BELGRADE WATERFRONT

BV PRIMA

1

INTRODUCTION

Your new life unfolds in harmony with light, space, and nature, inviting you to rediscover the art of living well. And your new home is more than just a word – it is a canvas for your aspirations and a sanctuary where each day inspires renewal and serene confidence. It is a place where moments become memories and ordinary routines transform into extraordinary journeys.

Central courtyard

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BELGRADE WATERFRONT

Premium Amenities

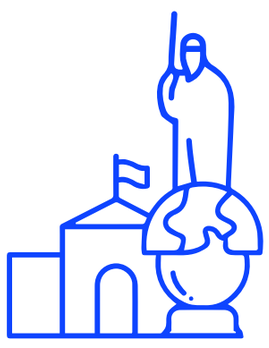
Belgrade Waterfront is a dynamic and modern urban development, designed to provide a diverse range of living, working, and recreational experiences for people of all ages and interests. The area boasts superb views, beautifully landscaped courtyards, sports amenities, pedestrian and cycling pathways, parks, and the scenic Sava Promenada. Additionally, Belgrade Waterfront offers top-tier public kindergartens and elementary schools, a new green market, a variety of dining options, hotels, shopping, cultural and entertainment venues, making it one of the most attractive lifestyle destinations in the region.



Unequalled Connectivity

Thanks to its modern and efficient transport infrastructure, Belgrade Waterfront is by far one of the best-connected locations in the Serbian capital. The development provides direct access to the Gazela Bridge and convenient entry to the E-75 international motorway. Once completed, the new Sava Bridge will offer a seamless link between the city centre and New Belgrade, while Nikola Tesla International Airport is just within a 15-minute drive away. In addition, the upcoming metro system is set to improve citywide connectivity, featuring two stations within Belgrade Waterfront: one at Sava Square, where the first two metro lines will intersect, and another near Galerija. The area also includes cycling lanes along the Sava River and within the development.

Distances from Locations



SAVA SQUARE
& FUTURE MUSEUM

DIRECT ACCESS



SPORTS
CENTRE

2 MIN



FUTURE
MAIN METRO STATION

2 MIN



PUBLIC ELEMENTARY
SCHOOL & KINDERGARTEN

3 MIN



FUTURE
THEATRE

3 MIN



SAVA
PARK

4 MIN



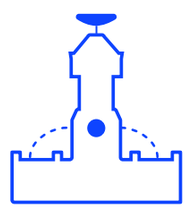
THE ST. REGIS
BELGRADE

14 MIN



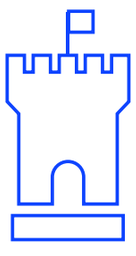
GALERIJA

15 MIN



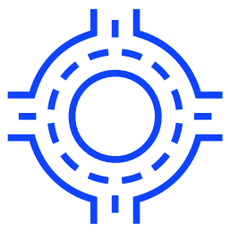
TRG
TERAZIJE

15 MIN



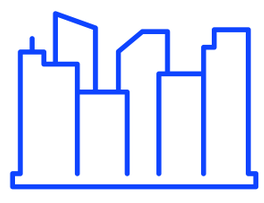
KALEMEGDAN
PARK

20 MIN



SLAVIJA
SQUARE

5 MIN DRIVE



NEW BELGRADE
BUSINESS DISTRICT

7 MIN DRIVE



INTERNATIONAL AIRPORT
“NIKOLA TESLA”

15 MIN DRIVE

DANUBE RIVER

KALEMEGDAN PARK

KRALJA PETRA

KNEZ MIHAILOVA

BRANKO'S BRIDGE

MIHAJLO PUPIN BOULEVARD

BRANKOVA STREET

BV PRIMA

KARAĐORĐEVA STREET

SAVA BRIDGE

SPORT CENTRE

METRO STAION

KULA BELGRADE

SAVSKI SQUARE

NEMANJINA STREET

SAVA RIVER

SAVSKI PARK

KNEZA MILOŠA STREET

PEDESTRIAN BRIDGE

GALERIJA

GAZELA BRIDGE

WOODROW WILSON BOULEVARD

KRALJA ALEKSANDRA I KARAĐORĐEVIĆA BOULEVARD

LINEAR PARK

MARKET

METRO STATION

HOTEL

MUSEUM

03

NEW
LIFESTYLE
OPPORTUNITIES

Sports center

Steps Away from the City's Finest

One of the key advantages for residents is the proximity to the Sports Centre, Sava Park, and Sava Promenada. In addition, located just a short walk away is Galerija, the region's most comprehensive retail, dining and entertainment destination, featuring more than 300 stores and 40 restaurants and cafes, from food trucks to fine dining, the first IMAX cinema in Serbia, and other exciting entertainment amenities. Kula Belgrade, the city's newest landmark and tallest building in Serbia, provides an observation deck with panoramic views, a destination restaurant, and a variety of exclusive facilities as part of The St. Regis Belgrade.

Bristol park

Savamala: Where the Past Meets the Present, and the Future

Once the commercial and administrative hub of Belgrade, Savamala has evolved into one of the city's most dynamic districts, where historic charm meets modern urban development. With its blend of traditional housing, cultural landmarks, and natural surroundings, Savamala is fast becoming one of Belgrade's most sought-after places to live. The character of this new development is deeply rooted in the area's historical identity, offering a harmonious and timeless continuation of its urban legacy.



Linear Park & Pedestrian Bridge

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PROJECT VISION & DESIGN NARRATIVE

Elevated Urban Living

The new premium low-rise residential complex features five thoughtfully designed buildings arranged around a tranquil central courtyard. Nestled near verdant parks and lively city streets, this development offers an exclusive lifestyle defined by open spaces, refined contemporary design, and high-quality finishes. BW Prima, the final building in the complex, commands exceptional view of Sava Square and the iconic building of the former Main Railway Station. Positioned at the crossroads of Belgrade Waterfront's vibrant urban pulse and Savamala's historical charm, it delivers a unique living experience tailored to modern standards in the heart of the capital.

Sava Square

Thoughtful, Contemporary Architecture

The design of the complex reflects a considered approach to context, balancing comfort, contemporary aesthetics, and a connection to nature. Along Karadjordjeva Street, the low-rise buildings feature clean, tripartite façades that echo the architectural language of pre–Second World War commercial Belgrade. Carefully positioned between green spaces, each building is treated as an individual unit, with its own entrance and point of access. This layout fosters a more intimate, community-oriented atmosphere, contrasting with the surrounding high-rises and reinforcing a strong sense of place and belonging.

Public elementary school

A Sophisticated Residential Community

BW Prima is an exclusive eight-storey residential building designed for modern living. The low-rise development offers 129 apartments with a variety of layouts, ranging from cosy studios to spacious four-bedroom homes. This carefully curated collection caters to diverse lifestyles, from single professionals to families in search of generous living space.



The Family Home, Redefined

Living at BW Prima offers essential conveniences for families, giving children the best possible start in life with a state-of-the-art public kindergarten and primary school just a three-minute walk away. In addition to the landscaped inner courtyard, which includes a designed children’s play area, BW Prima provides easy access to Sava Square, where a future museum and theatre will occupy the historic former Main Railway Station and Post Office buildings, respectively. The nearby Sava Promenada, which leads to Ada Ciganlija, offers further year-round recreational and entertainment opportunities.

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Public elementary school

Sports center

A World-Class Sports Centre at Your Doorstep

Whether your focus is on fitness, relaxation, or family-oriented activities, BW Prima offers a comprehensive environment that supports an active and harmonious lifestyle. Just a three-minute walk from your home, there is a state-of-the-art sports and recreation centre featuring an indoor swimming pool, spa facilities, a fully equipped gym, changing rooms with showers, a café, and dedicated spaces for children's recreation and sporting activities.

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FACILITIES

BV PRIMA

Prime Comfort for Premium Living

BW Prima residents enjoy a premium lifestyle, starting with the main entrance lobby featuring reception services, 24-hour security, and a dedicated mailroom. A separate entrance from the landscaped inner garden offers a peaceful transition between outdoor and indoor spaces. Secure parking is available in a shared two-level underground garage, while a dedicated bicycle storage room supports residents who prioritise eco-friendly transport and active living. Ground-floor shops, cafés, and restaurants add to the everyday convenience and vibrant atmosphere of this dynamic location.



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BW PRIMA APARTMENTS

A Superb Investment in Your Family's Future

BW Prima offers a collection of 129 modern apartments, thoughtfully designed to suit a range of lifestyles. Buyers can choose from a variety of layouts, including studio, one, two, three, and four-bedroom units. Compact layouts are ideal for individuals and young professionals, while larger apartments provide generous space for families or those seeking a more expansive living environment.

Inspired Interiors, Effortless Living

BW Prima offers high-quality living with thoughtfully designed apartment layouts that emphasise open-plan areas and an abundance of natural light, reinforcing the sense of comfort and well-being. Ceiling heights range from 250 to 280 cm, while balconies in every unit feature large openings that welcome sunlight throughout the day. Depending on their orientation, residents can enjoy superb views of Sava Square, the surrounding parks, and the expansive inner courtyard.



First-Class Finishes for Modern Living

Every apartment at BW Prima is finished to the highest standard, combining quality materials with elegant design. Open-plan living areas, comprising the living room, dining space and kitchen, feature multi-layered wood parquet flooring, which continues through the bedrooms and hallways for a cohesive feel. Bathrooms are equipped with premium porcelain tiles, modern composite sink cabinets, built-in glass-screen showers, and high-quality sanitaryware. Each home also includes central district heating and a multi-split air conditioning system, with indoor units in the living room and bedrooms, and an external unit discreetly placed on the balcony.

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EAGLE
HILLS

Crafting Tomorrow's Urban Destinations

Eagle Hills is a privately held construction and investment company with headquarters based in Abu Dhabi, specializing in the development of new urban hubs and premium destinations in emerging markets. With a reputation for excellence, the company has become an international symbol of quality, prestige, and large-scale investment. Renowned for its innovative approach, Eagle Hills enhances the quality of life in urban communities by creating jobs and attracting both local and international investments. The company is currently developing distinctive projects in Bahrain, Jordan, Morocco, Ethiopia, Oman, Latvia, Serbia, and the United Arab Emirates.

BELGRADE WATERFRONT

BVPRIMA

DISCOVER CONTEMPORARY LIVING IN ITS PRIME

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