BELGRADE WATERFRONT

BW VAPA

Residences

Presents

Modern Style on the Foundations of City History

BW Vapa is located in the heart of Tesla District – a new part of Belgrade that unites historical heritage with the city's contemporary spirit. On the site of the former Milan Vapa Paper Factory, from which the building takes its name, a modern urban community is emerging, preserving the spirit of history while shaping a new identity for this part of Belgrade Waterfront, symbolized by the Nikola Tesla Museum and the adjacent square. Situated in a prestigious location, at the corner of Woodrow Wilson Boulevard and the new street leading to the Nikola Tesla Museum, BW Vapa is part of an architectural composition overlooking the museum, within a welcoming pedestrian street that extends toward the river. In its surroundings are the Linear Park and Sava Promenada – perfect for running, cycling, or leisurely walks. Nearby are Galerija, the modern green Gastro Market, and the future metro stations Sajam and Gazela, ensuring comfort, accessibility, and connectivity in everyday life.

Welcome to BW Vapa.

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LOCATION


NTM
Tesla Electromagnetic Show

A Family Story in the Heart of Tesla District

Belgrade Waterfront is a dynamic urban centre that combines the spirit of a modern city with the comfort of everyday living. BW Vapa is located in its vibrant part, right next to the Nikola Tesla Museum and the new city park, offering views that stretch across the greenery and toward the river. Surrounded by promenades, cycling paths, and green spaces, it provides a balance between urban rhythm and the calming energy of nature. In its vicinity are the Gastro Market, Galerija, the Ložionica Cultural Hub, and numerous facilities that make this district the centre of contemporary Belgrade life. Just a few minutes away are schools, kindergartens, sports courts, and cafés – everything needed for a comfortable, active, and family-oriented lifestyle.

Distances to locations

MUSEUM
OF NIKOLA TESLA
DIRECT ACCESS

GASTRO MARKET
3 MIN.

FUTURE SAJAM
METRO STATION
3 MIN.

LINEAR PARK
3 MIN.

SAVA PROMENADA
5 MIN.

GALERIJA
5 MIN.

SLAVIJA SQUARE
10 MIN.

BUSINESS DISTRICTS OF
NEW BELGRADE
10 MIN. DRIVE

NIKOLA TESLA
AIRPORT
20 MIN.DRIVE

ADA CIGANLIJA
30 MIN.

KALEMEGDAN
35 MIN.

REPUBLIC SQUARE
40 MIN.

The City Within Reach

BW Vapa is located in an area that ensures quick and easy access to all parts of the capital. The proximity of Highway E-75 and the Gazela Bridge allows for simple connections to all main routes, while the future metro stations Sajam and Gazela will further enhance accessibility. Sava Promenada and the pedestrian bridge provide direct access to New Belgrade, while the Linear Park connects the entire area with the city center. Everything is within reach.

LU.COFFEE

One Address, Endless Possibilities

Just a few minutes' walk from BW Vapa lies Sava Promenada with its running, cycling, and rollerblading paths, as well as nearby padel courts. The public market is practically across the street, along the new street connecting the complex with the Nikola Tesla Museum, while Galerija offers numerous shops, restaurants, and Serbia's only IMAX cinema. The Ložionica Cultural Hub is located just a short walk away, and Ada Ciganlija can be reached in a pleasant 30-minute walk. Everything essential for daily life – from recreation and culture to shopping and gastronomy – is within the pedestrian comfort zone.


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DANUBE RIVER
KALEMEGDAN PARK
KRALJA PETRA
KNEZ MIHAILOVA
BRANKO'S BRIDGE
MIHAJLO PUPIN BOULEVARD
BRANKOVA
TERAZIJE
KARAĐORĐEVA
SAVA BRIDGE
SPORTS CENTER
MAIN METRO STATION
KULA BELGRADE
SAVA SQUARE
NEMANJINA
SAVA RIVER
SAVA PARK
PEDESTRIAN BRIDGE
GALERIJA
GAZELA BRIDGE
BULEVAR KRALJA ALEKSANDRA I KARAĐORĐEVIĆA
KNEZA MILOŠA
METRO STATION
LINEAR PARK
MARKET
HOTEL
BW VAPA
MUSEUM

BVV VAPA

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ARCHITECTURE & DESIGN

Architecture That Connects Eras

BW Vapa is part of an architectural duo that frames the new Nikola Tesla Museum and the square, creating a pedestrian link between the park and the museum. The building is designed as an open urban block, inviting both residents and passers-by to experience it from different perspectives. A distinctive colonnade on the ground floor highlights the retail spaces and gives the building its recognizable rhythm, while modern lines and materials reflect the spirit of contemporary Belgrade. BW Vapa unites tradition and modern architecture in a unique way, making the transition from old to new visible and alive.







Design for a Modern Urban Rhythm

The building consists of a ground floor and eight levels, offering a total of 103 apartments – from comfortable one-bedroom units to spacious three-bedroom homes. The entrance lobby features a reception area, mailroom, stroller room, and pet-wash station. Residents have access to a two-level underground garage and a dedicated bicycle storage area, while the ground floor hosts retail units, cafés, and restaurants that make the pedestrian street lively and welcoming. Everything has been thoughtfully designed to make each day fulfilling, safe, and complete.


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SURROUNDINGS & AMENITIES

The Perfect Balance Between Urban Energy and Nature

BW Vapa is located in the immediate vicinity of the future Nikola Tesla Museum and the square, within an area that connects the city's historical core with the new P27 park. Its surroundings offer a rich selection of amenities – from parks and promenades to markets and cultural institutions – that make everyday life both practical and enjoyable. Everything important is within easy reach, in an urban environment that blends comfort, accessibility, and a modern city rhythm.


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NIKOLA TESLA MUSEUM



A Lifestyle That Moves With You

BW Vapa brings contemporary residential standards that combine practicality with elegance. At the entrance, residents are welcomed by a cozy lobby with a reception and seating area. Additional amenities such as a basement storage space for bicycles and strollers, as well as a pet station, make everyday routines easier. Residents also benefit from access to a shared two-level underground garage and convenient retail facilities located at the entrance to the pedestrian street. Everything is designed to provide maximum comfort and simplicity in daily living.

A Community That Connects

BW Vapa is part of an already established urban environment where life flows naturally and without haste. Positioned at the intersection of key city routes, it is surrounded by numerous amenities within walking distance – from the market and future metro stations to Galerija and Sava Promenada. Such a location brings the practicality of everyday life while naturally fostering a sense of community within a dynamic setting where people, services, and city life constantly intertwine. Everything you need for an active, family-oriented, or peaceful lifestyle is right in your immediate surroundings.

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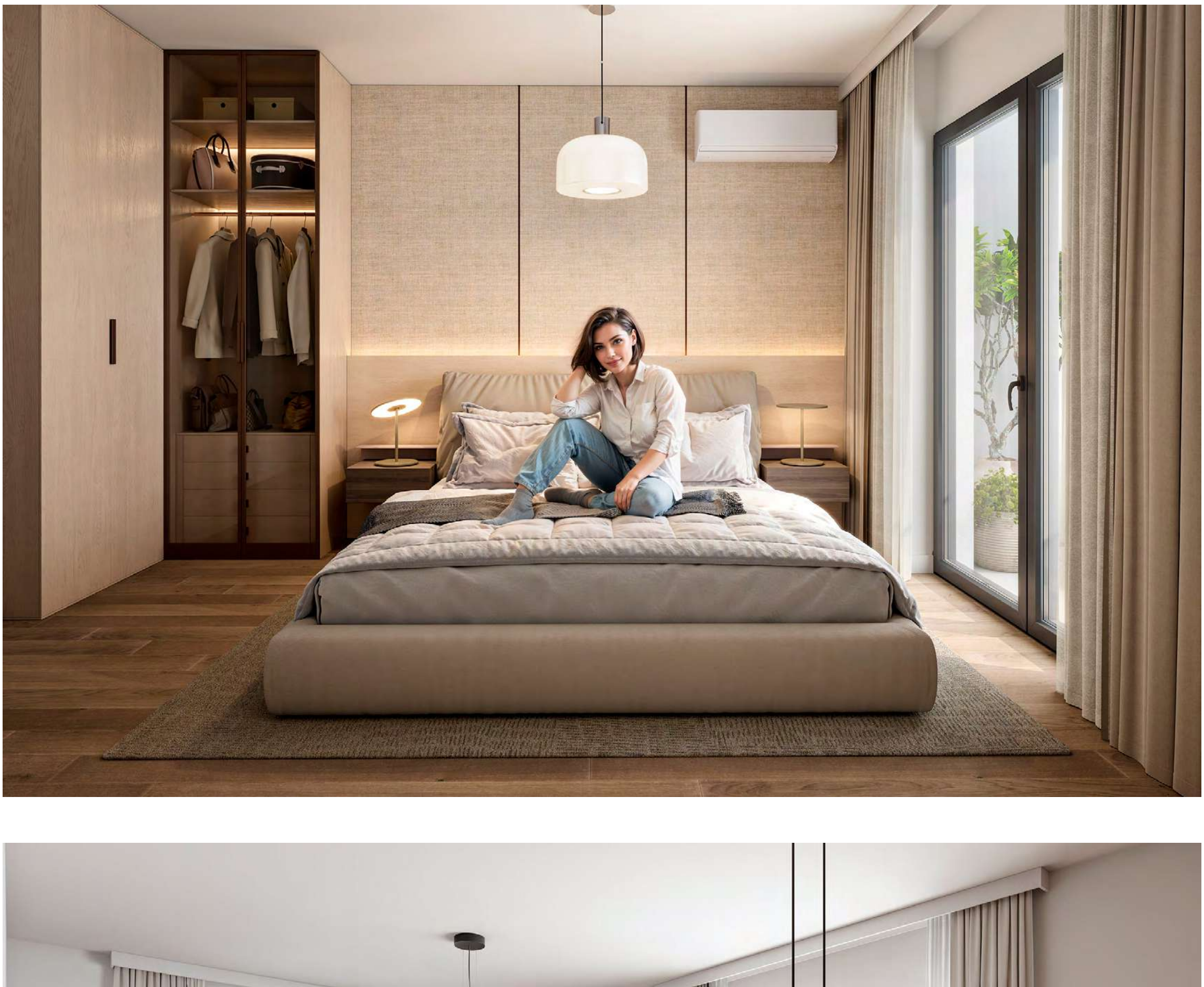
BW VAPA RESIDENCES

Natural Harmony of Space

Every apartment in BW Vapa is designed with attention to functionality, natural light, and comfort. Spacious living rooms are characterized by large windows that allow daylight to fill the space throughout the day, offering views of the museum or the park. The open-plan layout of the living and dining areas creates a seamless space for family moments, while each bedroom provides a peaceful retreat. All apartments feature terraces – from smaller, intimate ones to larger balconies offering unique views of the museum or the park.




INTERIOR DESIGN





The Standards of Superior Living

Every detail in BW Vapa has been carefully selected to make your home both pleasant and inspiring. Natural tones of wooden parquet in living rooms and bedrooms bring warmth, while kitchens and bathrooms are refined with high-quality porcelain tiles and sanitary equipment. Built-in showers with glass partitions and composite washbasin cabinets add elegance and simplicity to everyday routines. Large glazed surfaces provide abundant natural light and open views, while modern heating and cooling systems ensure a comfortable indoor climate year-round. The result is a living space defined by quality, comfort, and harmonious design.

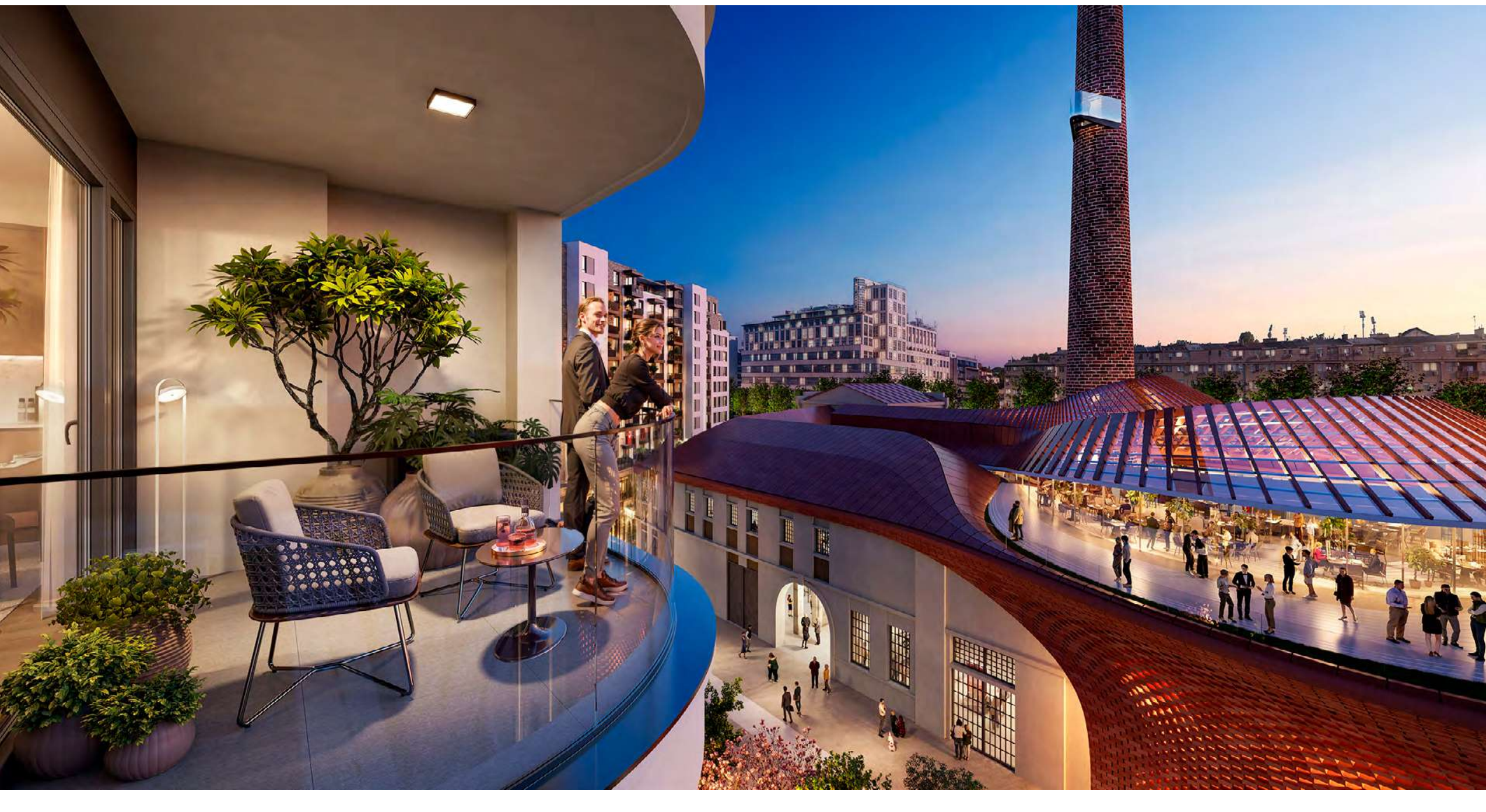
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BW PROJECT VISION

Architecture Inspired by Tradition

BW Vapa is more than a residential building – it is a part of an urban composition shaping a new cultural landmark of Belgrade. Its architecture symbolically connects two sides of the city: the vibrant energy of the contemporary urban landscape and the calm of the natural surroundings along the Linear Park. The building is envisioned as a modern frame for the new Nikola Tesla Museum, where the history of science and the tradition of innovation meet everyday life. On one side, the rhythm of the city; on the other, views that bring serenity – BW Vapa embodies the harmony between a dynamic present and a thoughtfully designed future.



An Investment in Lasting Value

BW Vapa delivers quality and reliability that go beyond temporary trends. The functional layout of the apartments, high construction standards, and carefully selected materials ensure lasting value and easy maintenance. Thanks to its position between the museum and the park, BW Vapa offers a perfect balance of prestige and practicality, representing an ideal setting for living, working, and investing. As part of the established Belgrade Waterfront community, this project brings not just a new home, but also a new perspective on the quality of life in the very heart of the city.

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BW INVESTOR

Eagle Hills – A Synonym for Modern Development

Eagle Hills is an international investment and development company headquartered in Abu Dhabi, recognized for creating modern urban communities across the globe. The company stands as a synonym for quality, innovation, and prestige, with projects in Serbia, the United Arab Emirates, Morocco, Jordan, Albania, Croatia, and other countries. Through developments such as Belgrade Waterfront, Eagle Hills introduces new standards of urban living – a perfect blend of comfort, contemporary design, and sustainable growth.


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Tesla Electromagnetic Show