BELGRADE WATERFRONT

SERBIA

BW SENA

Riverline

THE VISIONARY

Under the leadership of Mohamed Alabbar, Eagle Hills is redefining urban living by creating iconic, meticulously crafted communities.

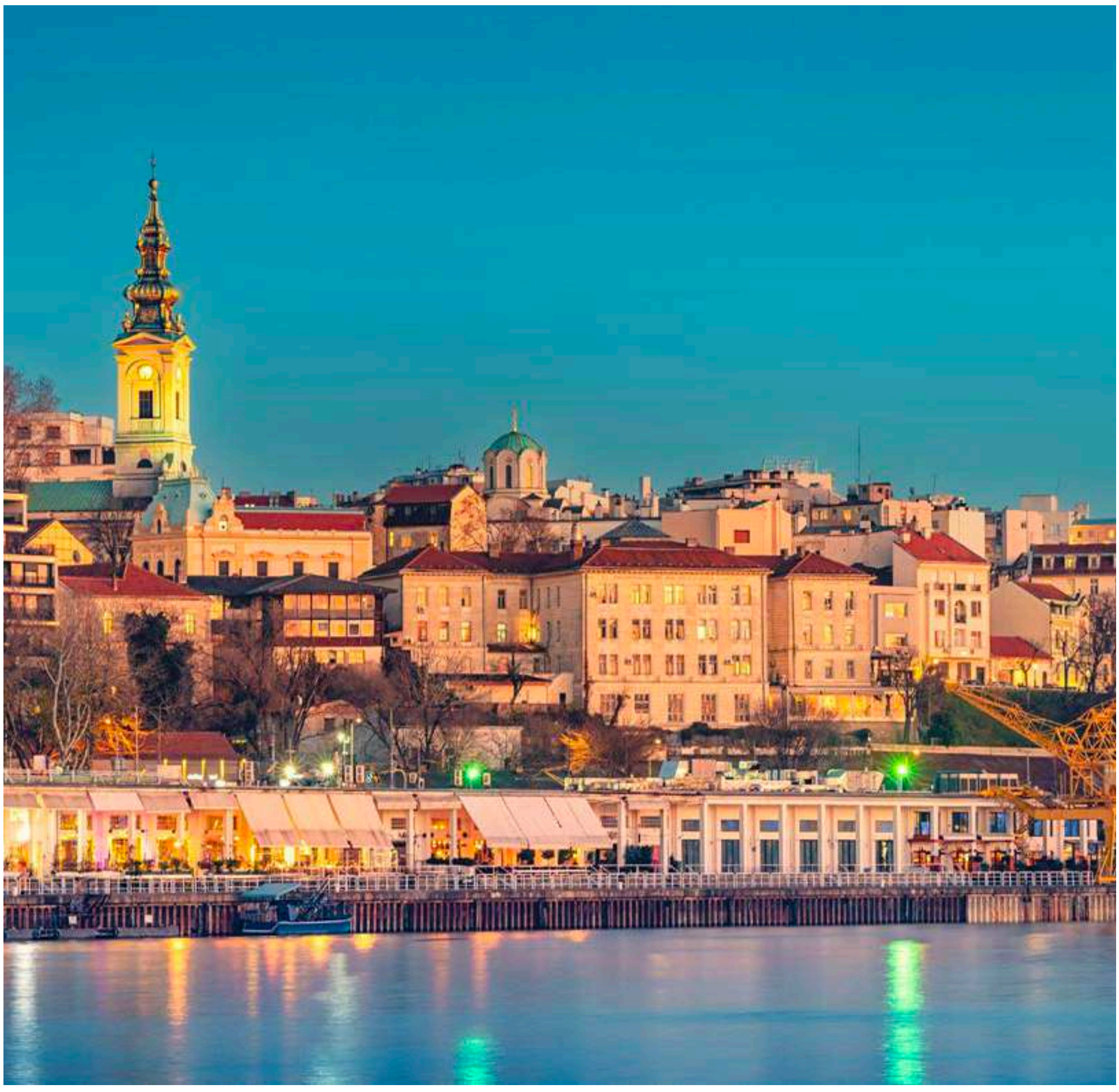
Known for their attention to detail and exceptional design, these developments—from Croatia to Morocco—set new standards for luxury and innovation, featuring world-class urban landscapes conceived by renowned architects and designers.



THE CITY

Belgrade, the capital of Serbia, is uniquely located at the convergence of two major rivers, the Sava and the Danube. The city is famous for its rich history, vibrant cultural scene, dynamic nightlife and cosmopolitan spirit.

Today, Belgrade is a regional centre of business, finance and urban regeneration. The hospitality of its inhabitants, the restaurants and cafes that pulsate with life day and night, its diverse gastronomic offering and abundant shopping opportunities are just some of the many reasons for the year-over-year growth in the number of foreign visitors.



EUROPE'S LANDMARK DESTINATION

Belgrade Waterfront is transforming the heart of the Serbian capital into a vibrant riverside destination where living, business, culture, and leisure come together. Stretching along the Sava River, this prestigious destination brings contemporary architecture, parks, residences, retail, and hospitality into one dynamic urban district.

A strong connection to the river defines the project, further enhanced by BW Marina. This is a new district that represents the pinnacle of contemporary urban luxury in one of Southeast Europe's most dynamic capitals and adds a distinctive touch of sophistication. More than an address, Belgrade Waterfront is a statement of status, refinement, and modern elegance at the very heart of Belgrade.





FACTS & FIGURES

4.2 km long
Sava Promenada

142 ha of prime
real-estate area

Galerija, the biggest
regional shopping mall

High-end retail
spaces and services

Parks and
green areas

World-class
hotels

Opera,
theatres, museums

Educational
institutions

RIVERLINE RESIDENCES

As part of the wider Belgrade Waterfront development, a comprehensive urban concept that redefines the city's relationship with the Sava River, Riverline Residences integrate seamlessly with public spaces, parks, and everyday amenities, delivering a living experience that goes beyond conventional city standards - a place where functionality, aesthetics, and lifestyle come together in a cohesive whole.

Its prime position is enhanced by the immediate vicinity of the pedestrian bridge connecting directly to New Belgrade. Steps away from cultural landmarks such as the Nikola Tesla Museum, daily conveniences including the green market, and the vibrant Galerija, Riverline Residences place culture, nature, retail, and community life within easy reach.

LIFE BY THE RIVER

BW Sena is a new, elegant residential building located in an exclusive position close to Sava Promenada. Set on Woodrow Wilson Boulevard, between Galerija and the future pedestrian bridge, it is ideally positioned just moments from the Sava Promenada, the linear park and a wealth of urban amenities.

Thanks to its exceptional setting, BW Sena brings a lifestyle in which nature, city living, and everyday functionality naturally come together in one place.



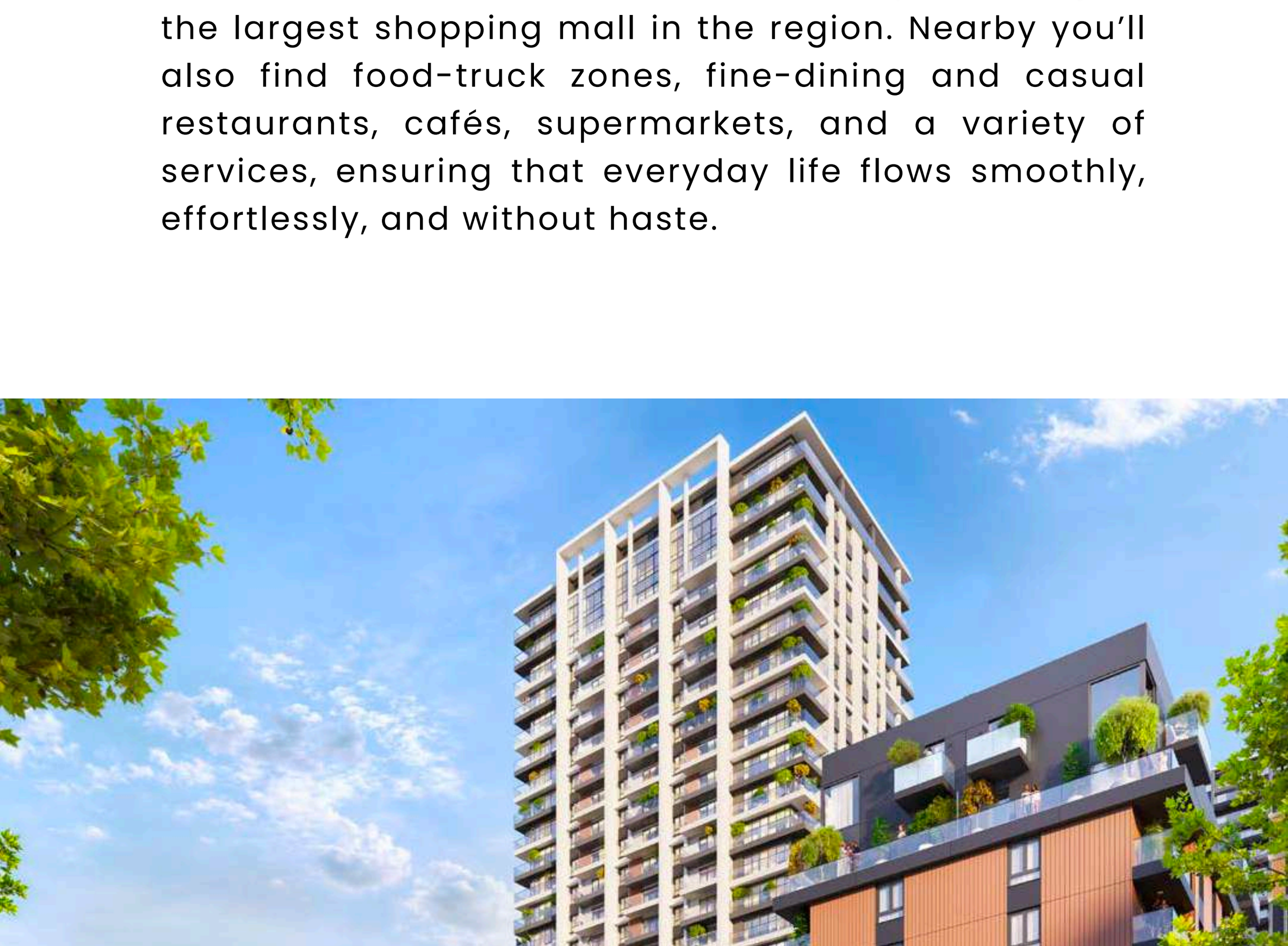



BVW SENA
Riverline
MUSEUM
MARKET
LINEAR PARK
PEDESTRIAN BRIDGE

WHERE URBAN LIFE MEETS NATURE

Life in BW Sena unfolds in the immediate vicinity of the river and landscaped pedestrian routes, with numerous places for relaxation, socializing, and recreation. A short walk leads to cafés, restaurants, shopping and cultural venues, the new market, and the nearby linear park.

The surroundings of BW Sena offer a rich gastronomic and retail scene. Just two minutes away is Galerija - the largest shopping mall in the region. Nearby you'll also find food-truck zones, fine-dining and casual restaurants, cafés, supermarkets, and a variety of services, ensuring that everyday life flows smoothly, effortlessly, and without haste.



GREEN CORRIDOR LINEAR PARK

A lush Green Corridor weaves through the district, offering a tranquil landscape for walking, recreation, and everyday moments of calm in 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

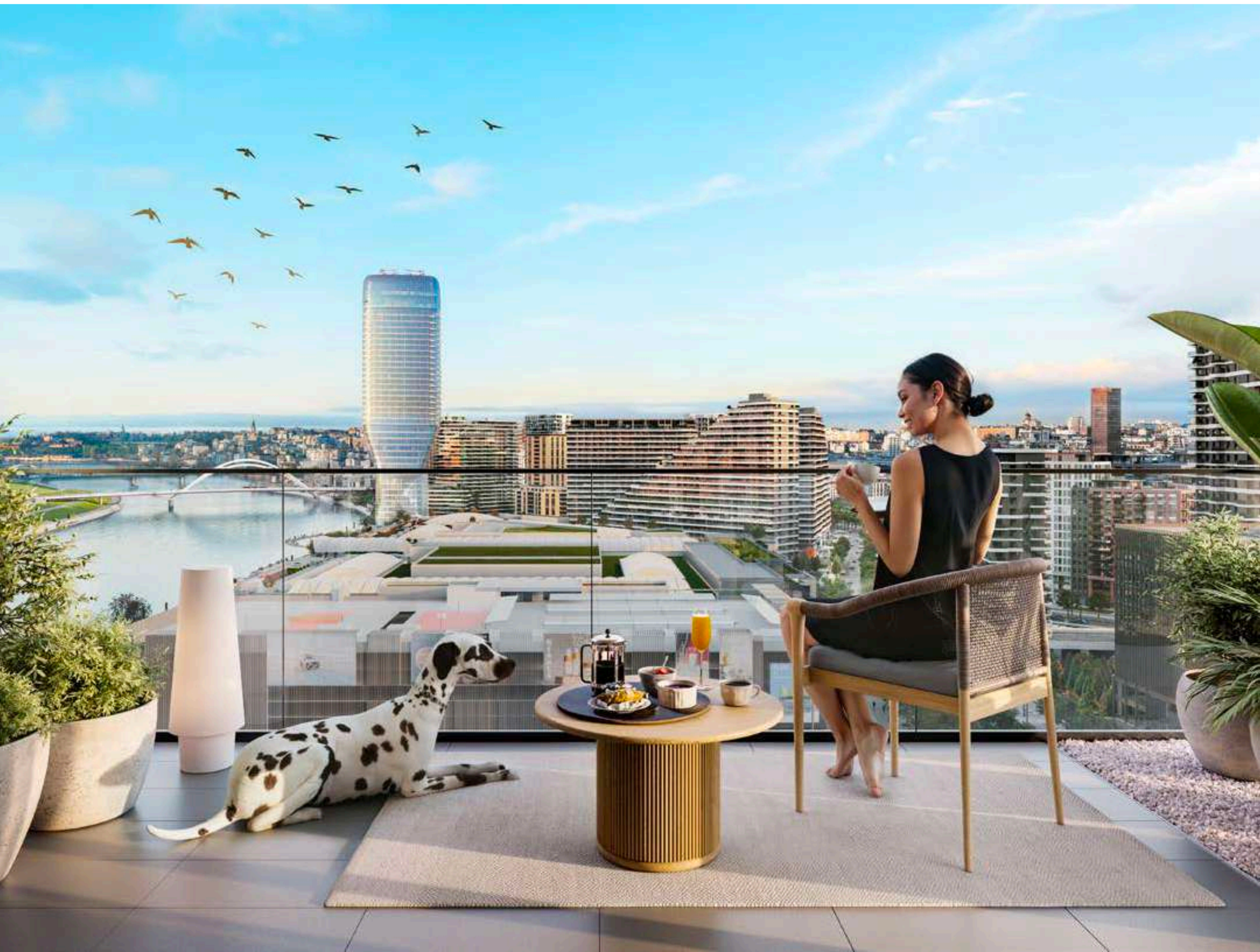
The historic old railway bridge is set to be reimagined as a pedestrian bridge, introducing lush greenery, thoughtfully designed resting areas, and scenic viewpoints for enjoying the river and city skyline


BW SENA

TERRACES

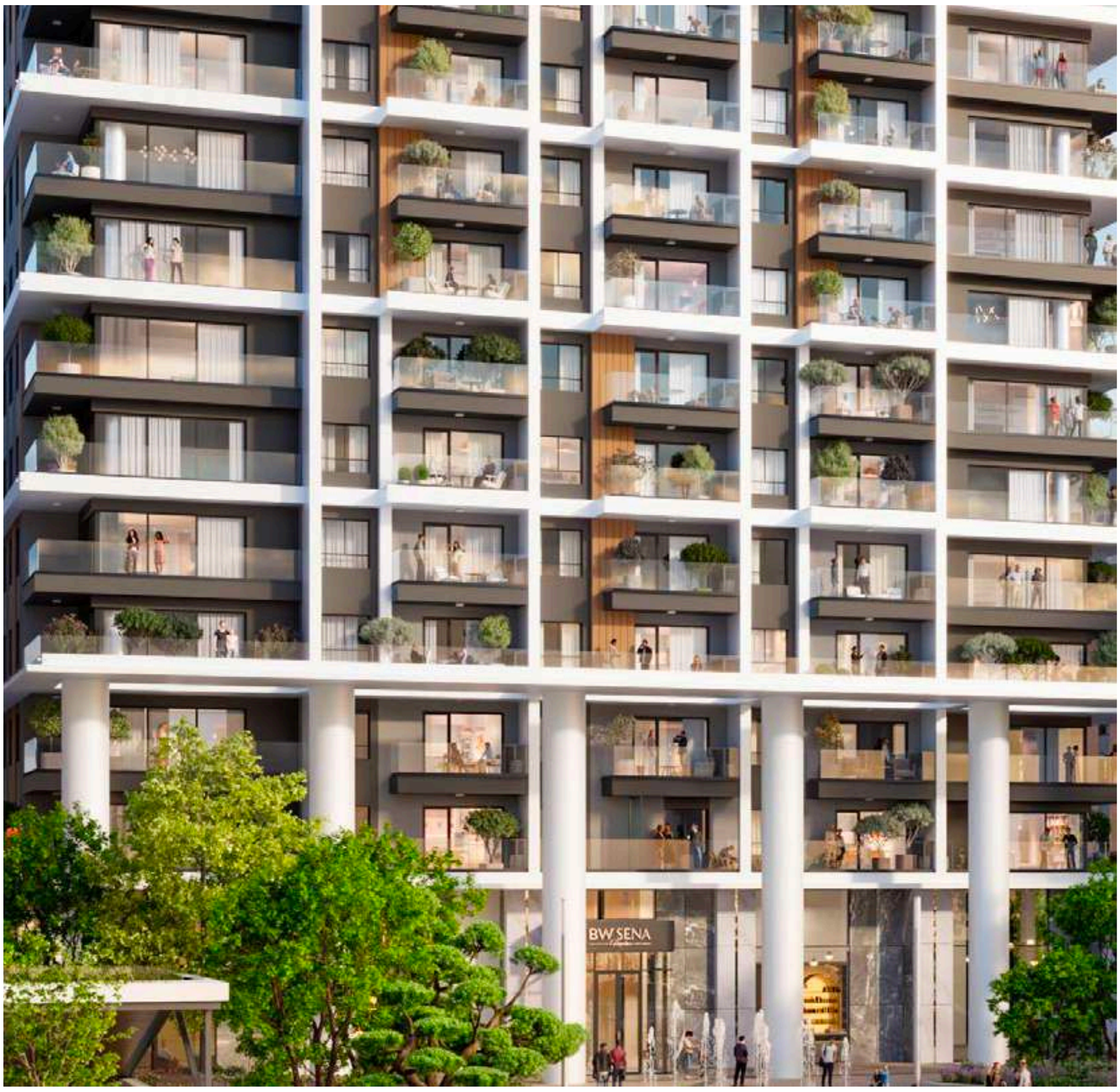
BW Sena is part of a carefully designed urban environment along the banks of the Sava River, where the architecture naturally follows the rhythm of promenades and green areas. The 25-storey building is shaped to convey lightness and openness - large glazed surfaces, clean volumes, and visually light, uncluttered lines create a bright atmosphere and emphasize the views of the river, park, and city skyline.

As part of a broader landscaped complex featuring outdoor spaces, pedestrian routes, and greenery, BW Sena offers residents a strong connection to their surroundings. Retail and hospitality units are located on the ground floor, oriented towards the inner courtyard and Woodrow Wilson Boulevard.



LIVING SPACES

Each apartment in BW Sena has been designed to provide a comfortable and harmoniously balanced environment for everyday living. The main living areas feature large windows that bring in abundant natural light, while the open-plan layout of the kitchen and living room creates a connected and functional social space. Every apartment includes a balcony or terrace, extending the interior towards the outdoors - whether overlooking the river, park, or landscaped courtyard.

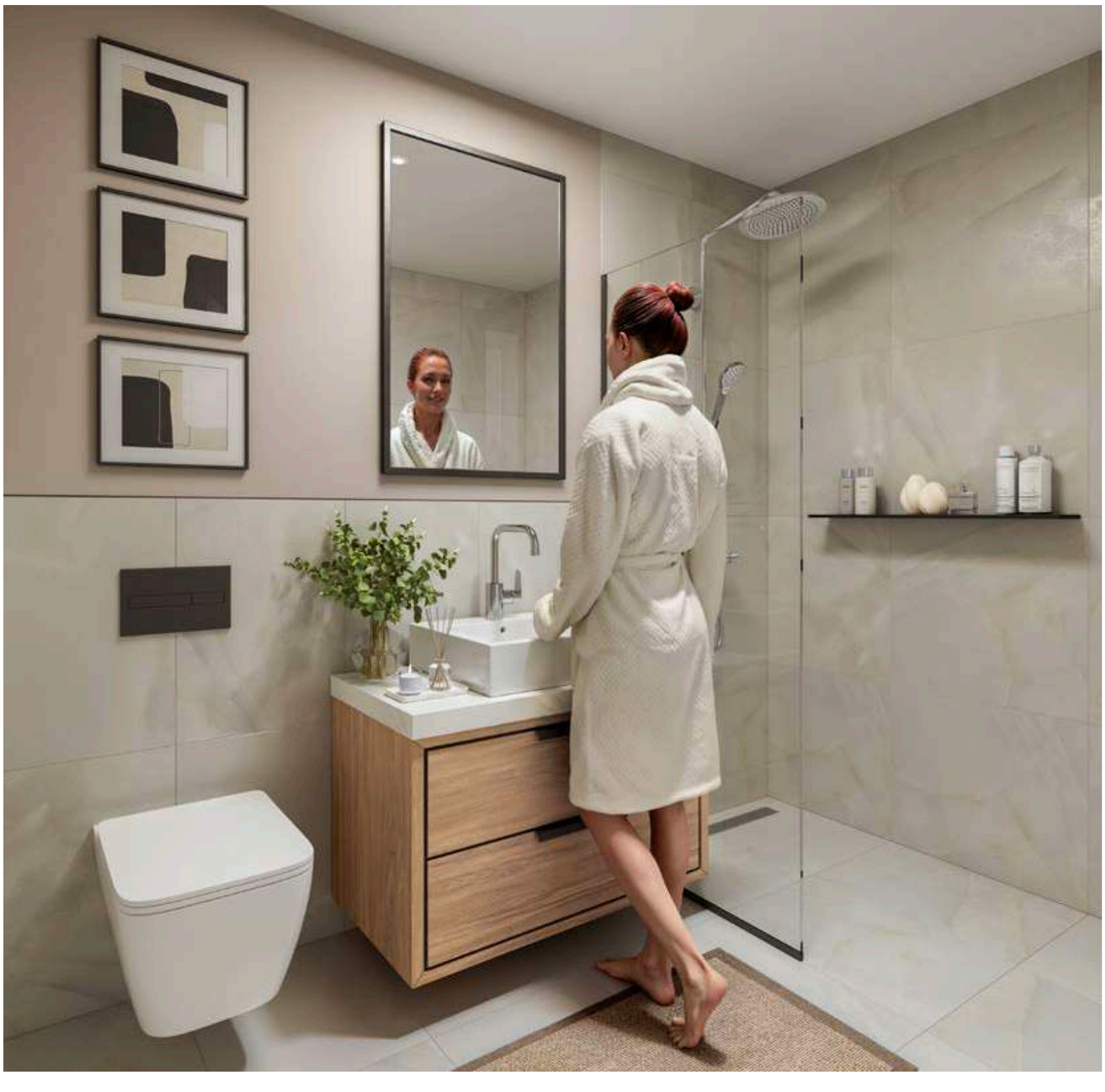




LIVING STANDARDS

Materials and finishes in BW Sena apartments have been thoughtfully selected to ensure durability, comfort, and easy maintenance. Living and sleeping areas feature multilayer wooden parquet flooring, while bathrooms, kitchens, laundry rooms, and terraces are finished with high-quality tiles from renowned 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, complemented by floor convectors in living areas with large glazing, while cooling is ensured via multi-split systems with discreetly positioned outdoor units.

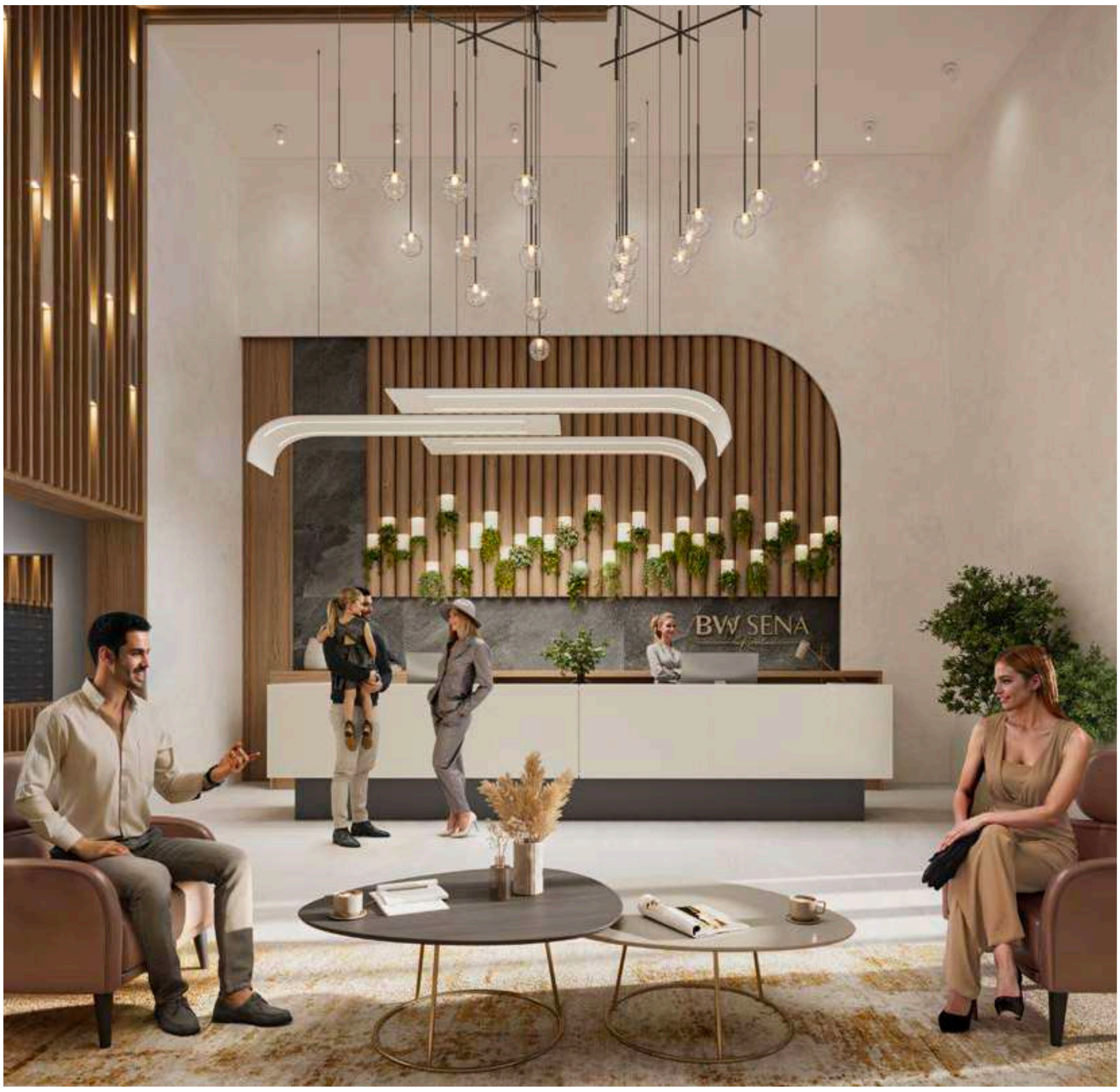




ENTRY PLAZA EXPERIENCE

RECEPTION AND LOBBY

Everyday life in BW Sena is supported by carefully planned communal areas that enhance comfort and security. A representative entrance lobby with reception and security sets the tone from the very first step inside, while a drop-off zone in front of the main façade ensures quick and convenient access to the building. Parking is provided within a single-level underground garage connected to the rest of the complex, allowing residents to move easily and efficiently.





OPEN SPACES

The landscaped inner courtyard connects BW Sena with the riverside promenade and nearby park, allowing outdoor and indoor spaces to flow naturally into one another. In this way, the courtyard becomes a calm, well-organized setting for relaxation and socializing - pleasantly sheltered from the fast-paced rhythm of the surrounding neighborhood.

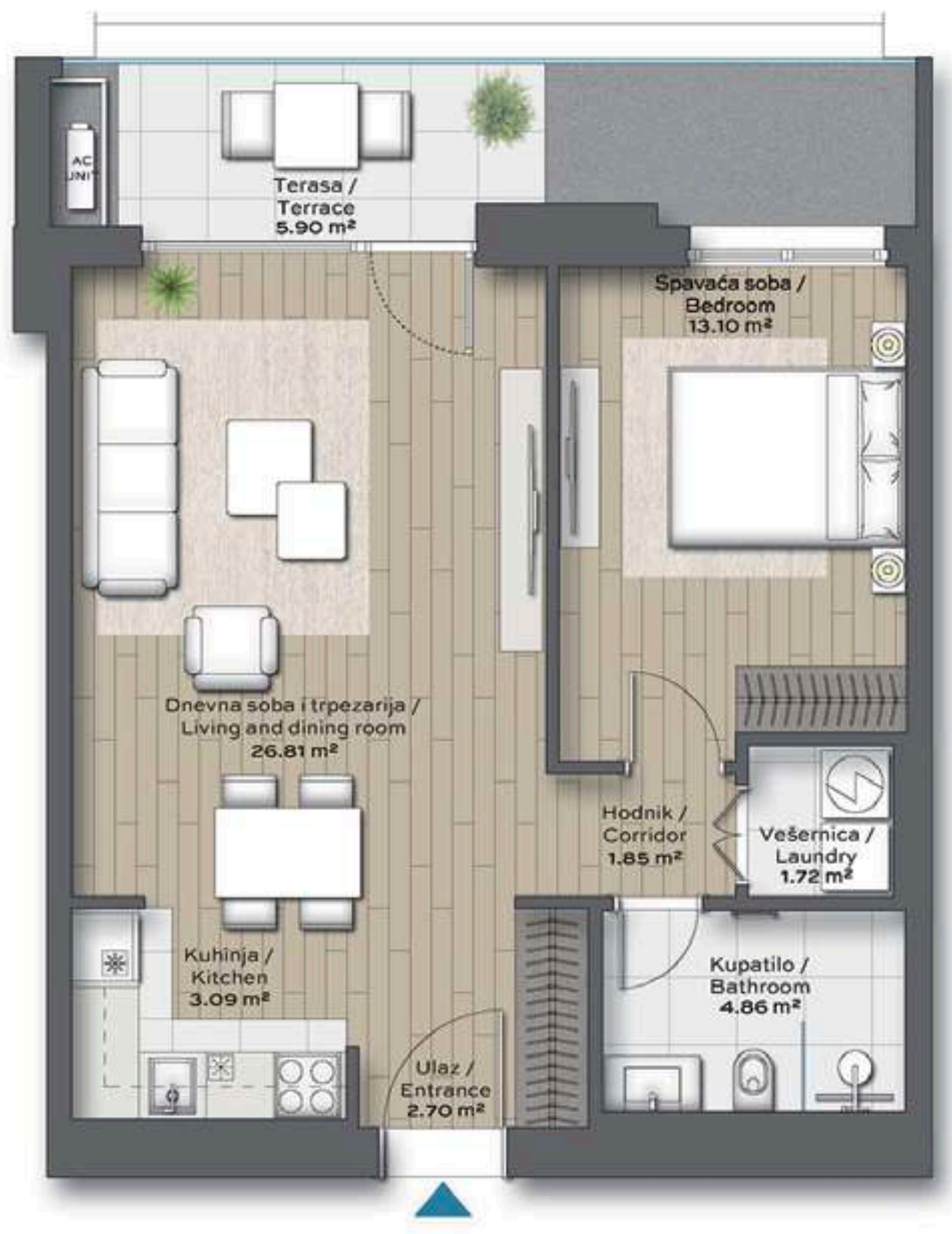
Living in BW Sena means that walking, socializing, and everyday errands blend seamlessly into the environment. Direct access to Sava Promenada and well-designed communal spaces encourages residents to spend time outdoors throughout the year, while a wide selection of services, dining, and recreational options lie just a short stroll away. The result is a harmonious rhythm of life built on clarity, comfort, and ease within a thoughtfully designed architectural setting.





1 BEDROOM
Unit No. 307

Apartment Area	54.13m²
Terrace Area	5.90m²
Total Area	**60.03m²**



LEVEL PLAN

MASTER PLAN

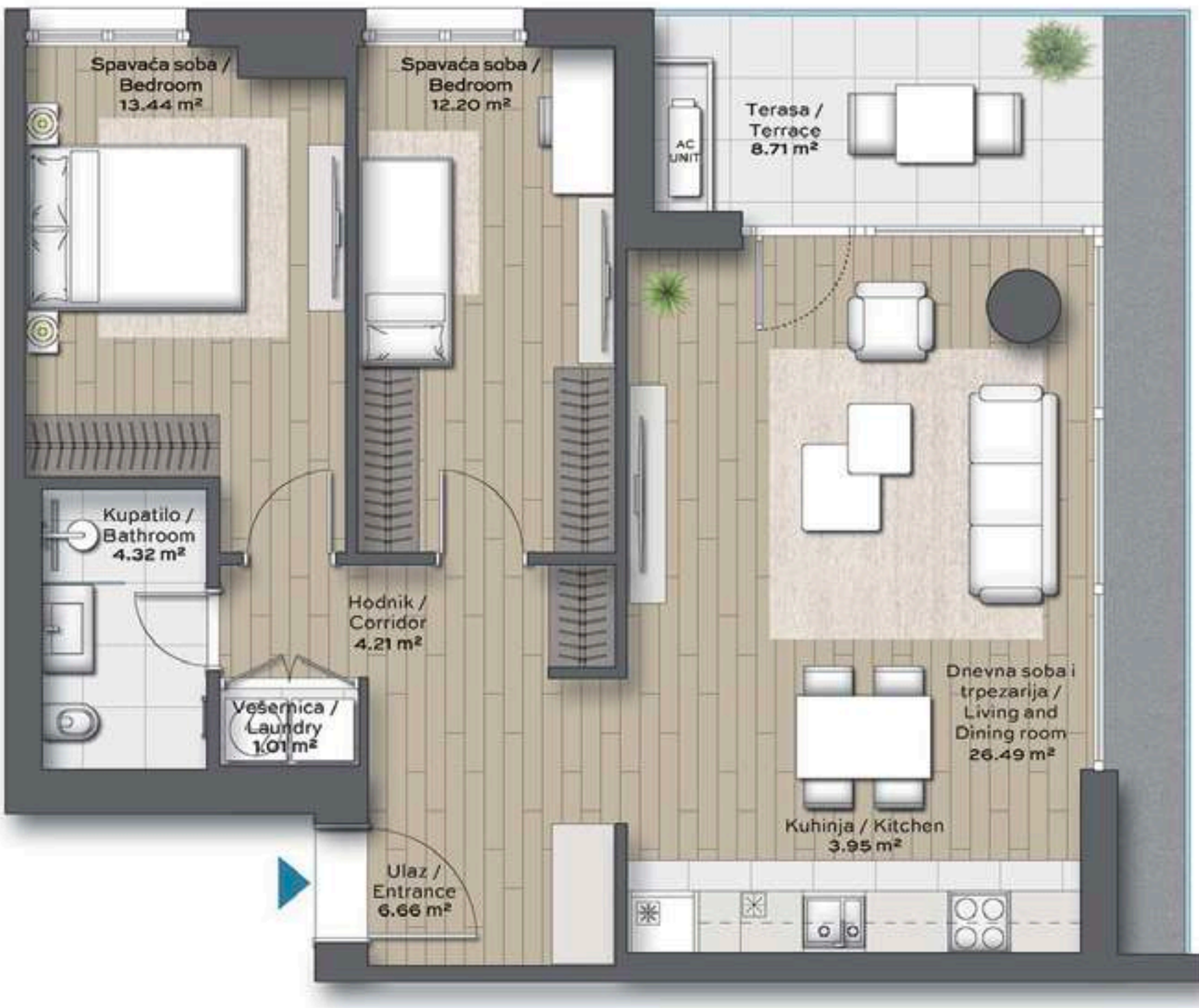


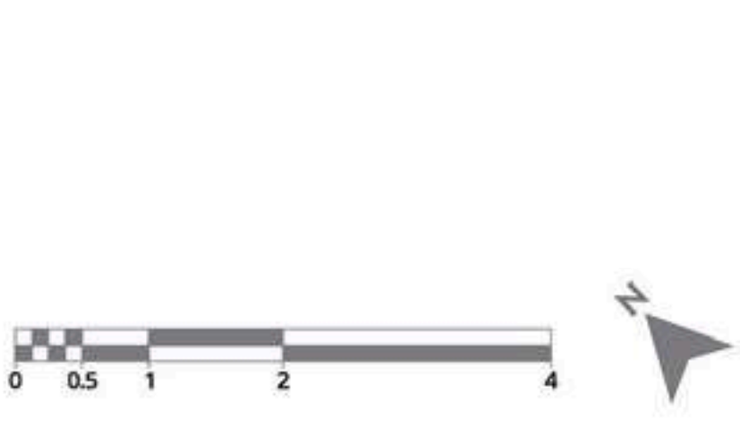
SITE PLAN



1 AND A HALF BEDROOM
Unit No. 405

Apartment Area	72.28m²
Terrace Area	8.71m²
Total Area	**80.99m²**

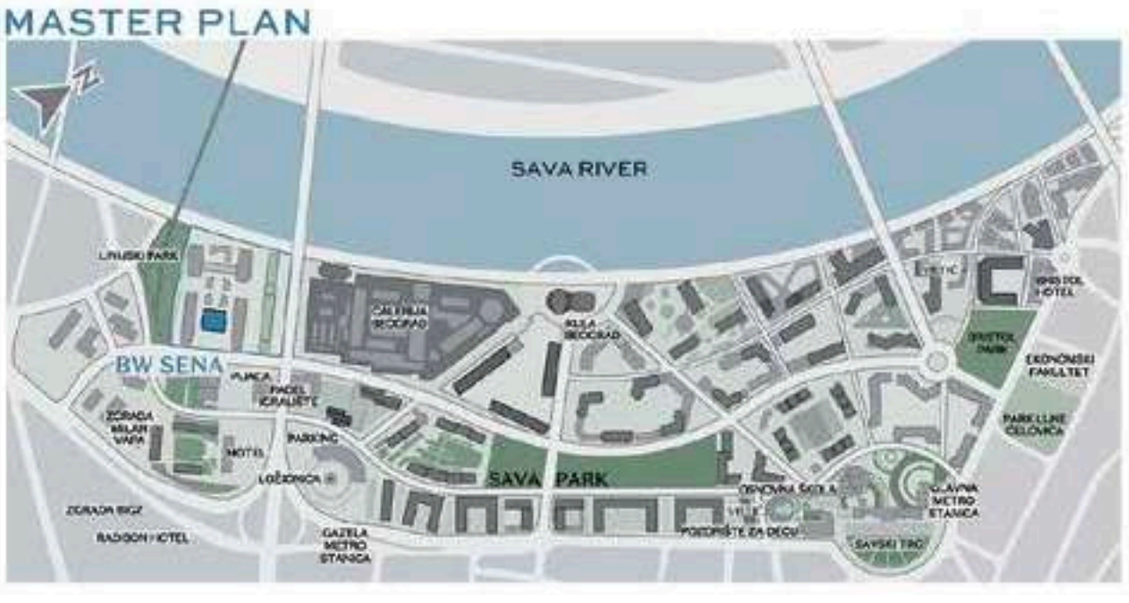




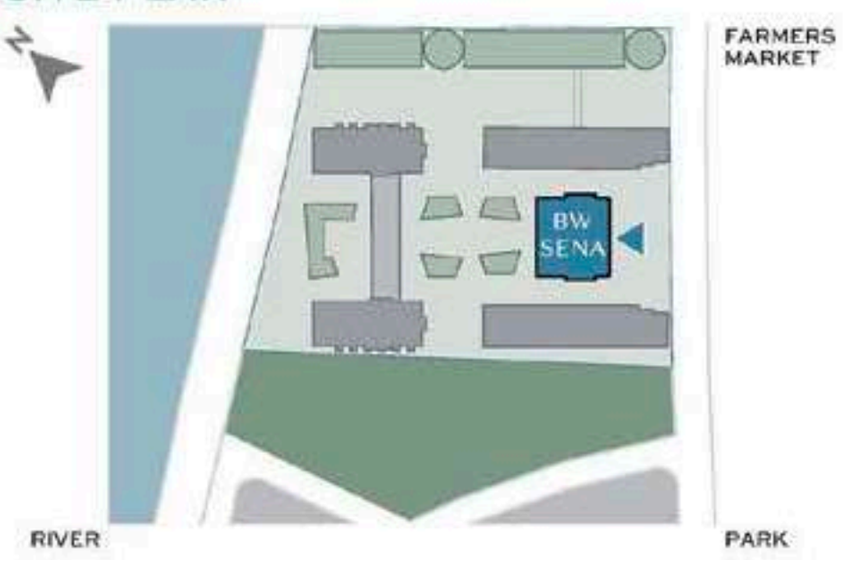
LEVEL PLAN



MASTER PLAN

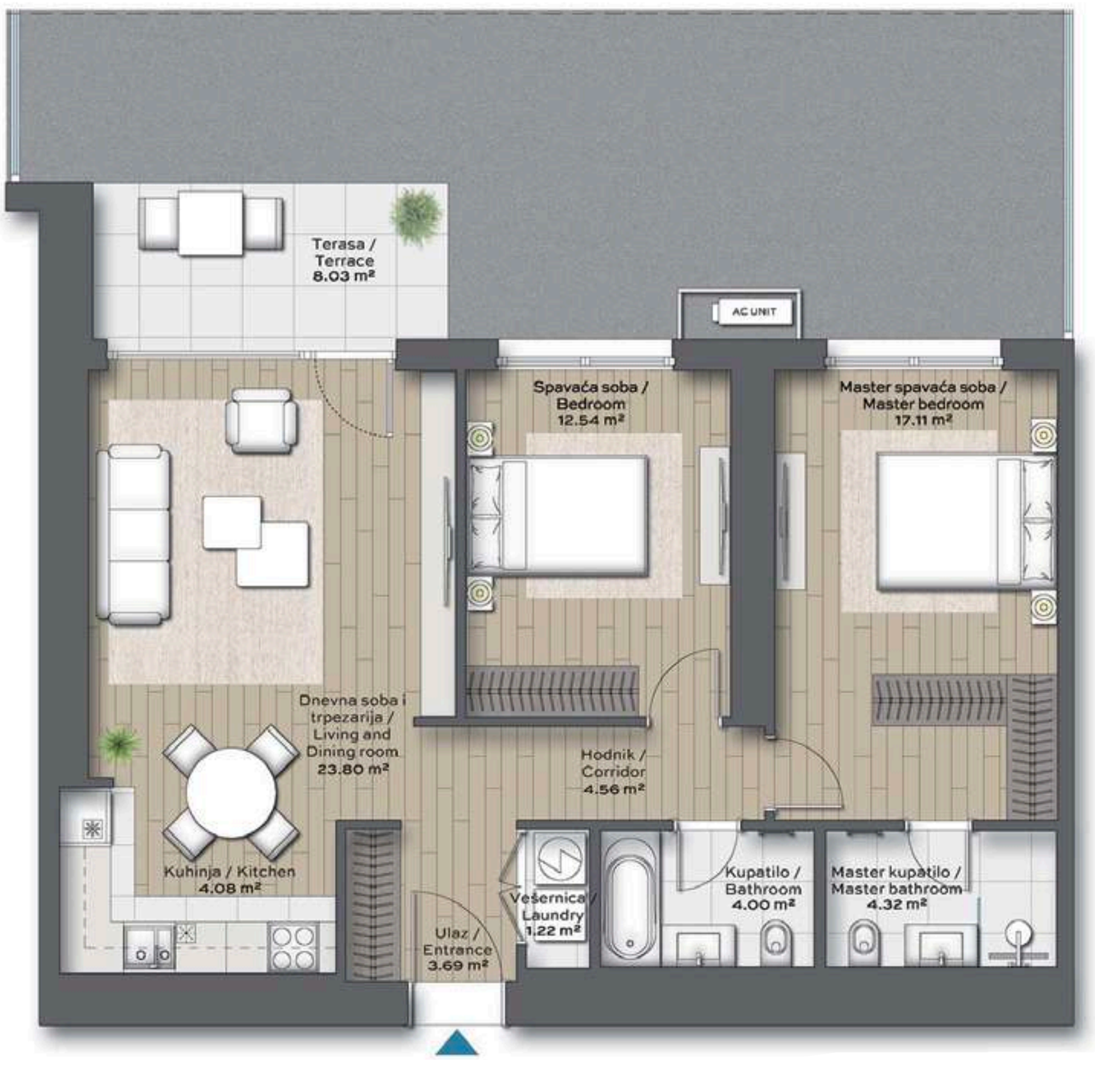


SITE PLAN

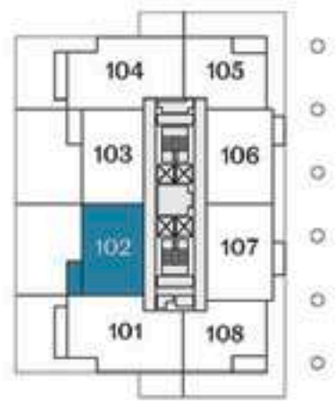


2 BEDROOM
Unit No. 102

Apartment Area	75.32m²
Terrace Area	8.03m²
Total Area	**83.35m²**



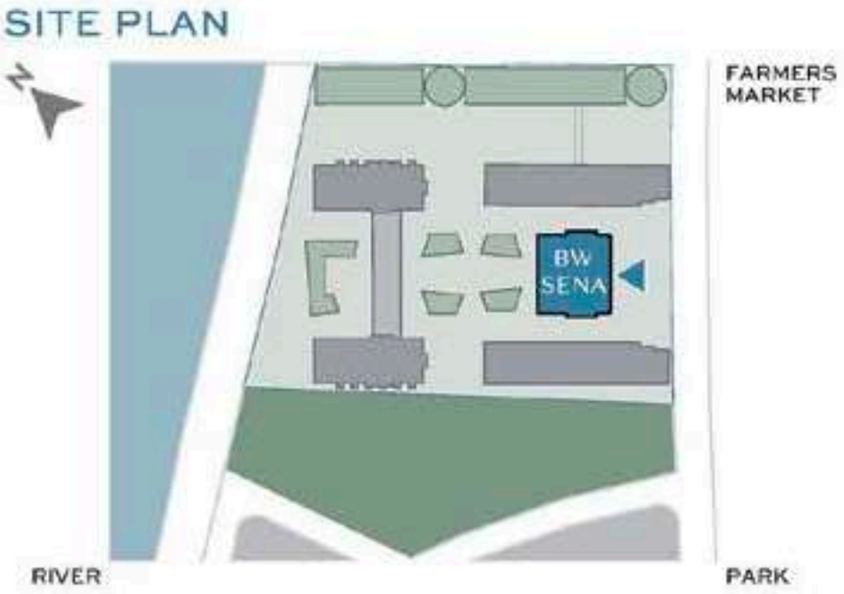
LEVEL PLAN



MASTER PLAN

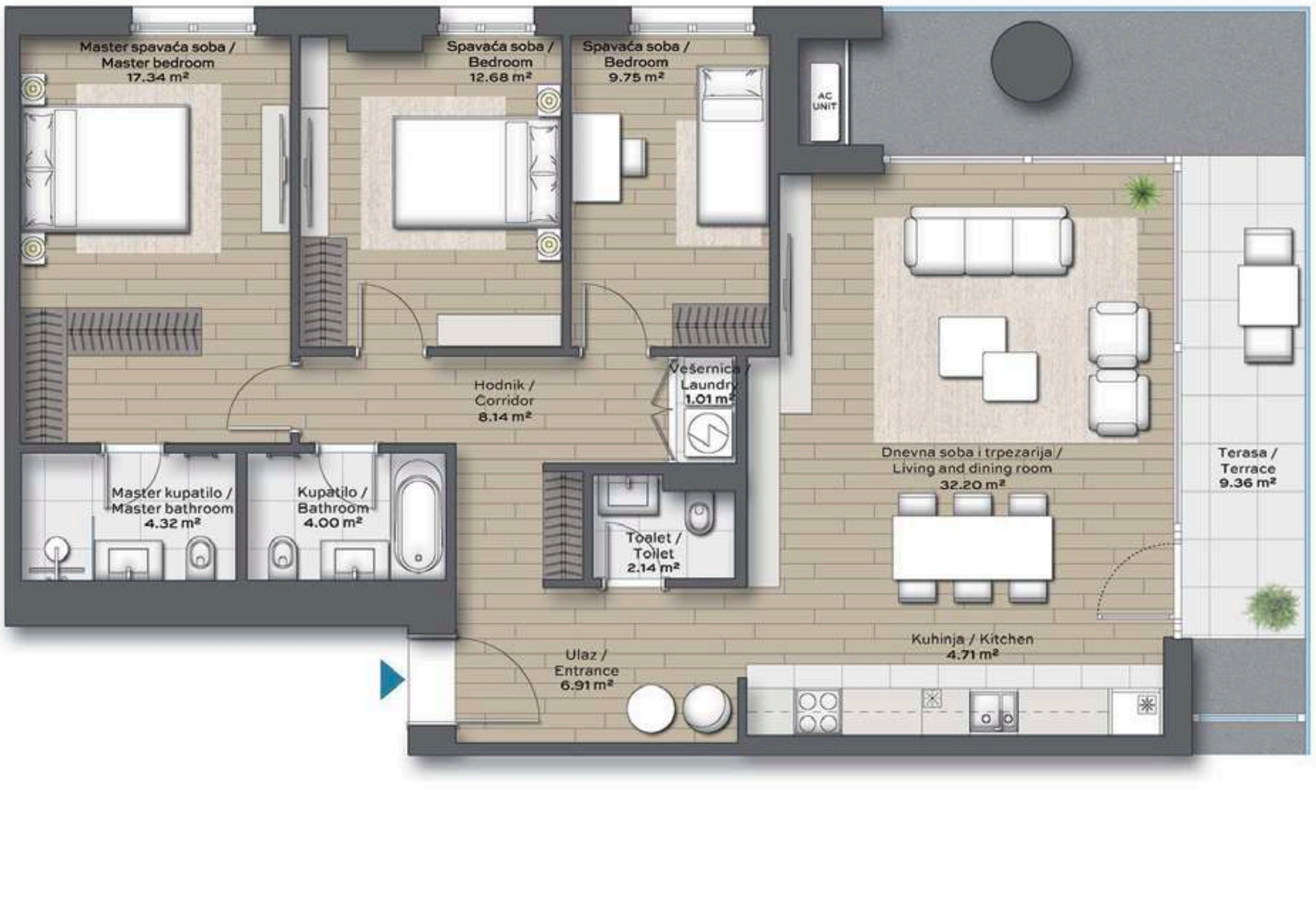


SITE PLAN

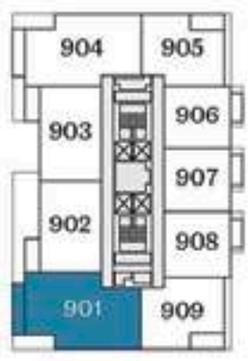


2 AND A HALF BEDROOM
Unit No. 901

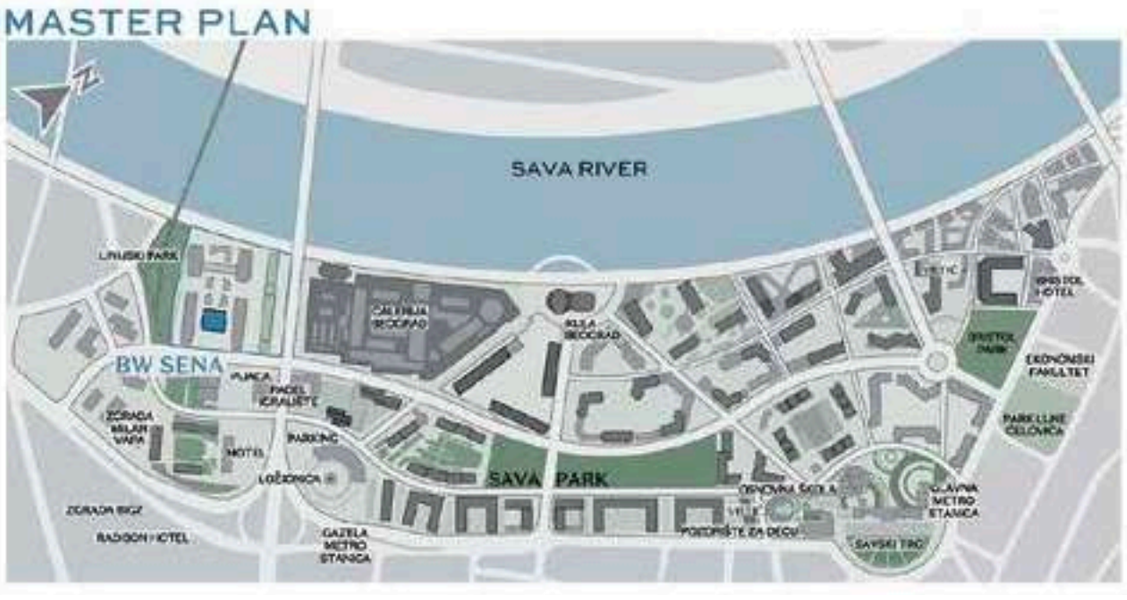
Apartment Area	103.20m²
Terrace Area	9.36m²
Total Area	**112.56m²**



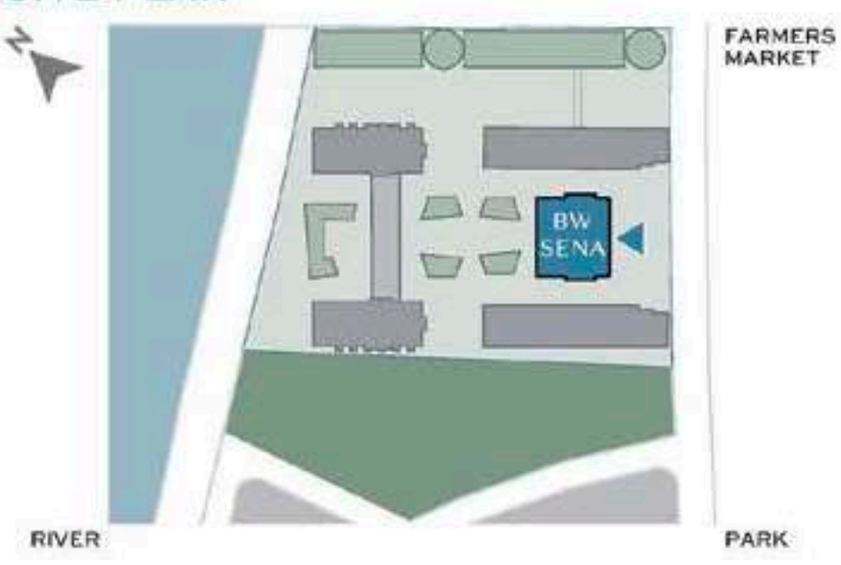
LEVEL PLAN



MASTER PLAN



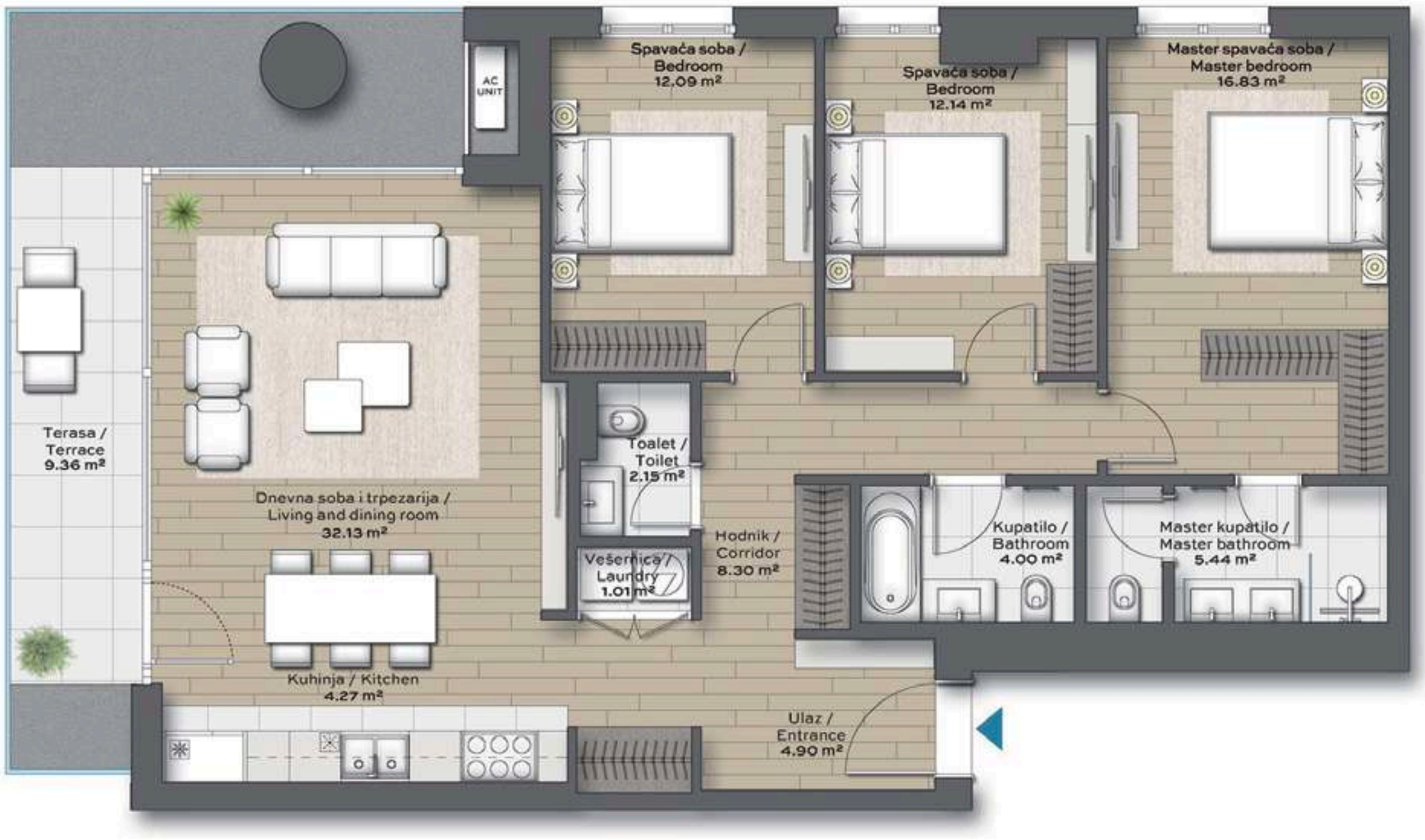
SITE PLAN

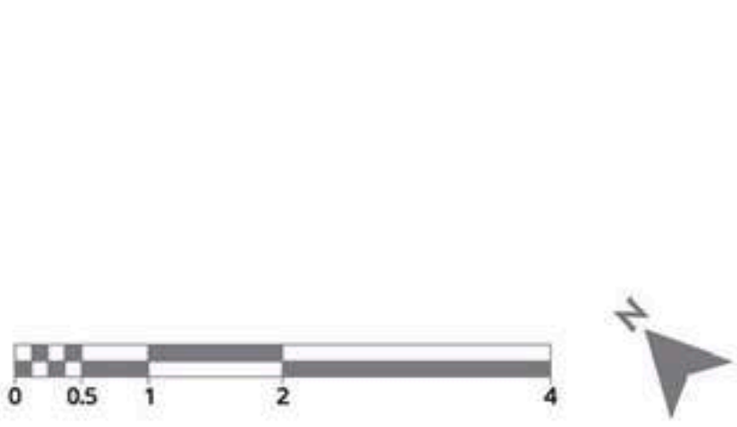




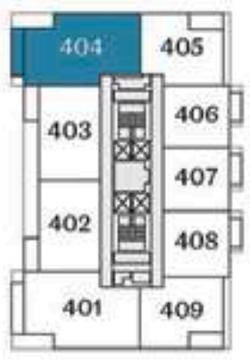
3 BEDROOM
Unit No. 404

Apartment Area	103.26m²
Terrace Area	9.36m²
Total Area	**112.62m²**

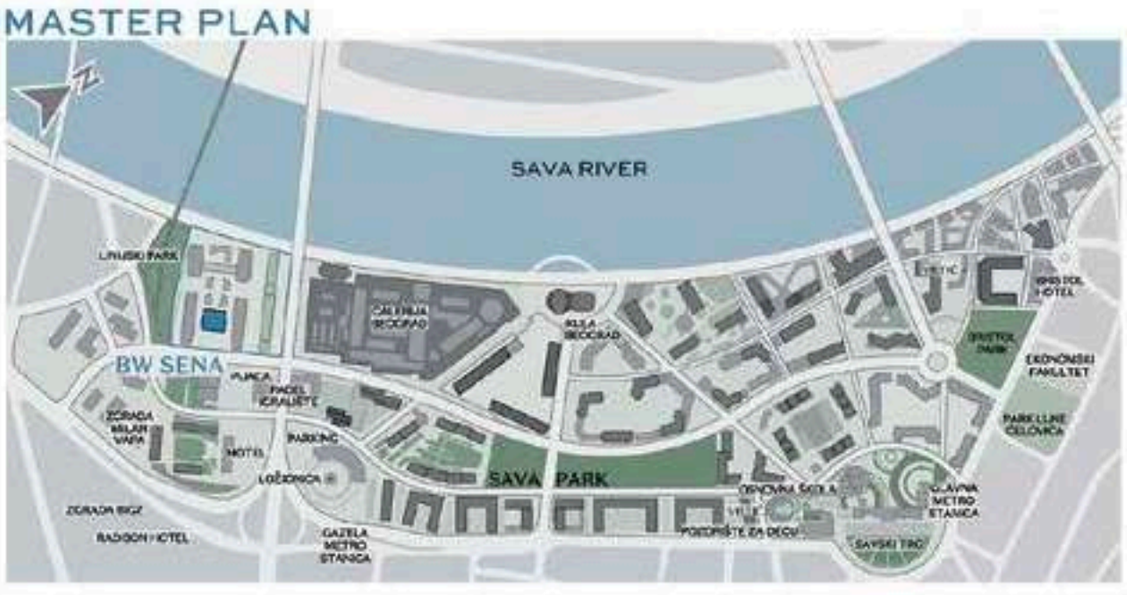




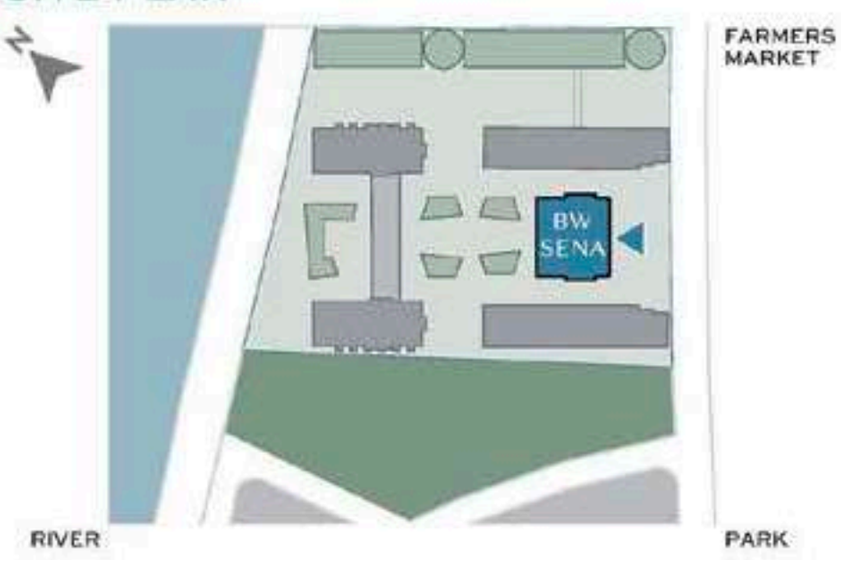
LEVEL PLAN



MASTER PLAN



SITE PLAN

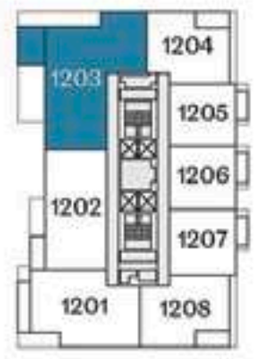


3 AND A HALF BEDROOM
Unit No. 1203

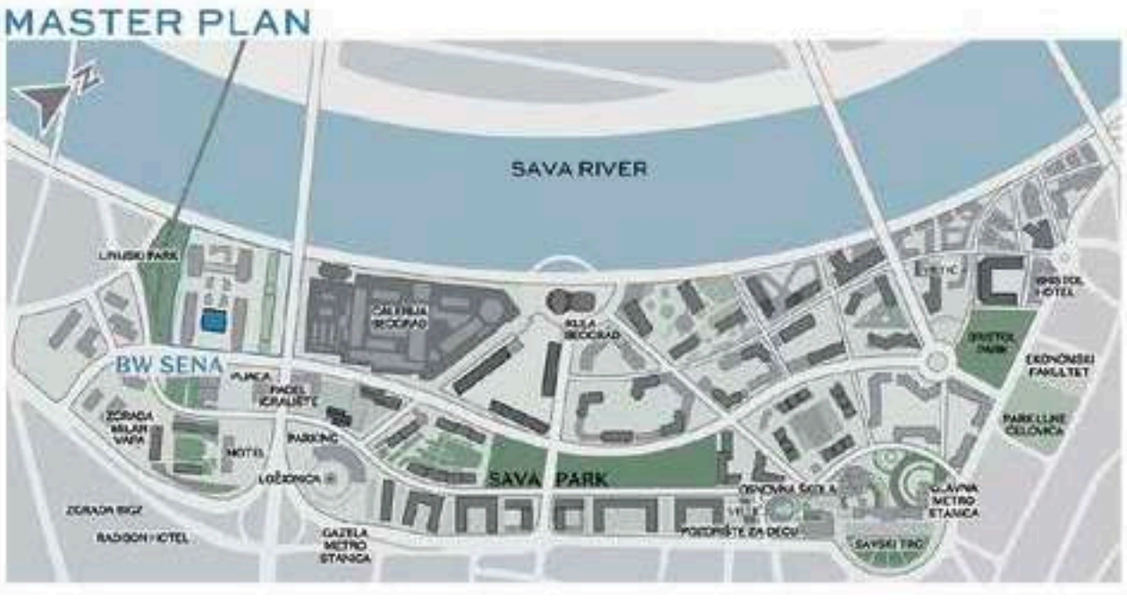
Apartment Area	138.16m²
Terrace Area	16.02m²
Total Area	**154.18m²**



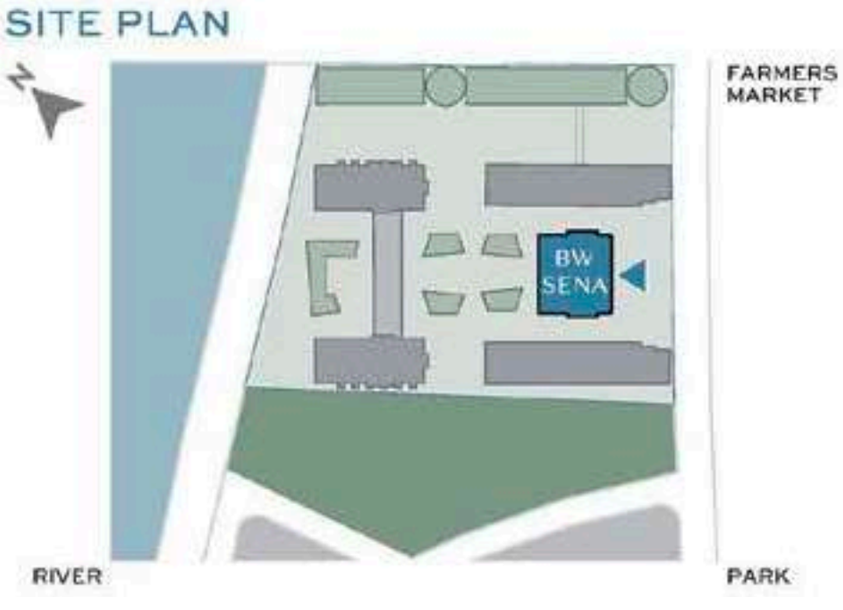
LEVEL PLAN



MASTER PLAN



SITE PLAN

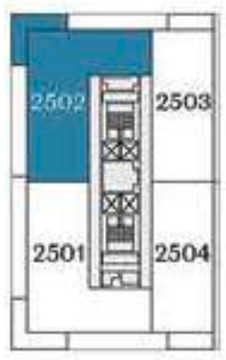


4 BEDROOM
Unit No. 2502

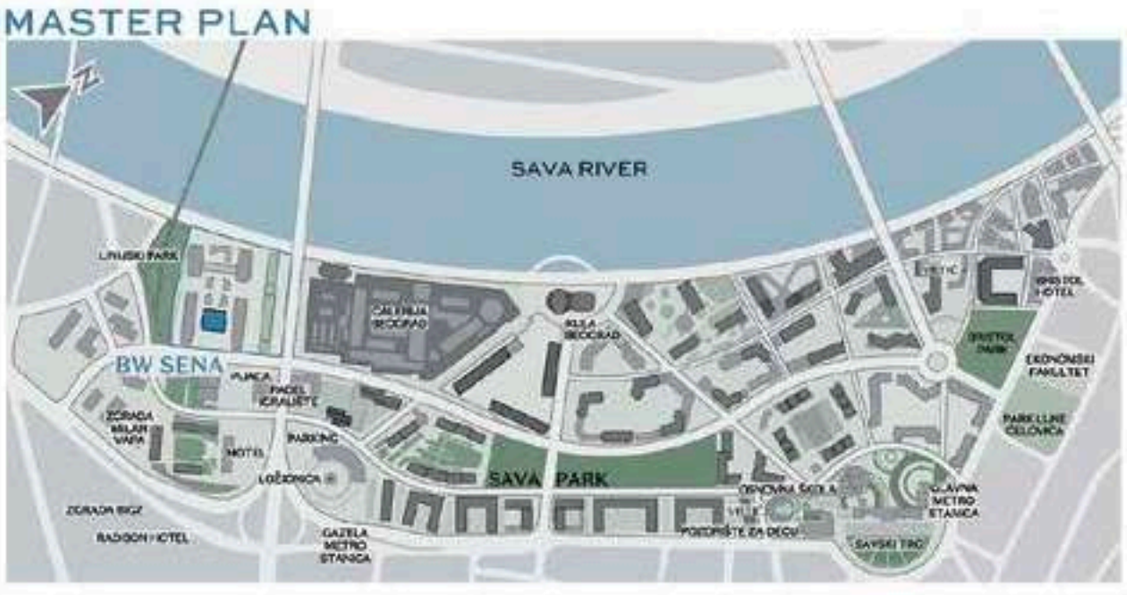
Apartment Area	174.61m²
Terrace Area	21.77m²
Total Area	**196.38m²**



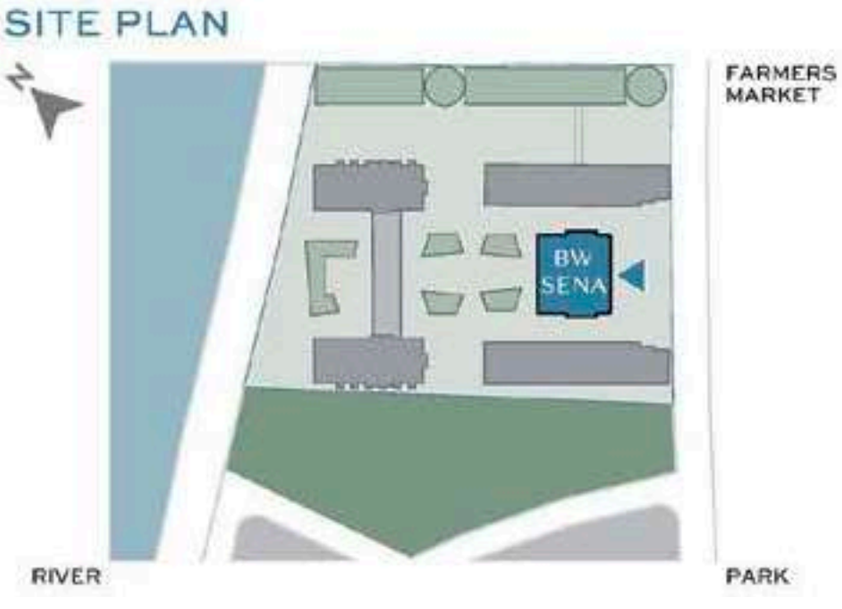
LEVEL PLAN



MASTER PLAN



SITE PLAN



SPECIFICATIONS

ENTRANCE AREA

FLOORS	MULTI-LAYERED WOODEN PARQUET
WALLS	PAINT
CEILING	GYPSUM BOARD FINISHED IN PAINT

LIVING AREA & DINING ROOM

FLOORS	MULTI-LAYERED WOODEN PARQUET
WALLS	PAINT
CEILING	GYPSUM BOARD FINISHED IN PAINT

KITCHEN AREA

FLOORS	PORCELAIN TILES
WALLS	PAINT
CEILING	GYPSUM BOARD FINISHED IN PAINT

BEDROOMS

FLOORS	MULTI-LAYERED WOODEN PARQUET
WALLS	PAINT
CEILING	GYPSUM BOARD FINISHED IN PAINT

LAUNDRY ROOM

FLOORS	PORCELAIN TILES
WALLS	PAINT
CEILING	PAINT

BATHROOM & POWDER ROOM

FLOORS	PORCELAIN TILES
WALLS	PORCELAIN TILES AND PAINT
CEILING	MOISTURE RESISTANT GYPSUM FINISHED IN PAINT
VANITY CABINET	COMPOSITE MATERIAL
VANITY COUNTERTOP	ENGINEERED STONE

DOORS

ENTRANCE	COMPOSITE MATERIAL FINISH
INTERNAL DOORS	COMPOSITE MATERIAL FINISH

OTHER

SANITARYWARE	HIGH QUALITY SANITARY FIXTURES AND FITTINGS
AIR CONDITIONING UNITS	MULTI-SPLIT AC CEILING GRILLS WITH EXTERNAL UNITS ON TERRACES
KITCHEN APPLIANCE	NOT INCLUDED
CUPBOARD, WARDROBE, KITCHEN	NOT INCLUDED
WINDOWS	ALUMINUM FRAME
VENTILATION SYSTEM	VENTILATION PROVIDED FOR KITCHEN AND BATHROOMS

BW BELGRADE WATERFRONT
SERBIA