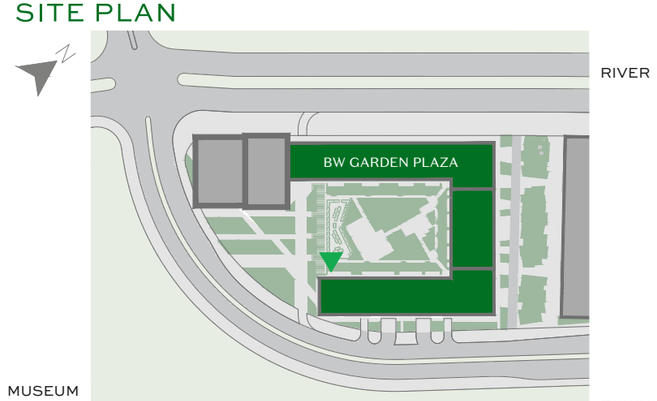
DIMENZIJE DIMENSIONS	
Površina Stana Apartment Area	
Površina Terase Terrace Area	
Ukupna Površina Total Area	



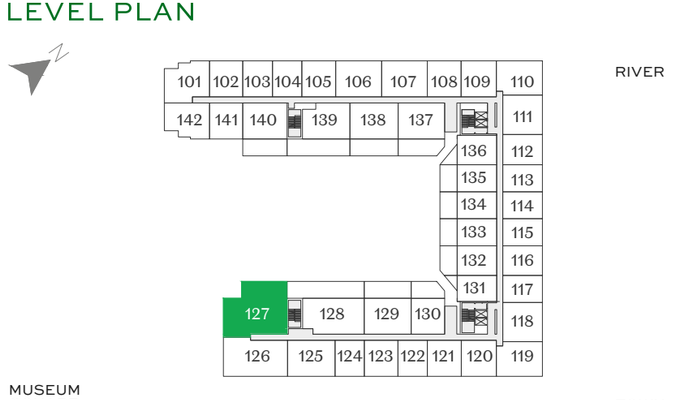
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SITE PLAN



LEVEL PLAN

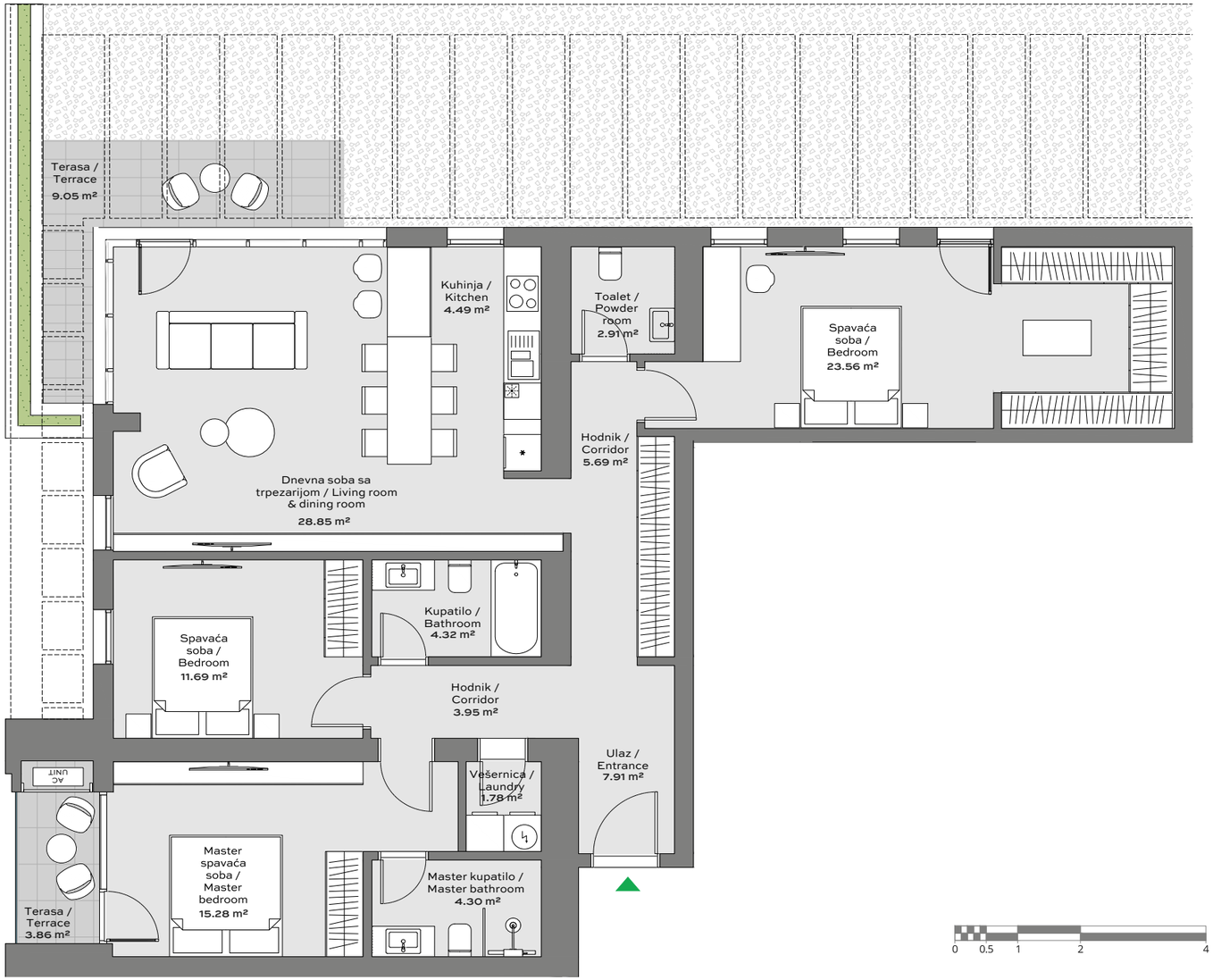


BW Garden PLAZA

Three Bedroom

Stan Br. Unit No. 410

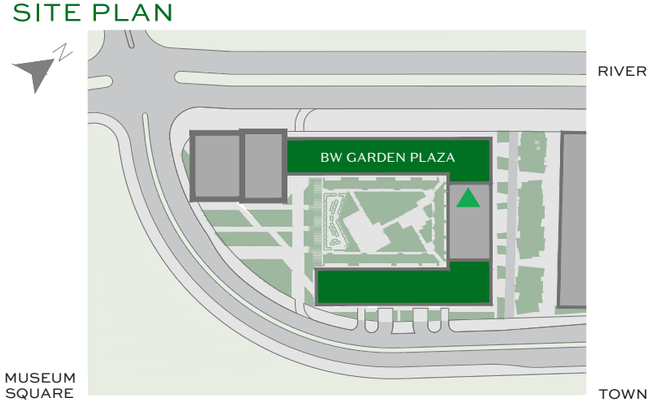
	DIMENZIJE DIMENSIONS
Površina Stana Apartment Area	114.74 m²
Površina Terase Terrace Area	12.91 m²
Ukupna Površina Total Area	127.65 m²



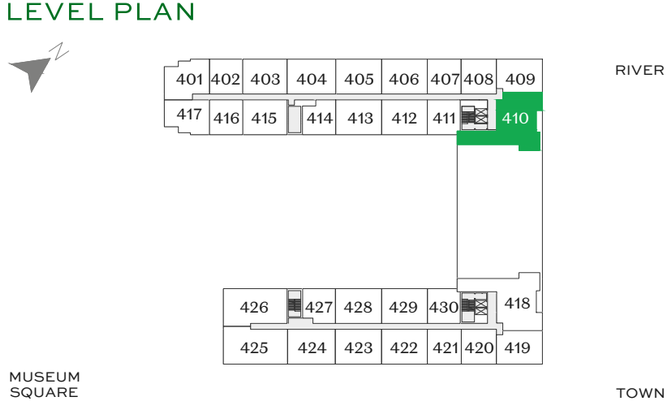
MASTER PLAN



SITE PLAN



LEVEL PLAN





SPECIFICATIONS

ENTRANCE AREA

FLOORS	MULTI-LAYERED WOODEN PARQUET
WALLS	PAINTED AS FINAL FINISH
CEILING	PAINTED AS FINAL FINISH, SUSPENDED CEILING IN MOST OF THE APARTMENT ENTRANCE AREAS

LIVING AREA & DINING ROOM

FLOORS	MULTI-LAYERED WOODEN PARQUET
WALLS	PAINTED AS FINAL FINISH
CEILING	PAINTED AS FINAL FINISH

KITCHEN AREA

FLOORS	MULTI-LAYERED WOODEN PARQUET
WALLS	PAINTED AS FINAL FINISH
CEILING	PAINTED AS FINAL FINISH, SUSPENDED CEILING IN PART OF THE KITCHEN ZONE

BEDROOMS

FLOORS	MULTI-LAYERED WOODEN PARQUET
WALLS	PAINTED AS FINAL FINISH
CEILING	PAINTED AS FINAL FINISH

DOORS

ENTRANCE	WITH SECURITY FEATURES, WITH ANTI-BURGLARY LOCKS, COMPRISED OF A METAL CONSTRUCTION, WITH COMPOSITE MATERIAL FINISH
INTERNAL DOORS	HIGH QUALITY, FINISHING IN PAINTED MDF

BATHROOM & POWDER ROOM

FLOORS	PORCELAIN TILES
WALLS	COVERED WITH PORCELAIN TILES, EXTENDING TO THE FULL HEIGHT OF THE WALL IN THE SHOWER AREA, AND UP TO A HEIGHT OF 120CM IN THE WASHBASIN AND TOILET AREAS. OUTSIDE THE SPECIFIED ZONES, THE WALLS ARE PAINTED, WITH CERAMIC SKIRTING
CEILING	PAINTED AS FINAL FINISH, SUSPENDED CEILING (MOISTURE-PROOF BOARDS)
VANITY CABINET	COMPOSITE MATERIALS
VANITY COUNTERTOP	ENGINEERED STONE

LAUNDRY ROOM

FLOORS	PORCELAIN TILES
WALLS	PAINTED AS FINAL FINISH, WITH CERAMIC SKIRTING
CEILING	PAINTED AS FINAL FINISH, SUSPENDED CEILING (MOISTURE-PROOF BOARDS)

OTHER

SANITARYWARE	SANITARY EQUIPMENT BY RENOWNED MANUFACTURER
AIR CONDITIONING UNITS	MULTI-SPLIT AIR-CONDITIONING SYSTEM, WITH STANDARD INTERNAL AND EXTERNAL UNIT(S)
KITCHEN APPLIANCE	NOT PART OF THE DELIVERY
CUPBOARD, WARDROBE, KITCHEN	NOT PART OF THE DELIVERY
WINDOWS	ALUMINUM WINDOWS FEATURE LOW MASONRY PARAPET WITH FIXED LOWER AND OPENABLE UPPER PART OF THE WINDOW GLAZING
VENTILATION SYSTEM	PROVIDED IN THE BATHROOMS, CONNECTIONS TO VENTILATION IN THE KITCHENS

EAGLE
HILLS