BELGRADE WATERFRONT

Garden PALACE



Introducing

Your green palace

A new vision of contemporary living, an urban lifestyle comfortably enriched by park, river, and abundant greenery. Designed with terraces conceived as private gardens, premium in-building amenities, and the finest surroundings a modern metropolis can offer, BW Garden Palace is where the best of the city meets the best of nature.

Located steps away from the new linear park, the contemporary market and the Nikola Tesla Museum, just a few minutes' walk from Galerija, and at the very heart of it all, a design philosophy that seamlessly integrates nature into architecture.

Welcome to BW Garden Palace, your green palace.

BW Garden PALACE

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Belgrade Waterfront

Location

1

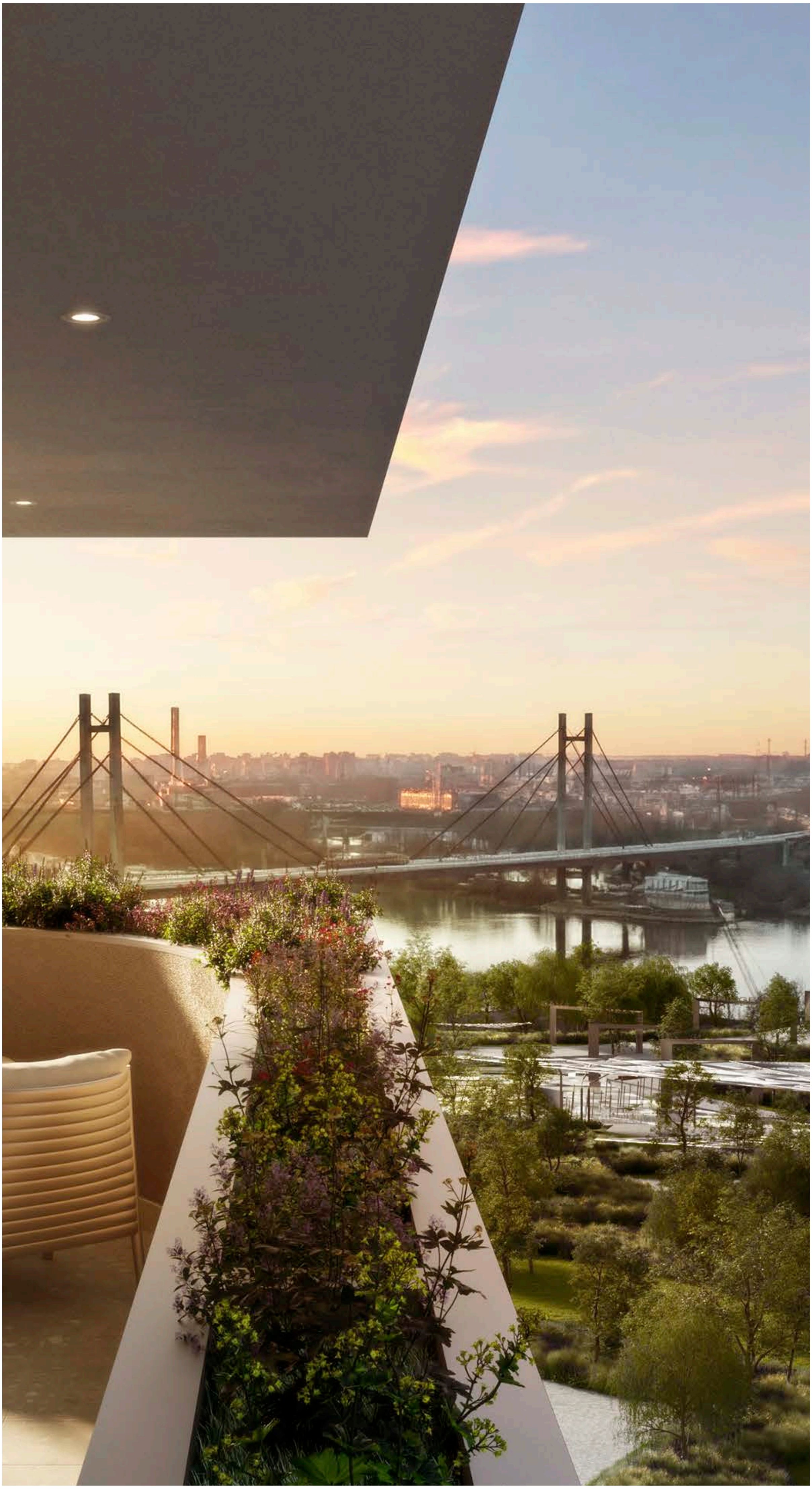
The new heart of cosmopolitan living

Belgrade Waterfront represents the most ambitious urban transformation in the region, a new city district that redefines how people live, work, and experience the very center of the city.

Set along the banks of the Sava river and in immediate proximity to Belgrade's most important urban landmarks, Belgrade Waterfront brings together residential living, culture, recreation, gastronomy, and contemporary infrastructure. Landscaped squares, expansive parks, thoughtfully designed public spaces, cycling and pedestrian paths, and the iconic Sava Promenade with its premium amenities create an environment tailored to a modern, cosmopolitan lifestyle.

Educational institutions dedicated to learning and creative development, a new contemporary green market, the Nikola Tesla Museum, top-tier restaurants and cafés, the city's finest shopping experience, luxury hotels, and retail concepts that redefine the regional offer, all within reach, in the new heart of the city.

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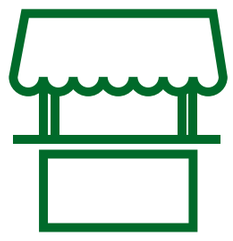


Distance from locations



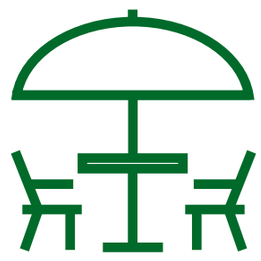
LINEAR PARK

1 MIN



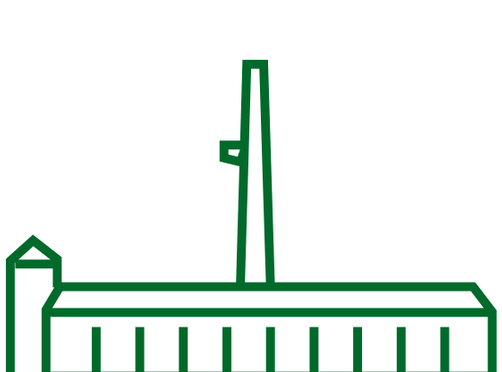
GASTRO MARKET

1 MIN



SAVA PROMENADE

3 MIN



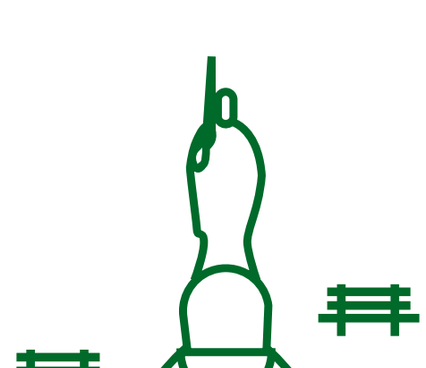
NIKOLA TESLA MUSEUM

3 MIN



GALERIJA

5 MIN



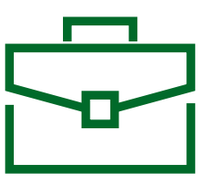
SAVA PARK

10 MIN



KULA BELGRADE

10 MIN



BUSINESS HEADQUARTERS AT NEW BELGRADE

10 MIN



AIRPORT „NIKOLA TESLA“

15 MIN

RIVER DANUBE

KALEMEGDAN PARK

KRALJA PETRA

KNEZ MIHAILOVA

BULEVAR MIHAJLA PUPINA

BRANKO'S BRIDGE

BRANKOVA

SAVA BRIDGE

BRISTOL PARK

METRO STATION

SCHOOL

KARAĐORĐEVA

KULA BELGRADE

RIVER SAVA

PEDESTRIAN BRIDGE

GALERIJA

GAZELA BRIDGE

WOODROW WILSON BOULEVARD

SAVSKA

SAVSKI SQUARE

SPORTS CENTRE

KINDERGARTEN

SAVA PARK

LINEAR PARK

GASTRO MARKET

METRO STATION

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HOTEL

MUSEUM

Connection to the city, designed for modern living

Belgrade Waterfront features a well-planned, highly functional transport infrastructure, placing it among the city's best-connected districts. Immediate access to the E-75 highway and the Gazela Bridge ensures fast and efficient connections in all directions, while Nikola Tesla Airport is just a fifteen-minute drive away.

The reconstruction of the Sava Bridge will further strengthen links with New Belgrade, while the future metro network, with stations located within the neighborhood, at the adjacent Plot 30, near Galerija and Sava Square will provide exceptional access across the entire city. Pedestrians and cyclists benefit from safe riverfront paths, as well as a new bridge and pedestrian overpass connecting Belgrade Waterfront with New Belgrade and Senjak.

All in tune with the rhythm of contemporary urban life.

BW Garden PALACE


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The best of city and nature

BW Garden Palace is located in a new part of Belgrade Waterfront, within a district envisioned as a contemporary urban environment shaped by the city's heritage and enriched with a wide range of amenities. Immediate proximity to the future linear park, the Sava Promenade, a contemporary market, the Nikola Tesla Museum, and spacious public squares makes this neighborhood ideal for an active yet well-balanced lifestyle.

Here, everything comes together to create an effortless, well-connected way of living with nature and greenery at the very center, enhancing everyday comfort and overall quality of life.

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Nikola Tesla Museum



Gastro market



The "green" architecture

The architecture of BW Garden Palace has been carefully conceived to make nature an integral part of every home. Known as biophilic design, this concept at BW Garden Palace is expressed through a contemporary interpretation of nature within architecture and everyday living. The spaces are designed to "live" with the changing daylight throughout the day, integrate technology in a subtle, unobtrusive way, and respect the local climatic and cultural context.

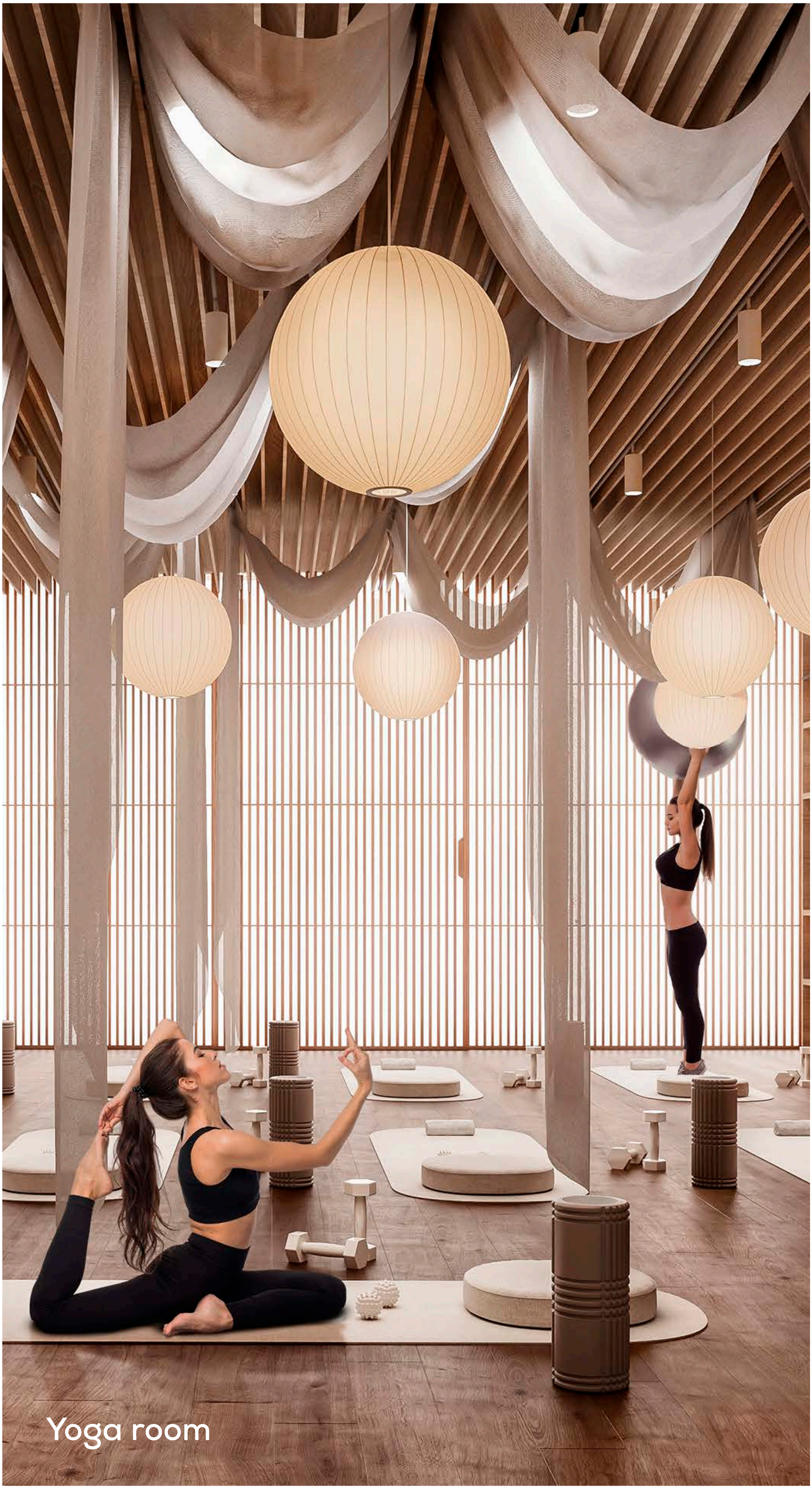
This approach is proven to reduce stress, enhance creativity and productivity, improve air quality, and foster an overall sense of calm and connection.

Amenities within BW Garden Palace including shared lobbies designed in line with biophilic principles, as well as dedicated yoga rooms, create an environment that achieves a true balance between work and rest, privacy and social interaction, discipline and freedom, a space designed for life in balance.

Green terraces, with integrated planters and areas for plants and herbs, transform outdoor spaces into a natural extension of the interior, restoring a meaningful connection with nature. Visual links to the park and the river further enhance the sense of openness and tranquility.

BW Garden Palace is not just a building it is a true green oasis within the urban landscape.

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Yoga room

Design that encourages healthy living

BW Garden Palace is envisioned as more than a residential building it is a community designed to live in harmony with nature. The urban garden concept runs throughout the entire project, aiming to enhance health, quality of life, and a strong sense of belonging among residents.

The immediate proximity to linear park, a contemporary market, and recreational zones naturally encourage movement, time spent outdoors, and a healthier lifestyle, while sustainable design solutions help reduce the project's carbon footprint and promote a responsible relationship with the environment.

BW Garden Palace is where urban comfort, nature, and community come together in perfect balance.

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Linear park

In harmony with nature

The concept of healthy and active living at BW Garden Palace is thoughtfully extended through a range of amenities within the building itself. A dedicated yoga room and gym are designed as spaces for both exercise and relaxation. A cinema room, intended for shared screenings and social gatherings, fosters a sense of community and encourages a richer experience of leisure within the comfort of home.

BW Garden Palace also supports sustainable mobility. Dedicated bicycle storage and charging stations for electric bicycles promote healthier, more responsible ways of moving through the city.

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BW Garden PALACE

Architectural solutions for a new era of luxury

Green Corridor – Nature as part of everyday life

BW Garden Palace is located in close proximity to the Green Corridor, a new linear park that brings together nature, recreation, and urban life in a unique way. Designed for walking, running, cycling, and outdoor relaxation, this green corridor makes it easy to weave nature into your daily routine.

Linear park connects the Sava Promenade and Belgrade Waterfront with other parts of the city, offering tranquil, landscaped paths, places to pause, and scenic viewpoints that open up new perspectives of the river and the city. A pedestrian and cycling bridge ensures smooth, enjoyable connections between different urban areas, away from noise and congestion.

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Linear park

A contemporary market – Tradition reimagined

The new green market located in the immediate vicinity of BW Garden Palace is more than a place to shop, it becomes a daily destination for enjoyment, socializing, and discovering new flavors. Inspired by the classic spirit of the traditional market, yet shaped to meet contemporary lifestyles, this vibrant hub offers carefully selected fresh produce, diverse specialties, and culinary experiences from around the world.

A central hall, charming market stalls, inviting food and beverage venues, and supporting amenities create a lively atmosphere appealing to all generations. With organized parking and thoughtfully designed programs for both children and adults, the market evolves into a new community focal point, a place where weekends are planned and an ordinary day effortlessly turns into a small urban celebration.

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Gastro market

Culture at your doorstep

Just steps away from BW Garden Palace lies a new chapter of Belgrade's cultural life, the Nikola Tesla Museum, dedicated to one of the greatest minds in the history of science. Housed in a renovated industrial heritage building, the museum offers a spacious and representative home, making it a key cultural and social landmark in this part of the city.

In front of the museum, a landscaped plaza invites moments of pause, casual gatherings, and informal encounters. Experience everyday life surrounded by culture, community, and the vibrant spirit of the city.

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Nikola Tesla Museum

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Apartments

Comfort at every step

BW Garden Palace is at the heart of a contemporary residential complex. The building rises 22 stories and features 210 thoughtfully designed apartments, ranging from functional studios to spacious family homes and penthouse duplexes. The entrance lobby includes a reception and security desk, along with a clearly organized area for mailboxes.

Residents enjoy a two-level underground garage, as well as bicycle storage with charging stations for electric bikes, reflecting modern urban living. On the ground floor, retail and dining venues line pedestrian zones and a shared plaza, bringing energy and daily vibrancy to the surroundings.

BW Garden PALACE


Garden
PALACE
EERO SAARINEN
ARNE JACOBSEN



Flawless living spaces

Each apartment at BW Garden Palace is designed as a harmonious blend of aesthetics, practicality, and comfort, a space that adapts to the rhythm of your life. With a clear focus on functionality, comfort, and abundant natural light, the apartments cater to contemporary lifestyles and diverse residential needs. Beyond compact, investment-friendly units, the project offers thoughtfully arranged one and a half-bedroom and family-sized apartments, making Belgrade Waterfront an accessible and desirable address. Most units range up to 80 m², maximizing space quality, while upper floors feature two- and three-bedroom apartments for those seeking additional comfort and exclusivity. A defining feature of these homes is the expansive glazing in the living areas, designed without sills to virtually dissolve the boundary between interior and exterior, flooding the space with natural light.

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Bedrooms, with lower sills and proportionally sized windows, carefully balance privacy with openness, creating a serene and inviting environment.

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Project vision

The pinnacle of urban luxury

At BW Garden Palace, every detail of the interior is designed to convey timeless elegance and complete comfort. Special attention to biophilic design, the use of natural materials, and calming color palettes creates a seamless connection with nature within each apartment. Multi-layered wooden flooring flows throughout living rooms, bedrooms, hallways, and entryways, while modern terrazzo ceramic finishes in bathrooms and on terraces introduce texture and natural warmth.

Bathrooms feature granite tiles from renowned manufacturers, with floor-to-ceiling shower enclosures and walls around sinks and toilets finished up to 120 cm, complemented by built-in glass showers, premium sanitary fixtures, and composite under-sink cabinets, elevating everyday rituals to a luxurious experience. The interior color palette, inspired by natural tones, further enhances a sense of warmth and harmony.

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Ceilings reach 2.8 meters in living and sleeping areas, and 2.6 meters in hallways, kitchens, bathrooms, toilets, and laundry rooms, amplifying the feeling of spaciousness. All apartments are equipped with central heating with radiators in every room, while bathrooms feature towel warmers. An advanced multi-split air-conditioning system allows individual temperature control in living and sleeping areas, with outdoor units discreetly positioned on terraces.

Cinema room

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Investor

A secure Investment, the perfect life

BW Garden Palace is the ideal choice for living or investing in the heart of the city. Its 210 thoughtfully designed apartments, blending nature with urban living, lush greenery, terraces conceived as private gardens, and top-tier in-building amenities create a daily life that is dynamic, relaxing, and inspiring.

The unique location, just steps from the linear park, the contemporary market, and the Nikola Tesla Museum, provides seamless access to the best the city and nature have to offer. BW Garden Palace is a place for those who seek an active, healthy, and fully fulfilling urban lifestyle in harmony with nature.

BW Garden PALACE

Eagle Hills – A symbol of innovation and quality

Eagle Hills is a private real estate and investment company headquartered in Abu Dhabi, specializing in the creation of new urban centers and premium destinations in emerging markets. The company has become an international symbol of quality, prestige, and significant investment, earning an outstanding reputation.

Known for its innovative approach, Eagle Hills enhances the quality of life in urban communities by creating new jobs and attracting both local and international investment. The company is currently developing distinctive projects in Bahrain, Jordan, Morocco, Ethiopia, Oman, Latvia, Serbia, and the United Arab Emirates.

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