BELGRADE WATERFRONT

SERBIA

BW AZURA

MARINA

A VISION FOR THE FUTURE

The vision of Mohamed Alabbar, founder and Chairman of Eagle Hills, is reflected in a portfolio of distinctive communities designed to elevate everyday urban living.

Spanning from Croatia to Morocco, these developments bring together exceptional architecture, thoughtful design and a strong sense of place, with nature and culture increasingly shaping the experience of contemporary life.



CITY OF ENERGY AND CHARACTER

At the confluence of the Sava and Danube rivers, Belgrade, the capital of Serbia, occupies a distinctive position at the heart of the region. Rich in heritage and culture, the city is known for its vibrant arts scene, dynamic nightlife and cosmopolitan character.

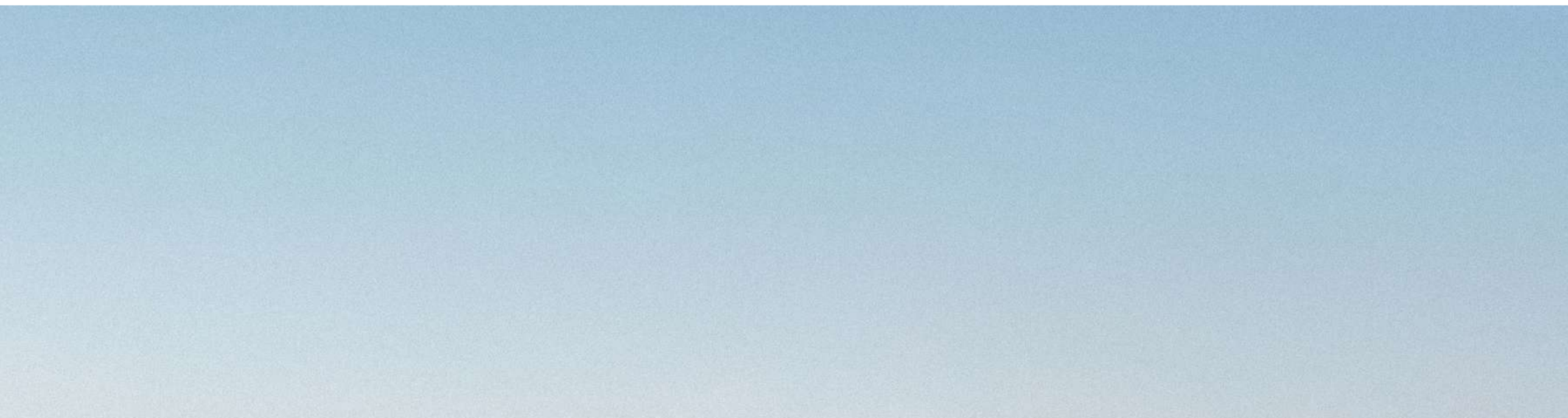
Today, Belgrade is a regional hub for business, finance and urban renewal, attracting a growing international audience. Its welcoming atmosphere, thriving cultural life, restaurants and cafés that come alive throughout the day and night, diverse culinary offering and extensive shopping opportunities all contribute to its enduring appeal.



EUROPE'S NEW BENCHMARK FOR URBAN LIVING

Belgrade Waterfront is transforming the centre of the Serbian capital into a distinctive riverside destination where living, business, culture and leisure come together naturally. Stretching along the Sava River, this exceptional urban district combines contemporary architecture, generous green spaces, residences, retail and hospitality, creating a new environment shaped around the quality of everyday life. Its connection to the river is further enhanced by BW Marina.

At the heart of one of Southeast Europe's most dynamic capitals, Belgrade Waterfront brings a new dimension to contemporary urban living, where nature, culture and city life exist in balance. More than an address, it represents a refined way of life and a new expression of modern Belgrade.





FACTS & FIGURES

4.2 km long
Sava Promenada

Yacht club, marina

142 ha of
prime real estate

World-class hotels

Galerija, the bigest
shopping mall
in the region

Opera, theatres,
museums

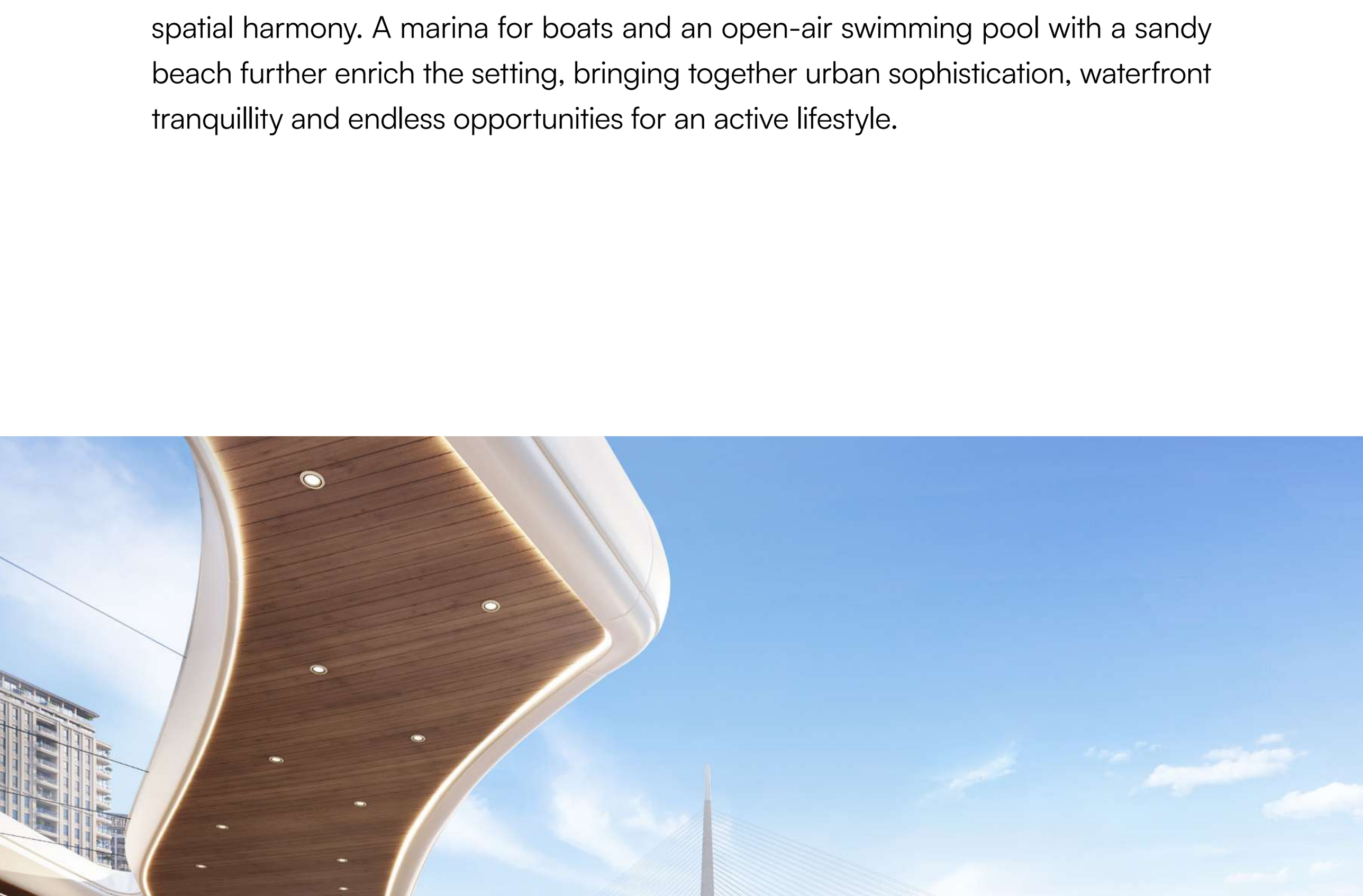
High-end retail
spaces & services

Educational institutions

WHERE THE CALM OF THE RIVER MEETS ACTIVE LIVING

Located on the right bank of the Sava, between Ada Bridge and the revitalised pedestrian bridge, BW Marina introduces a carefully designed new community created to elevate the experience of riverside living. This distinct luxury micro-district is defined by elevated standards, curated amenities and a unique marina lifestyle concept unparalleled in this part of Europe, where open spaces, greenery and contemporary urban living come together around the river.

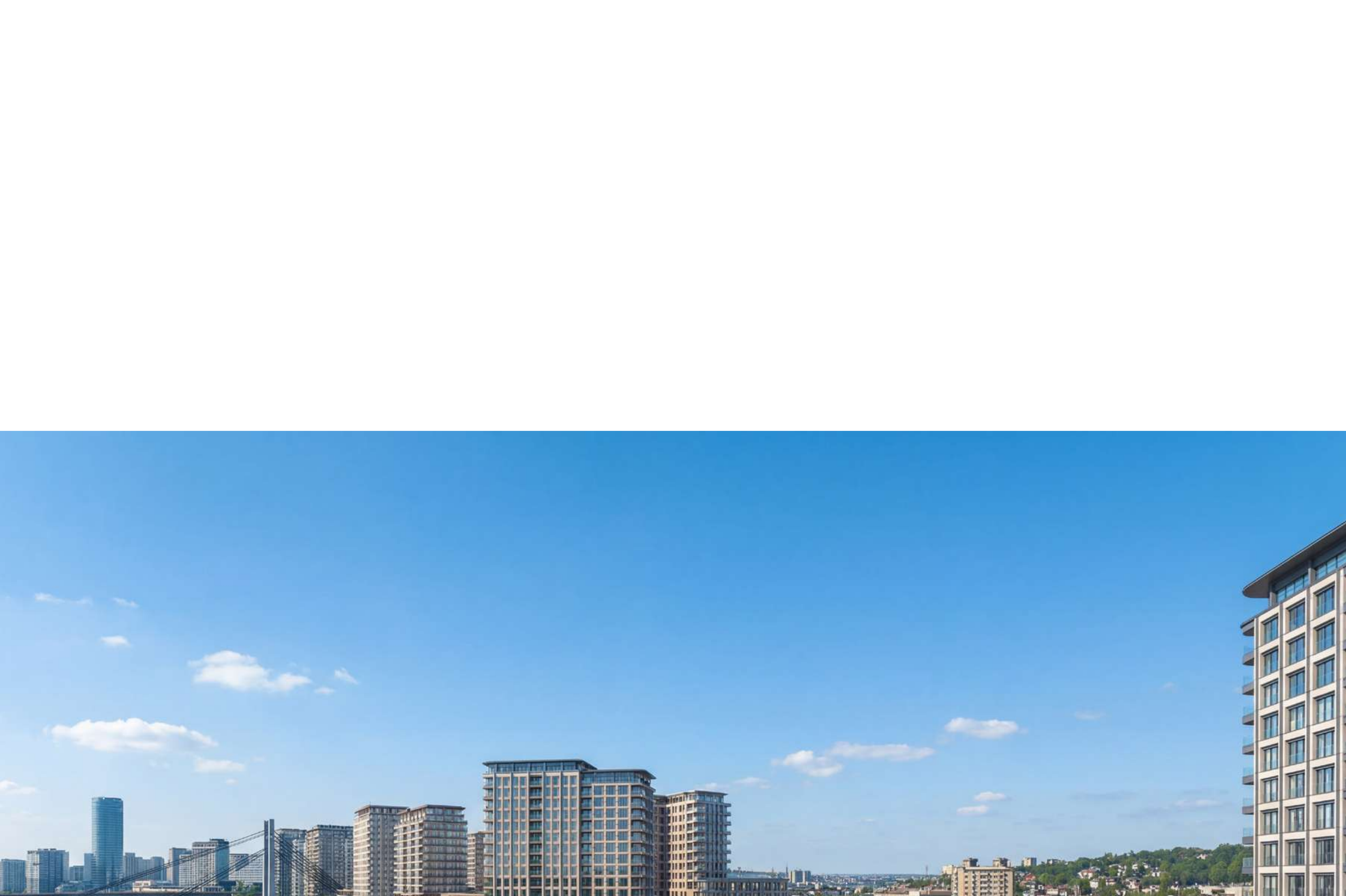
As parks, cultural hubs and new urban landmarks emerge alongside thoughtfully planned infrastructure, the district is taking shape as a place of continuity, order and spatial harmony. A marina for boats and an open-air swimming pool with a sandy beach further enrich the setting, bringing together urban sophistication, waterfront tranquillity and endless opportunities for an active lifestyle.





A WORLD OF EXCEPTIONAL AMENITIES WITHIN REACH

Set within BW Marina, BW Azura enjoys a privileged setting with exceptional connectivity to the rest of the city. A metro station, excellent road links via Gazela and Ada Bridge, and a future pedestrian bridge connecting directly to New Belgrade provide seamless connectivity, while educational, healthcare and cultural facilities, as well as Ada Ciganlija, Belgrade's largest sports and recreation zone, are all close by. The district's most distinguished cultural landmark is the iconic Hall 1, a protected architectural monument renowned for its remarkable 109-metre circular span, the largest of its kind in the world when completed in 1957, which is set to become a future opera house.



KULA BELGRADE

GALERIJA

GASTRO PIJAC

LINEAR PARK

PEDESTRIAN BRIDGE

NIKOLA TESLA MUSEUM

BW AZURA MARINA

YACHT CLUB

OPERA

MARINA



A DISTINCTIVE WATERFRONT ADDRESS

Positioned in the second row to the Sava River, along the Sava Promenada and the new boulevard, BW Azura enjoys a privileged setting within BW Marina. The 17-storey residential building offers 243 thoughtfully designed apartments, ranging from one-bedroom to four-and-a-half-bedroom residences, as well as exclusive four and a half bedroom penthouses.




Aurelia

A NATURAL EXTENSION OF HOME

The landscaped inner courtyard at BW Azura is designed as a peaceful and carefully considered space for relaxation and time spent outdoors. Surrounded by expansive green areas, it offers residents a tranquil retreat from the pace of the city, with greenery and open spaces creating a strong sense of calm and connection to nature.

The courtyard opens directly onto the new park and Sava Promenada, creating a seamless flow between the private residential setting and the wider waterfront landscape, encouraging outdoor living and movement while creating a harmonious relationship between the architecture, the park and the riverfront.



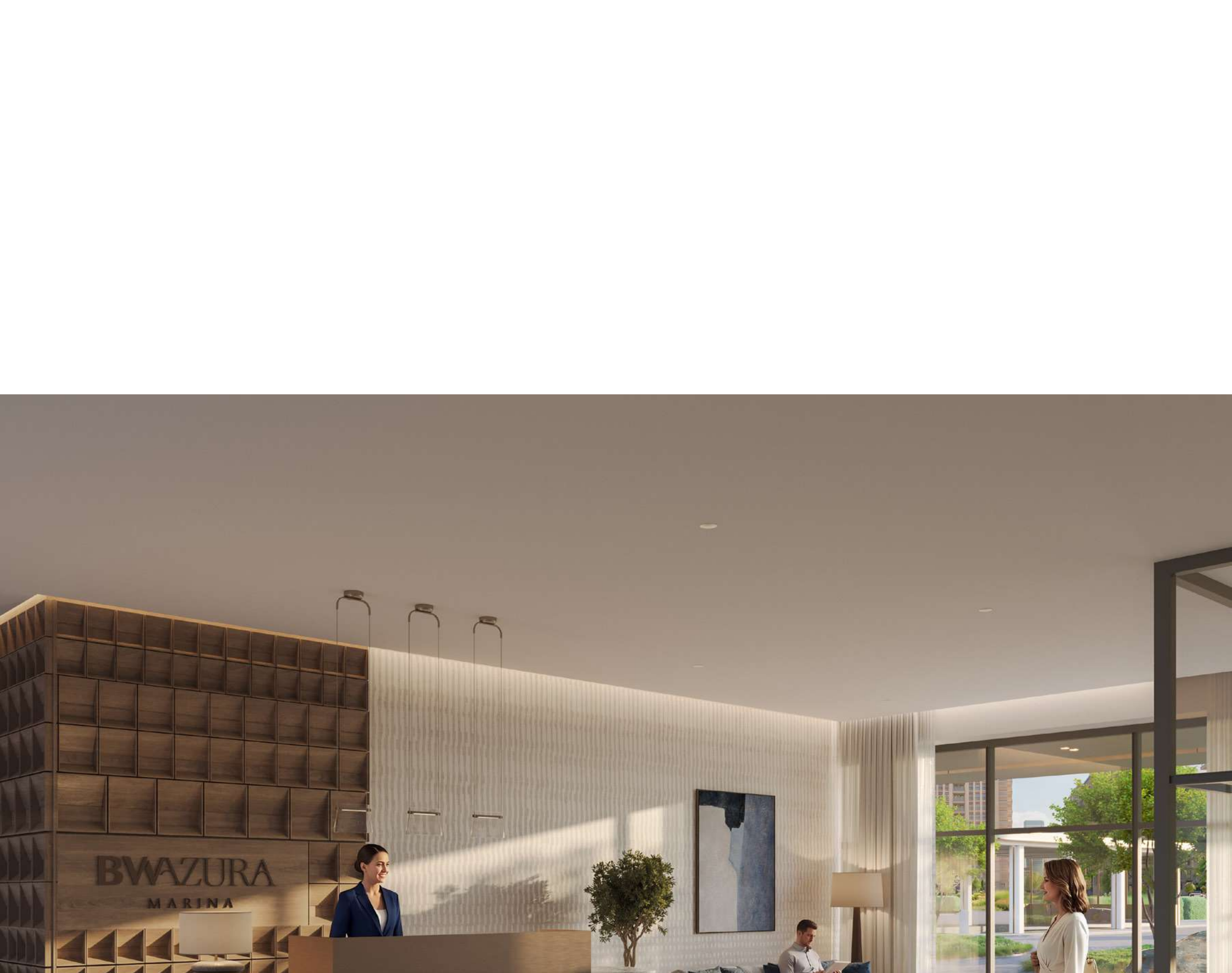




LOBBY & RESIDENT EXPERIENCE

As you enter BW Azura, a grand entrance lobby with reception desk creates an elegant and welcoming first impression. 24/7 security and controlled access provide comfort and peace of mind, while a dedicated mailbox area and private drop-off zone ensure a seamless arrival experience.

Designed with everyday convenience in mind, BW Azura also features a pet station, dedicated baby stroller room, providing practical support for the needs of modern residents.





QUALITY IN EVERY DETAIL

Each apartment is designed around comfort, functionality and effortless everyday living. An open-plan kitchen concept creates a natural connection between the living spaces, while living areas and bedrooms feature multi-layer natural wood parquet flooring. Bathrooms, laundry rooms and terraces are finished with premium granite ceramic tiles, selected for their durability and refined contemporary aesthetic.

High-quality sanitaryware from renowned manufacturers complements the bathrooms, with walk-in glass shower cabins in every apartment. Custom composite vanity cabinets add a refined finishing touch, combining practical functionality with a clean, contemporary aesthetic.




NEOM



FRAMED BY EXCEPTIONAL VIEWS

Designed to bring natural light and the surrounding city into everyday life, the apartments feature spacious living areas and expansive glazing that create bright, open interiors, with the open-plan kitchen, dining and living spaces creating a sense of continuity and openness.

Each apartment features a balcony or terrace, extending the living space outdoors and opening up spectacular views across the landscaped inner courtyard, the Sava River and Sava Promenada, towards New Belgrade and the Belgrade Eye panoramic ferris wheel. Views also extend towards Halls 2 and 3, now being transformed into educational, healthcare and cultural facilities.





THE ART OF LIVING BY THE WATER

Inspired by the world's most renowned marinas, the Yacht Club at BW Marina creates a sophisticated focal point at the heart of the waterfront. With a spacious outdoor pool, riverside lounging areas, exceptional gastronomy and inviting spaces for socialising, it brings together relaxation, leisure and a distinctive sense of place. Whether arriving by boat or simply drawn to the atmosphere of the riverfront, residents and guests can enjoy a refined setting where the energy of the city meets the tranquillity of the Sava.





A BEACH OASIS BY THE SAVA

At the heart of the Yacht Club, a spacious infinity pool stretches towards the Sava, complemented by a distinctive sandy beach that brings a true resort atmosphere to the riverfront. Comfortable sunbeds and riverside lounging areas complete the setting, creating an inviting place to unwind, enjoy the sun and take in the views. From leisurely mornings and afternoons by the pool to sunset drinks overlooking the river, every moment offers an opportunity to slow down and enjoy a more effortless way of life.





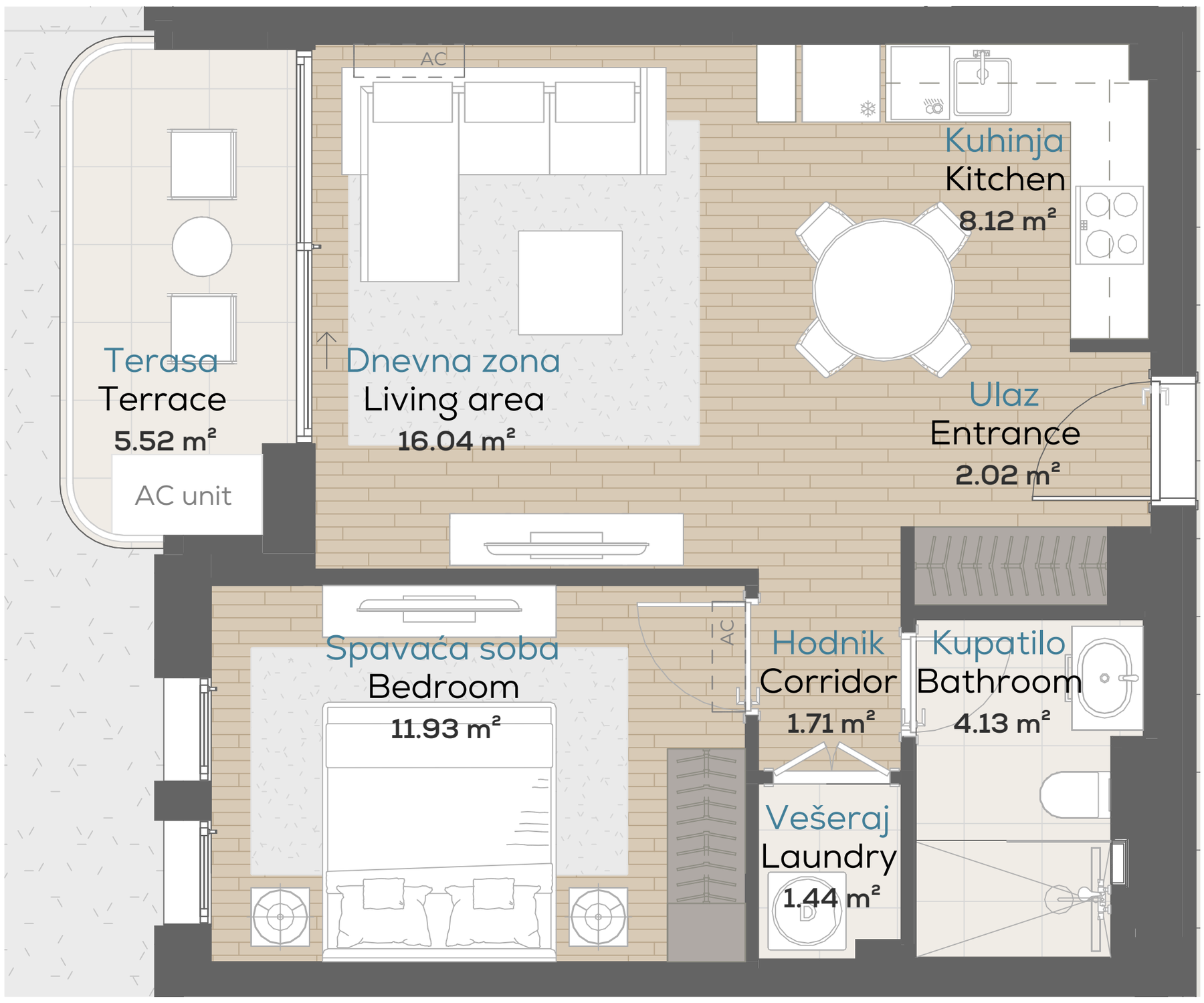


FLOOR PLANS

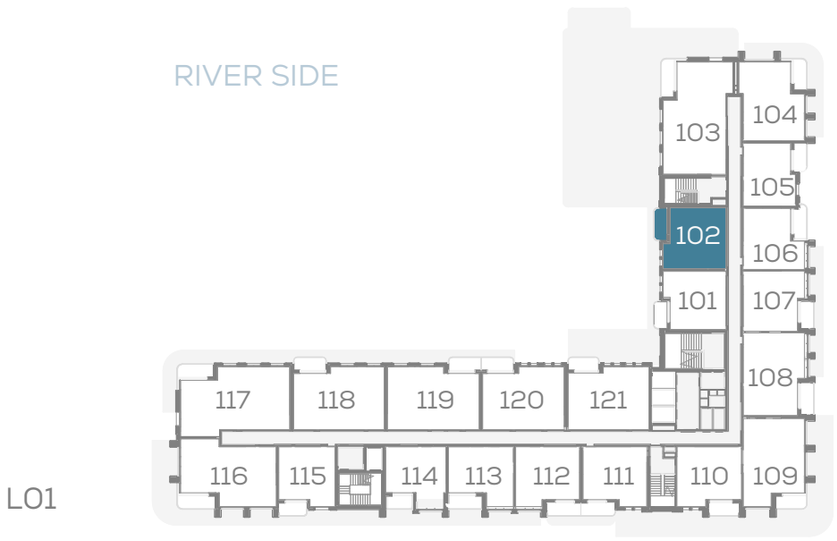
POVRŠINE (AREAS)

Površina stana (Apartment area)	**45.39 m²**
Površina terase (Terrace area)	**5.52 m²**
Ukupna površina (Total area)	**50.91 m²**

One Bedroom	
Broj stana (Unit number)	**102**

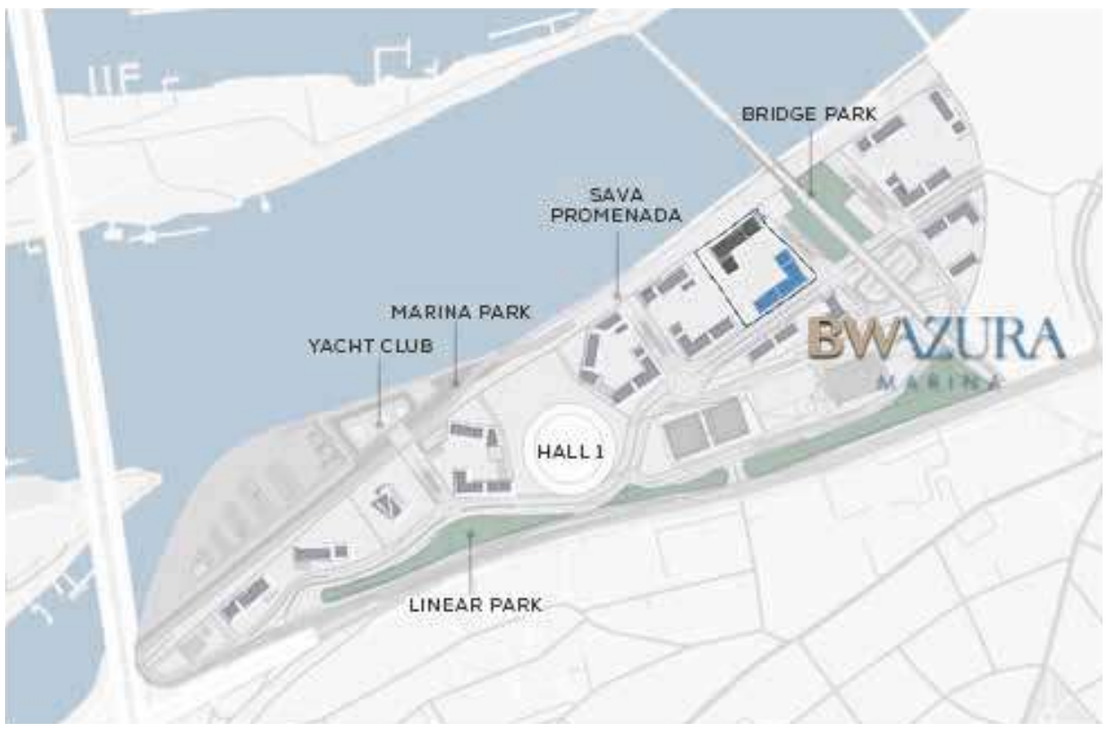


LEVEL PLAN

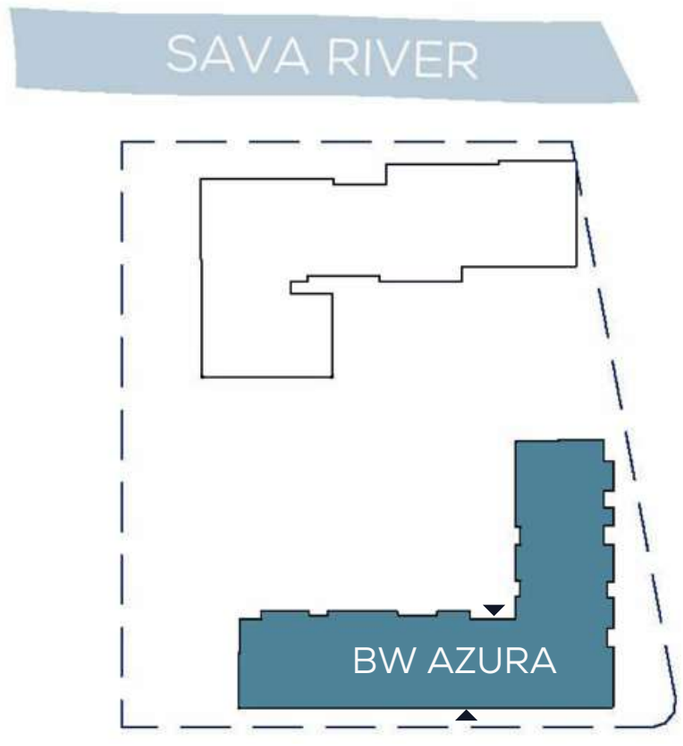


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MASTER PLAN



SITE PLAN



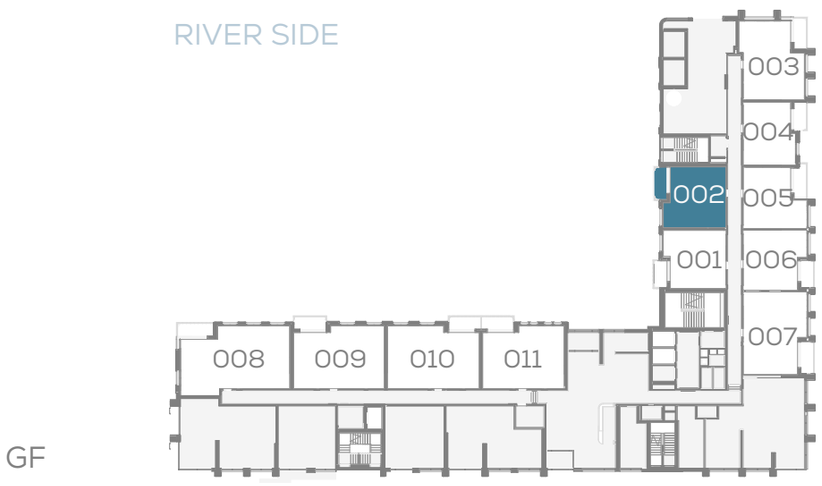
POVRŠINE (AREAS)

Površina stana (Apartment area)	**45.39 m²**
Površina terase (Terrace area)	**5.29 m²**
Ukupna površina (Total area)	**50.68 m²**

One Bedroom	
Broj stana (Unit number)	**002**



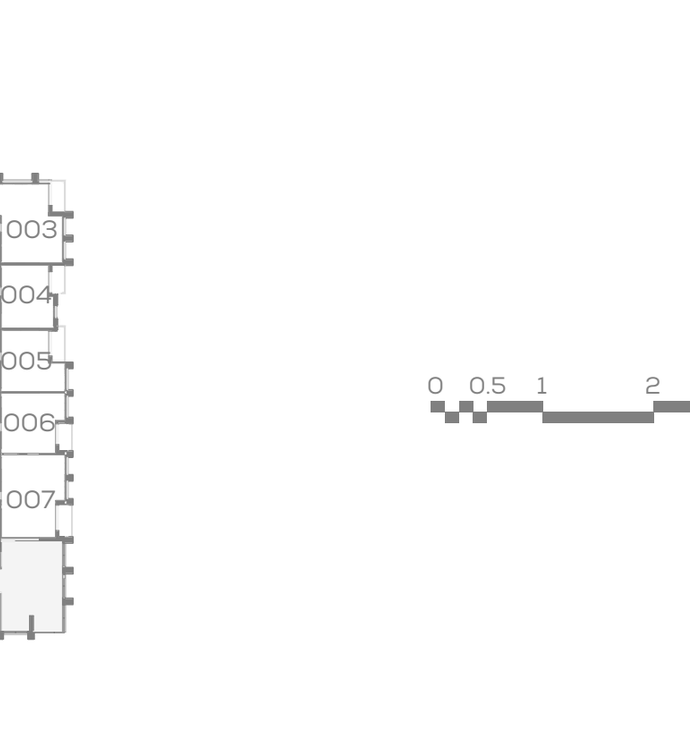
LEVEL PLAN



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MASTER PLAN

SITE PLAN





POVRŠINE (AREAS)

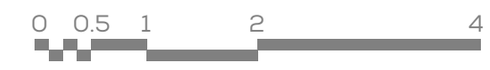
Površina stana (Apartment area)	**56.80 m²**
Površina terase (Terrace area)	**5.28 m²**
Ukupna površina (Total area)	**62.08 m²**

One and a Half Bedroom	
Broj stana (Unit number)	**604**

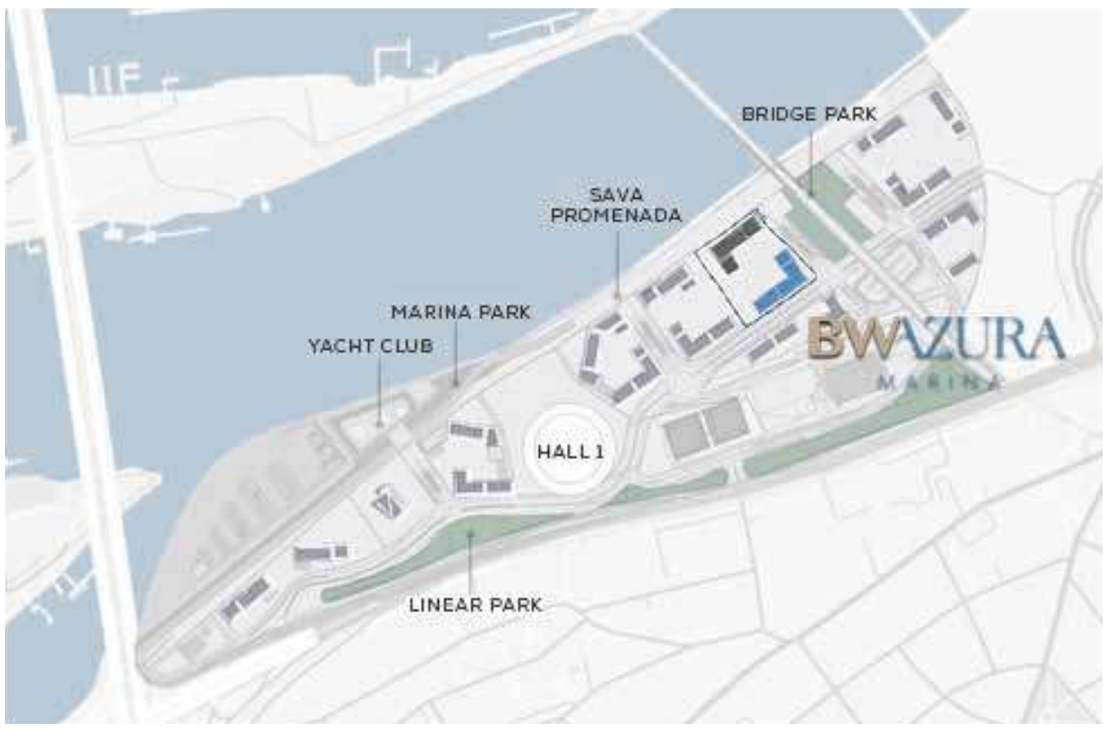


LEVEL PLAN

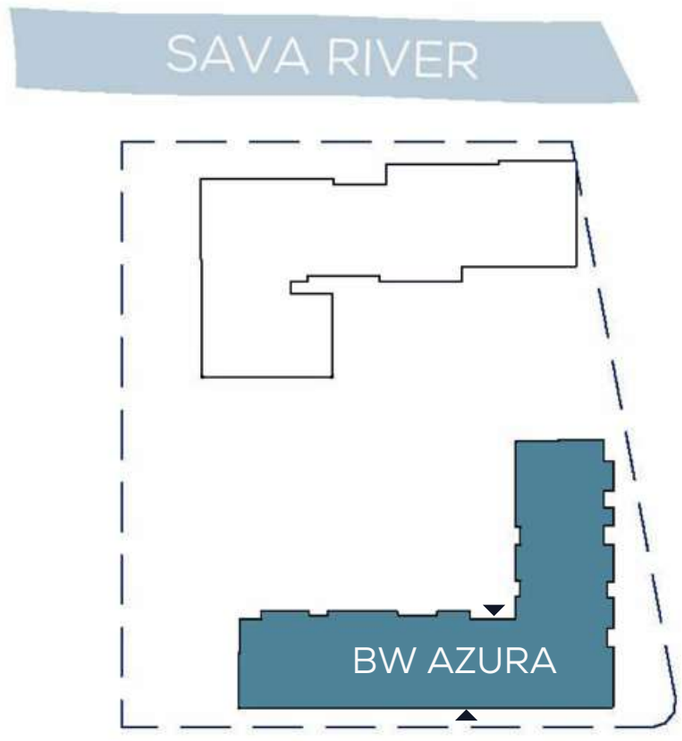




MASTER PLAN



SITE PLAN



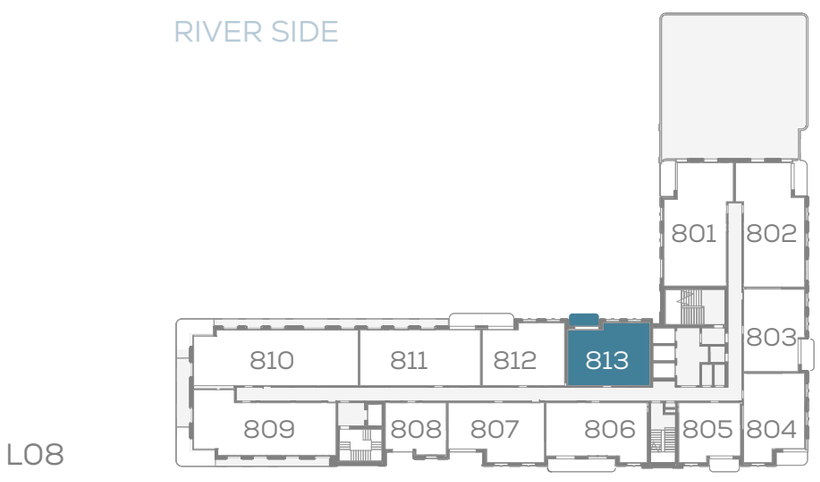
POVRŠINE (AREAS)

Površina stana (Apartment area)	**60.22 m²**
Površina terase (Terrace area)	**5.15 m²**
Ukupna površina (Total area)	**65.37 m²**

One and a Half Bedroom	
Broj stana (Unit number)	**813**

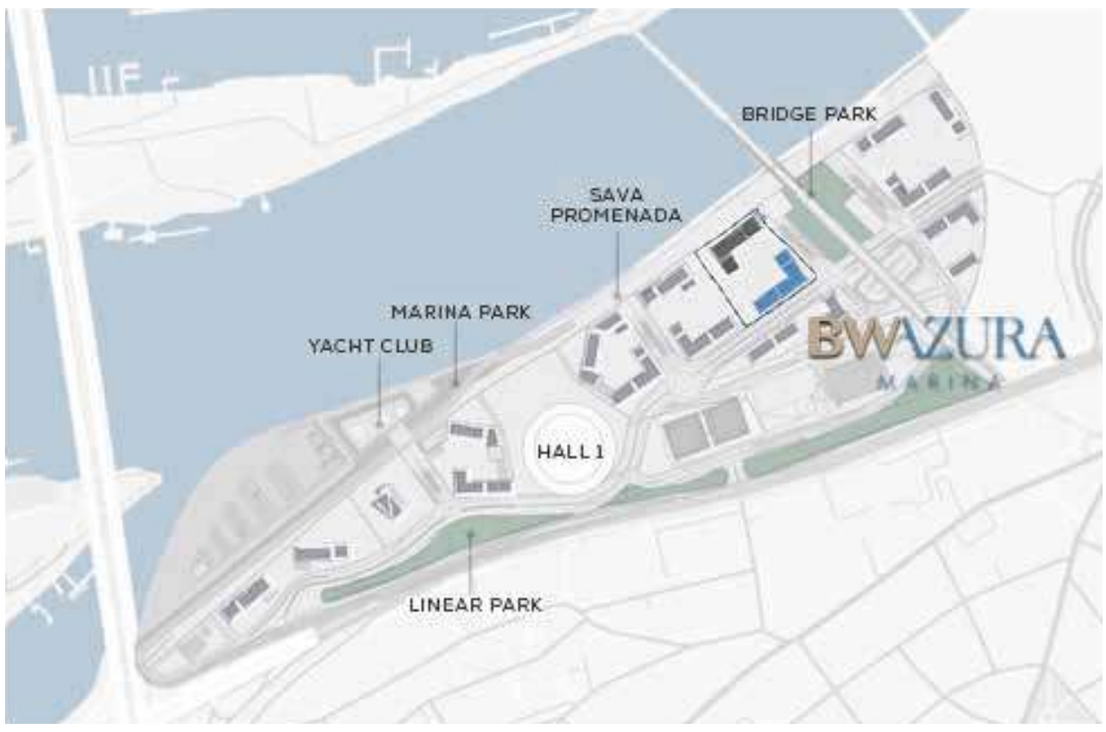


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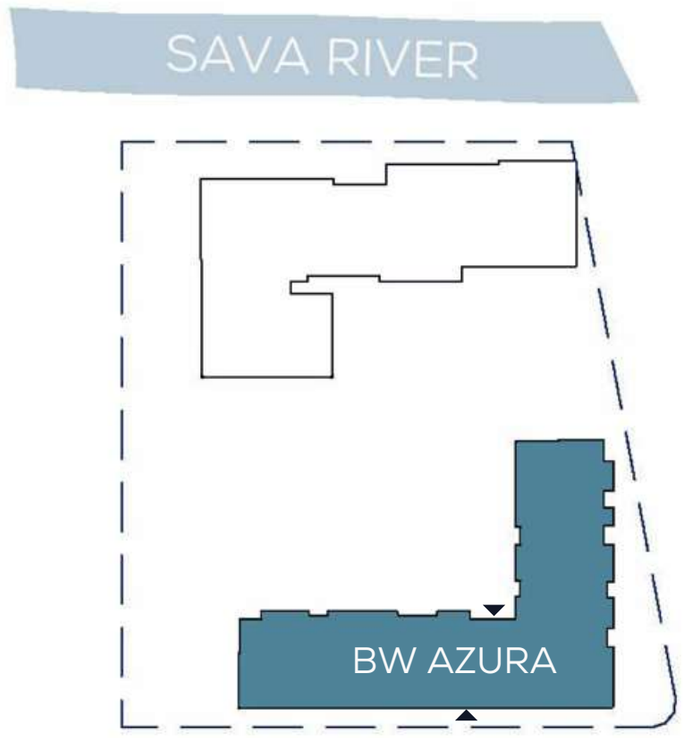




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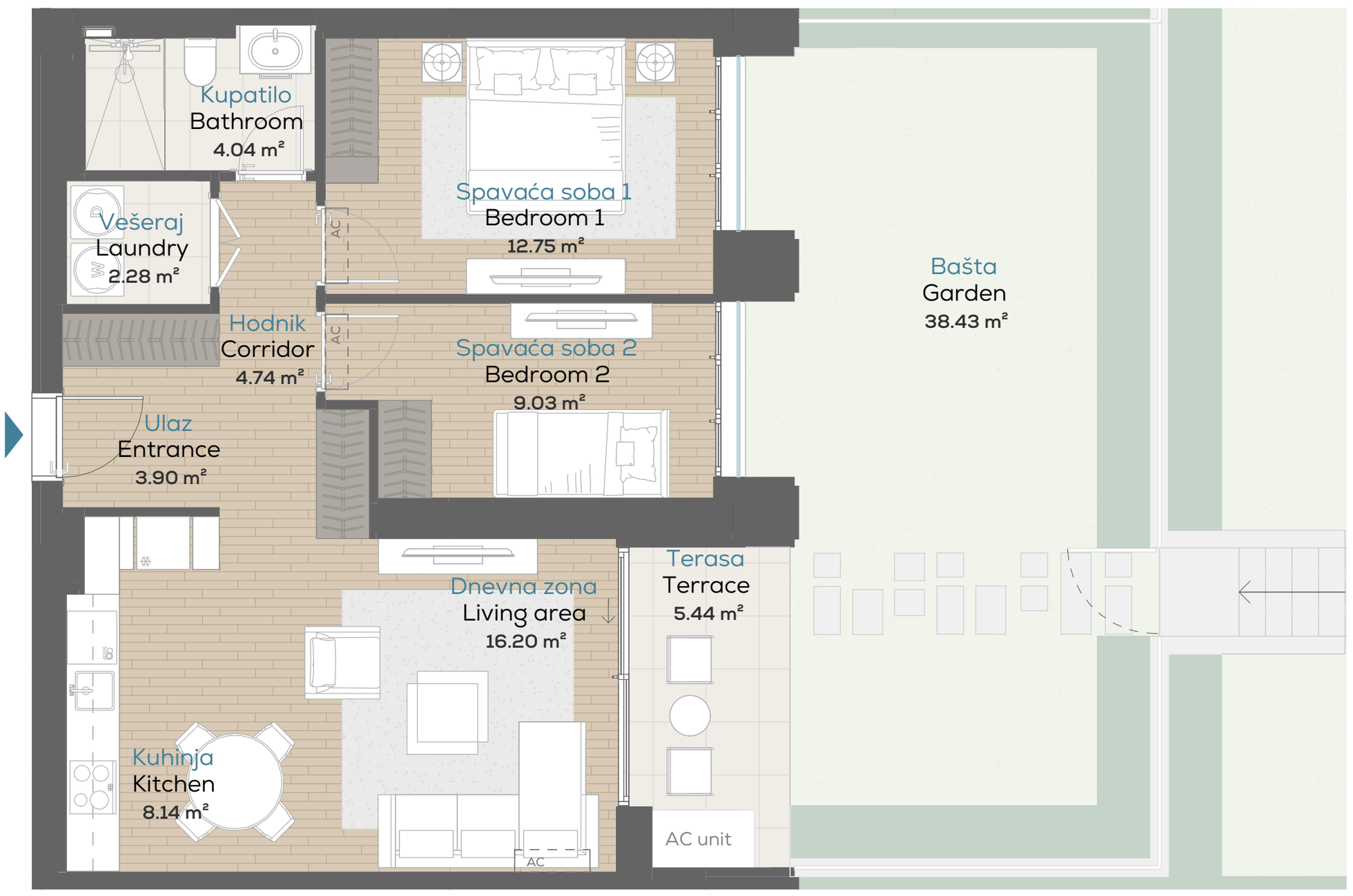
SITE PLAN



POVRŠINE (AREAS)

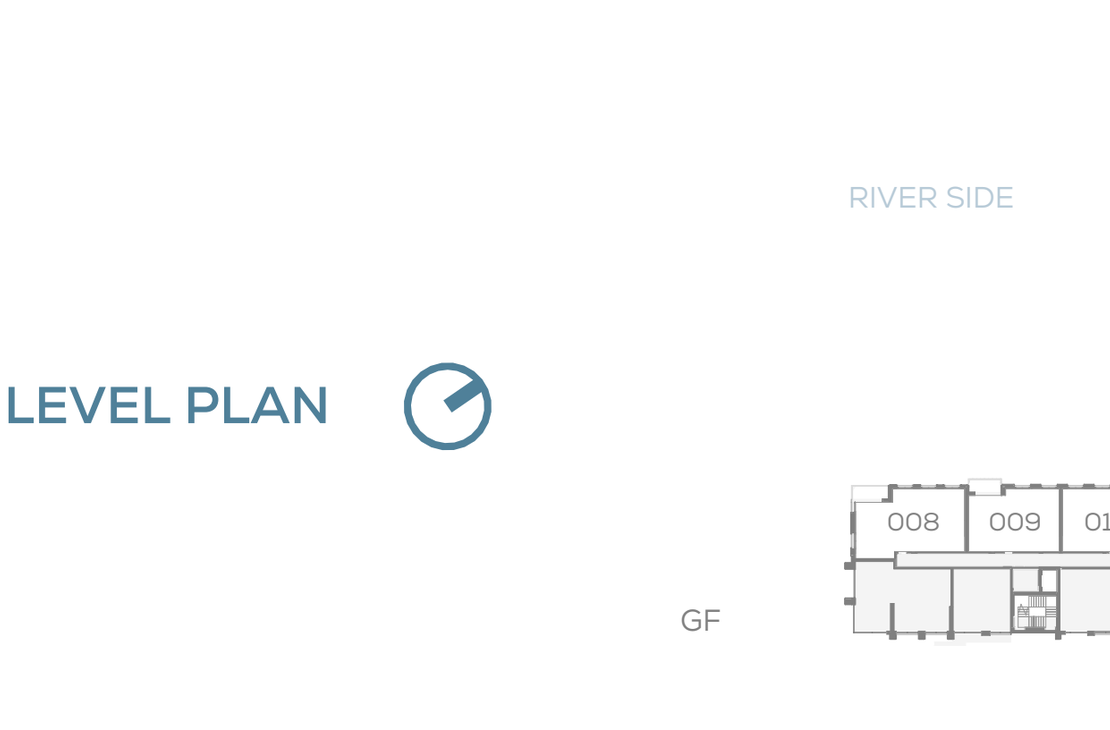
Površina stana (Apartment area)	**61.08 m²**
Površina terase (Terrace area)	**5.44 m²**
Ukupna površina (Total area)	**66.52 m²**

One and a Half Bedroom	
Broj stana (Unit number)	**007**

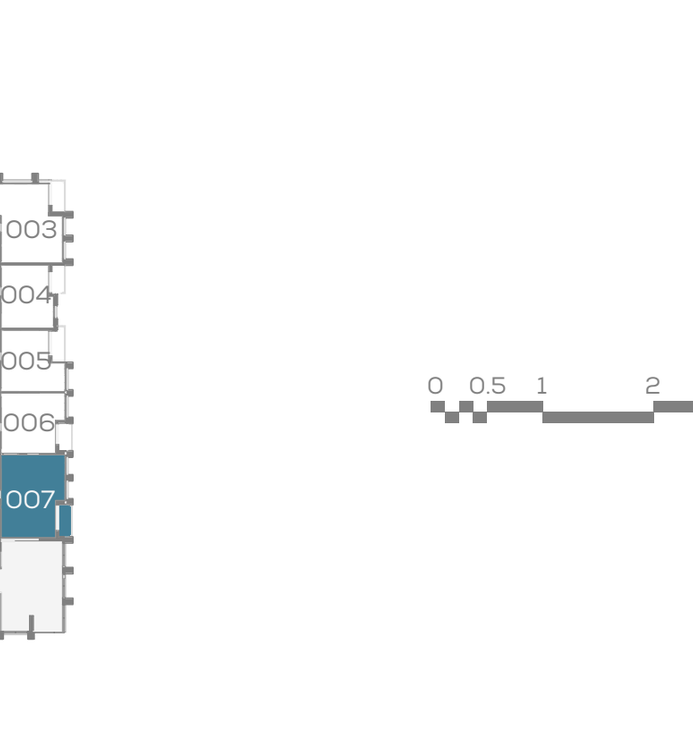


LEVEL PLAN

MASTER PLAN



SITE PLAN

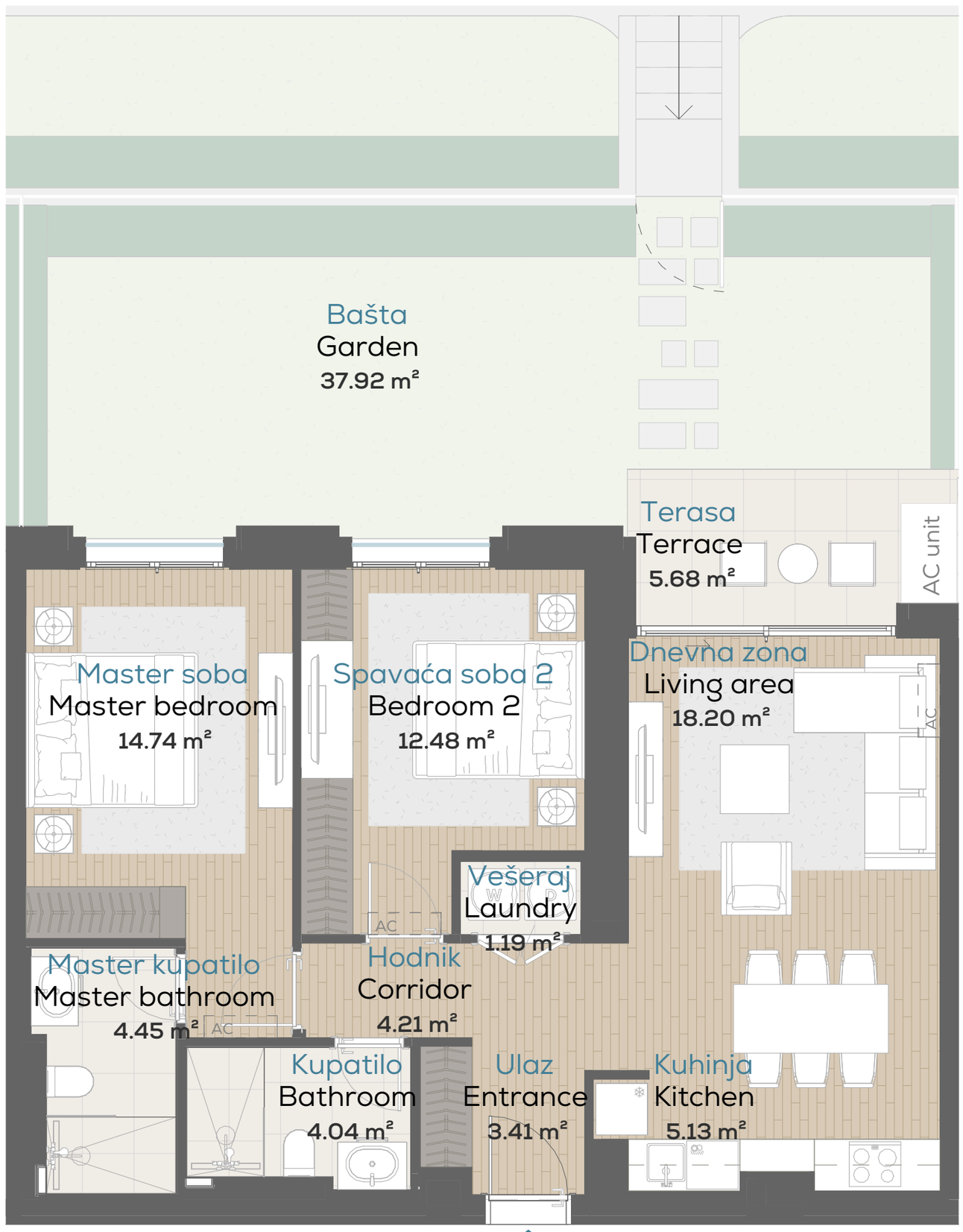


A cup
A cup
Raisin
Raisin
GOROX
GOROX
Food Here
Food Here

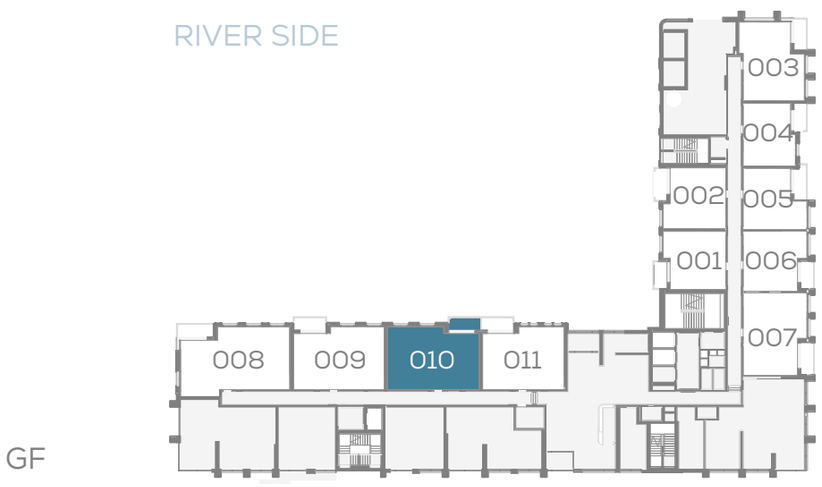
POVRŠINE (AREAS)

Površina stana (Apartment area)	67.85 m²
Površina terase (Terrace area)	5.68 m²
Ukupna površina (Total area)	73.53 m²

Two Bedroom	
Broj stana (Unit number)	010

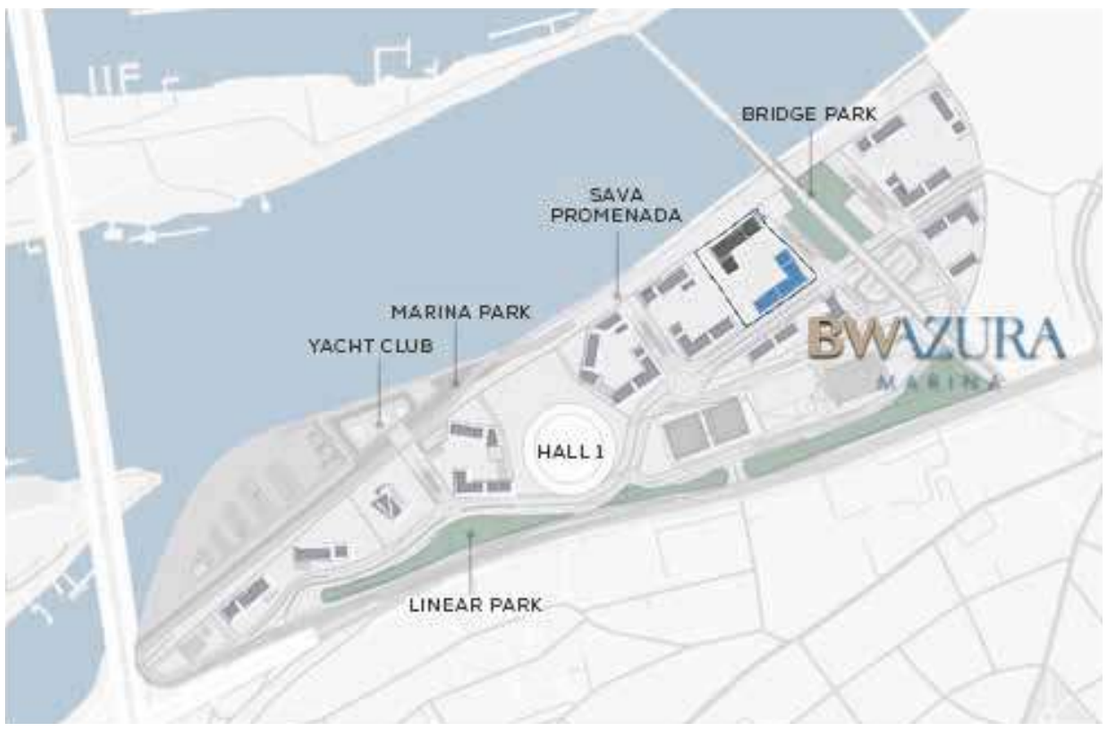


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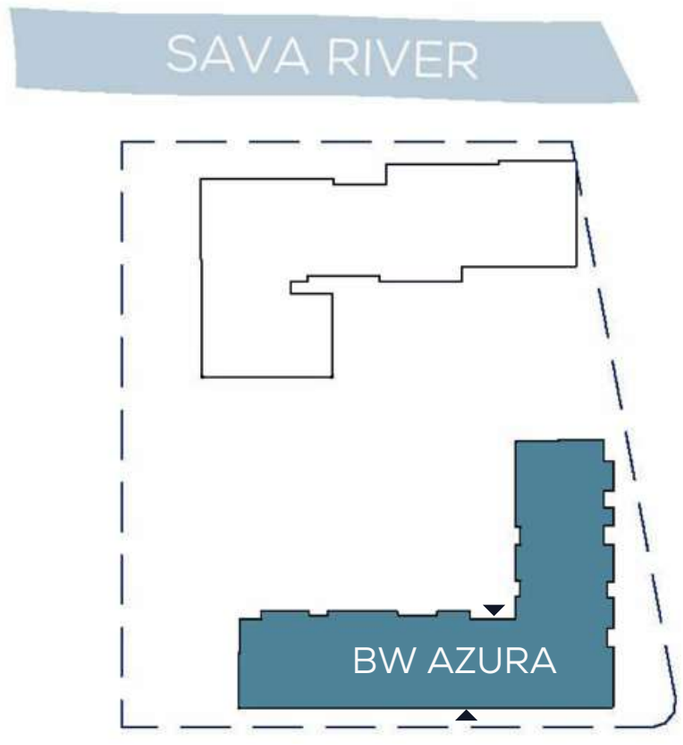




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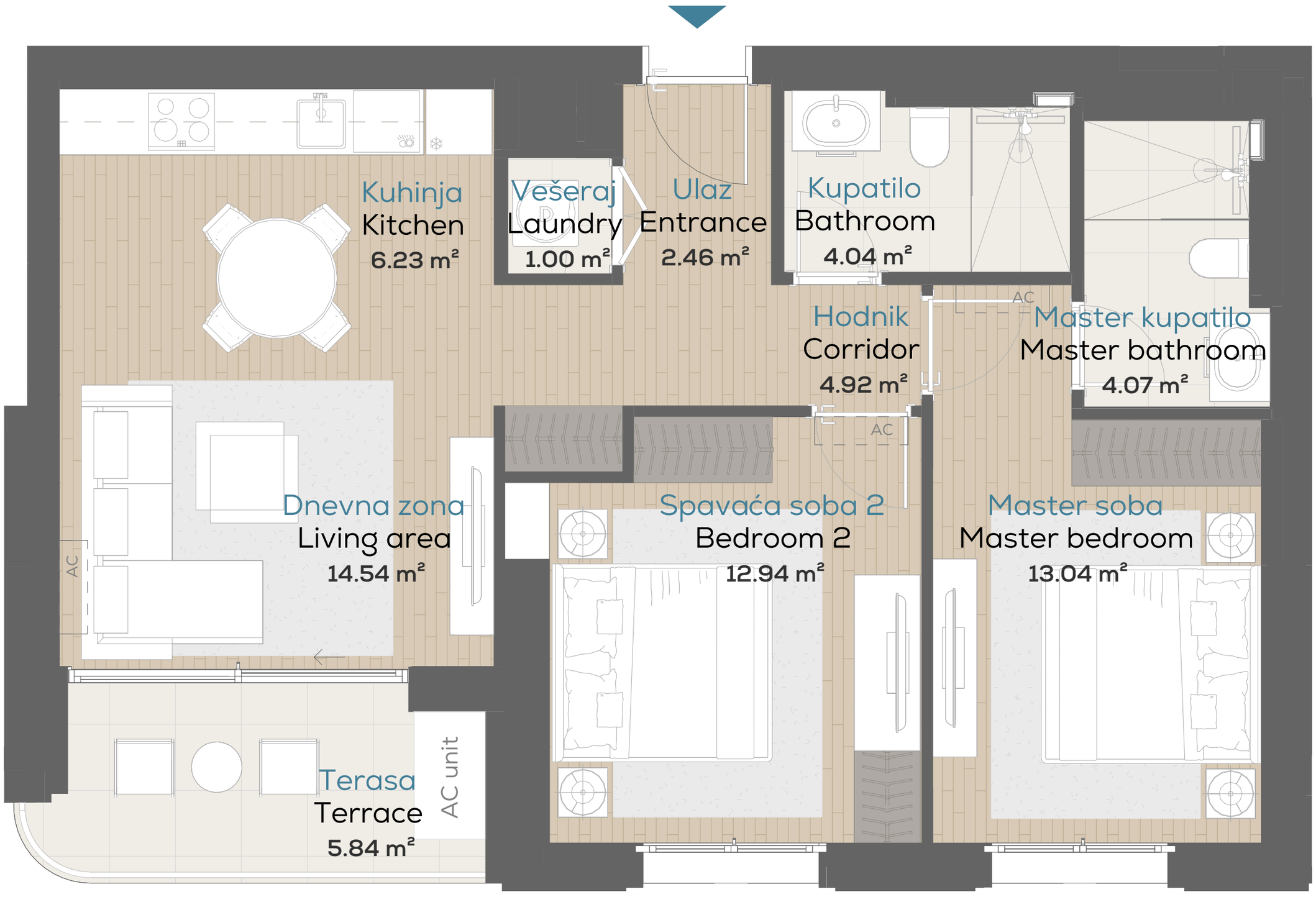
SITE PLAN



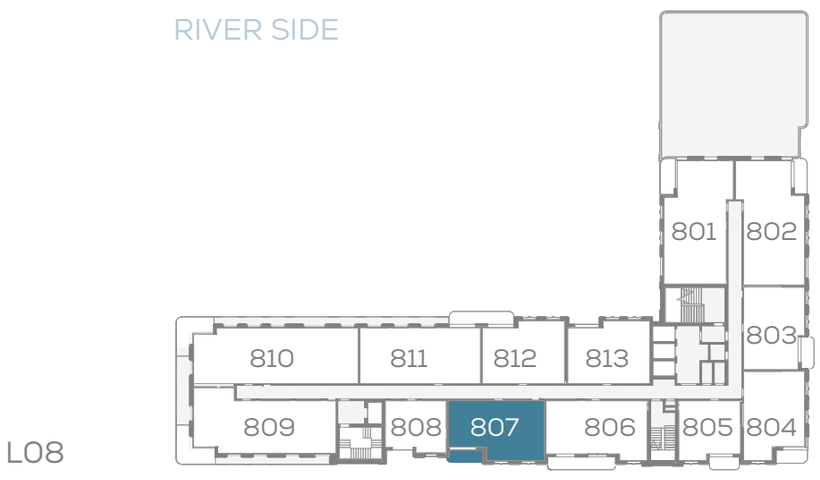
POVRŠINE (AREAS)

Površina stana (Apartment area)	**63.24 m²**
Površina terase (Terrace area)	**5.84 m²**
Ukupna površina (Total area)	**69.08 m²**

Two Bedroom	
Broj stana (Unit number)	**807**



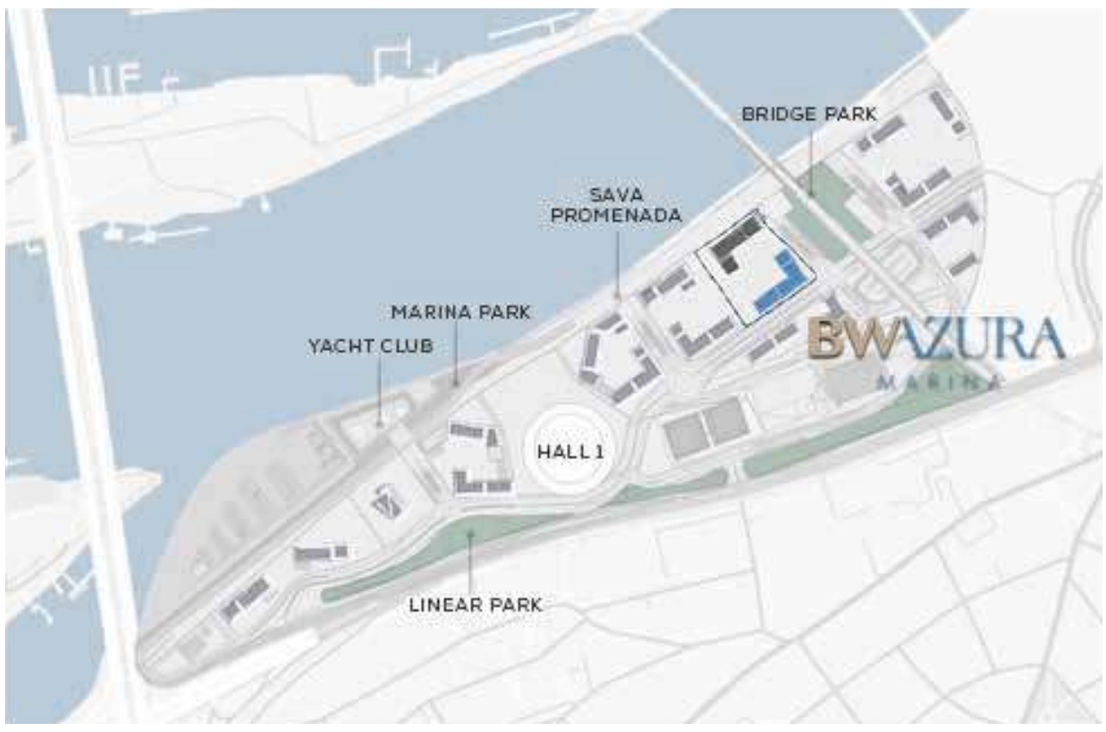
LEVEL PLAN



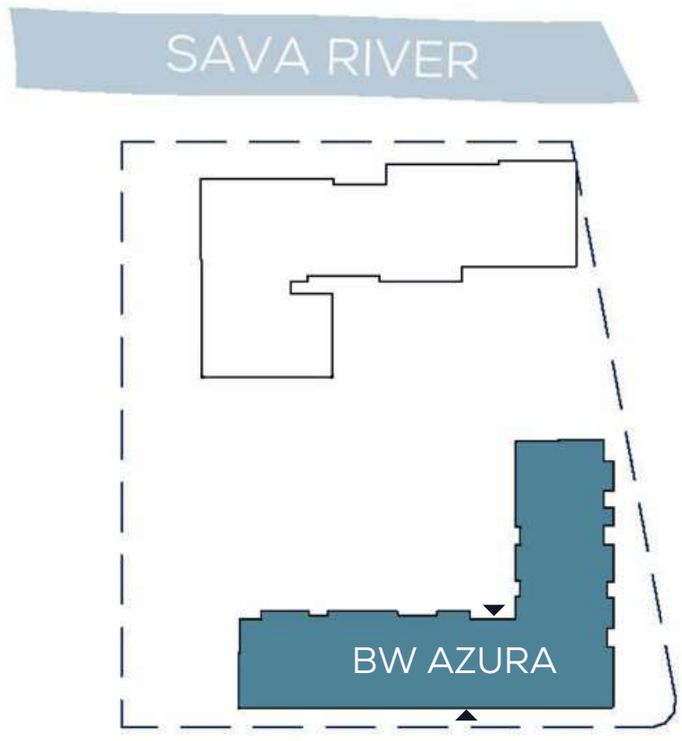
L08



MASTER PLAN



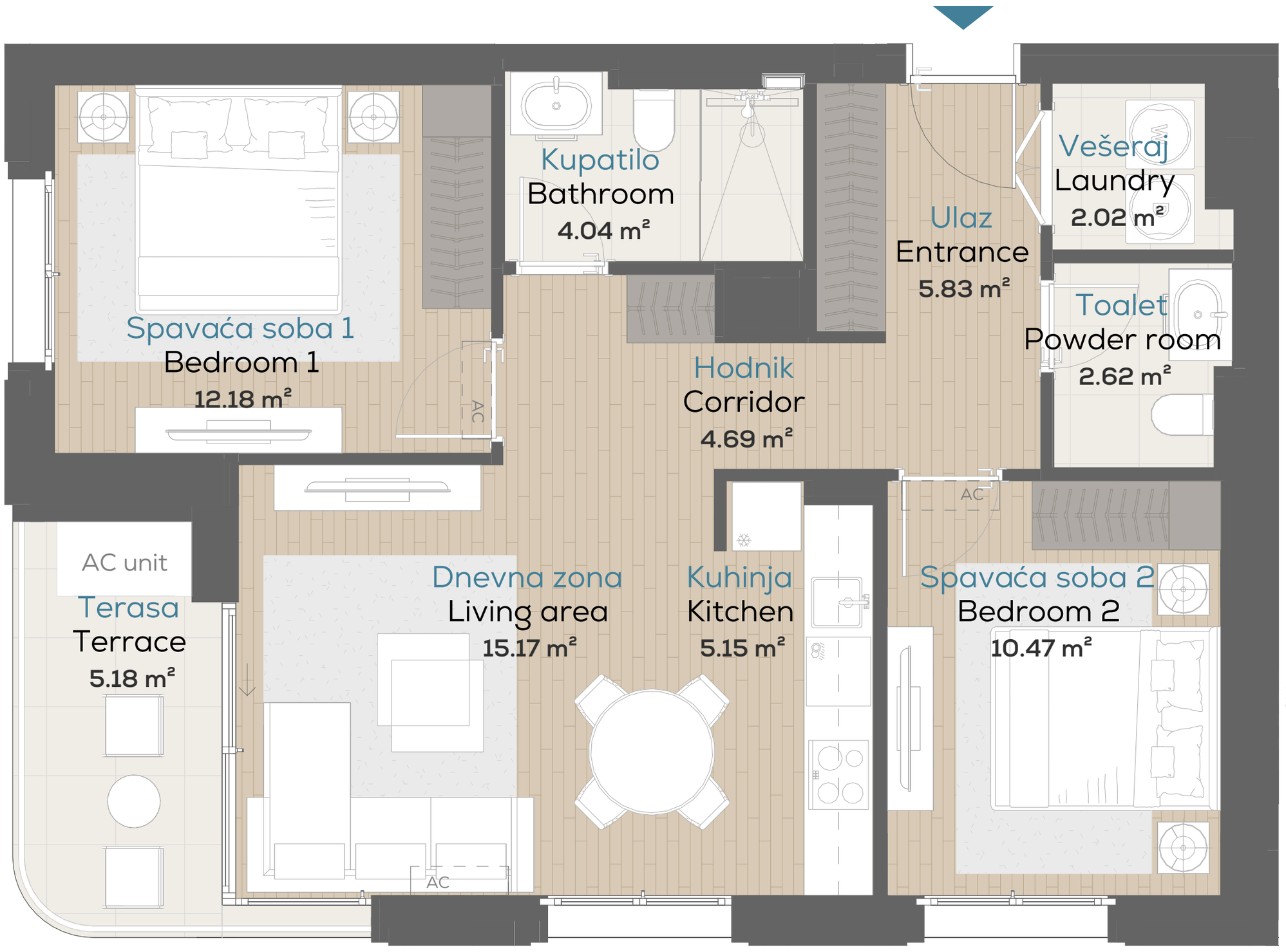
SITE PLAN



POVRŠINE (AREAS)

Površina stana (Apartment area)	**62.17 m²**
Površina terase (Terrace area)	**5.18 m²**
Ukupna površina (Total area)	**67.35 m²**

Two Bedroom	
Broj stana (Unit number)	**1504**



RIVER SIDE

LEVEL PLAN

L15

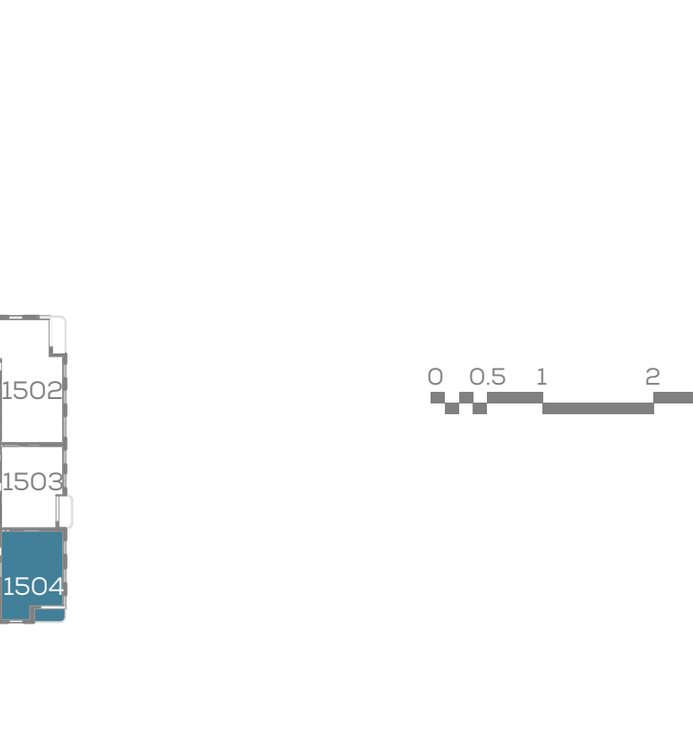


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MASTER PLAN



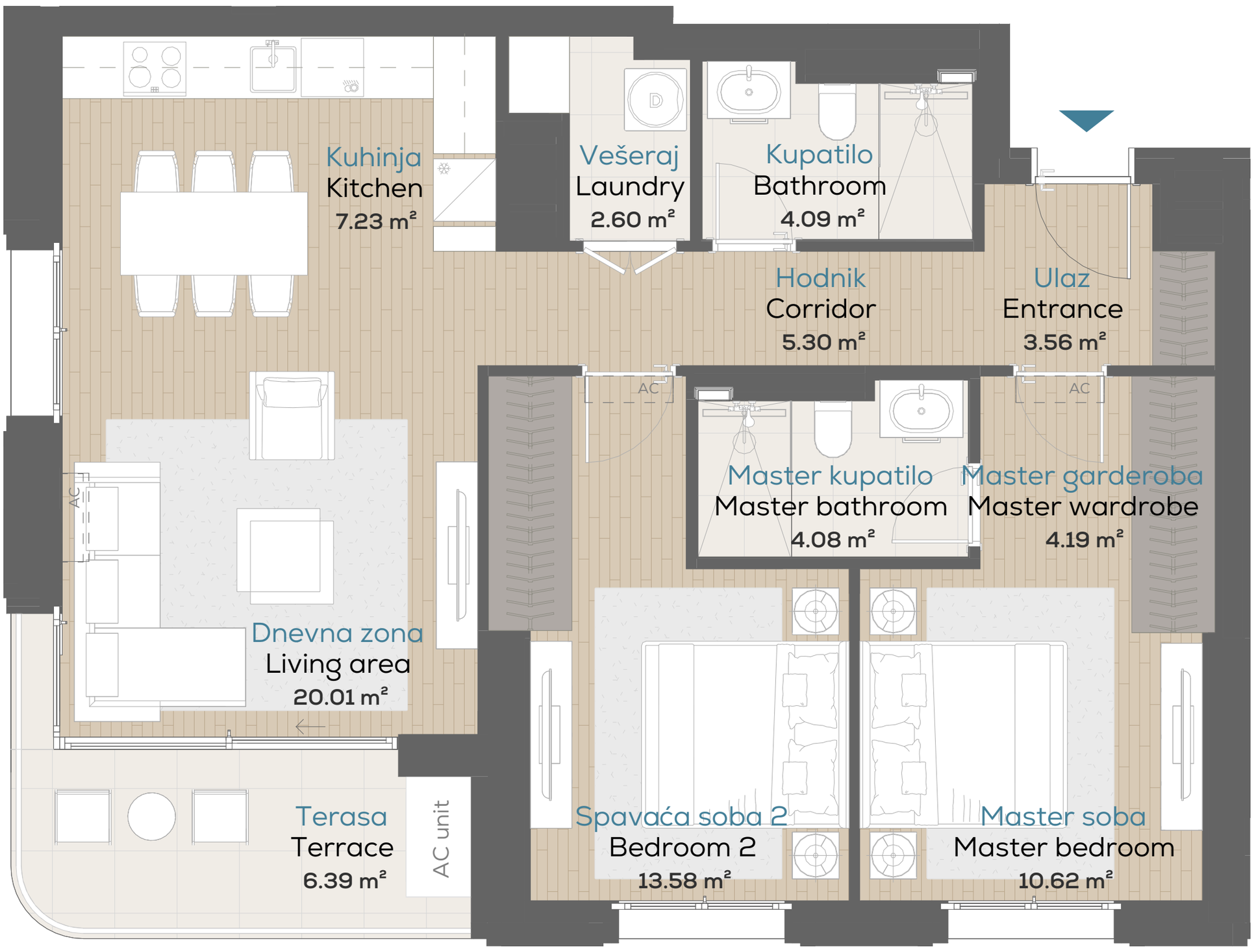
SITE PLAN



POVRŠINE (AREAS)

Površina stana (Apartment area)	**75.26 m²**
Površina terase (Terrace area)	**6.39 m²**
Ukupna površina (Total area)	**81.65 m²**

Two Bedroom	
Broj stana (Unit number)	**1507**



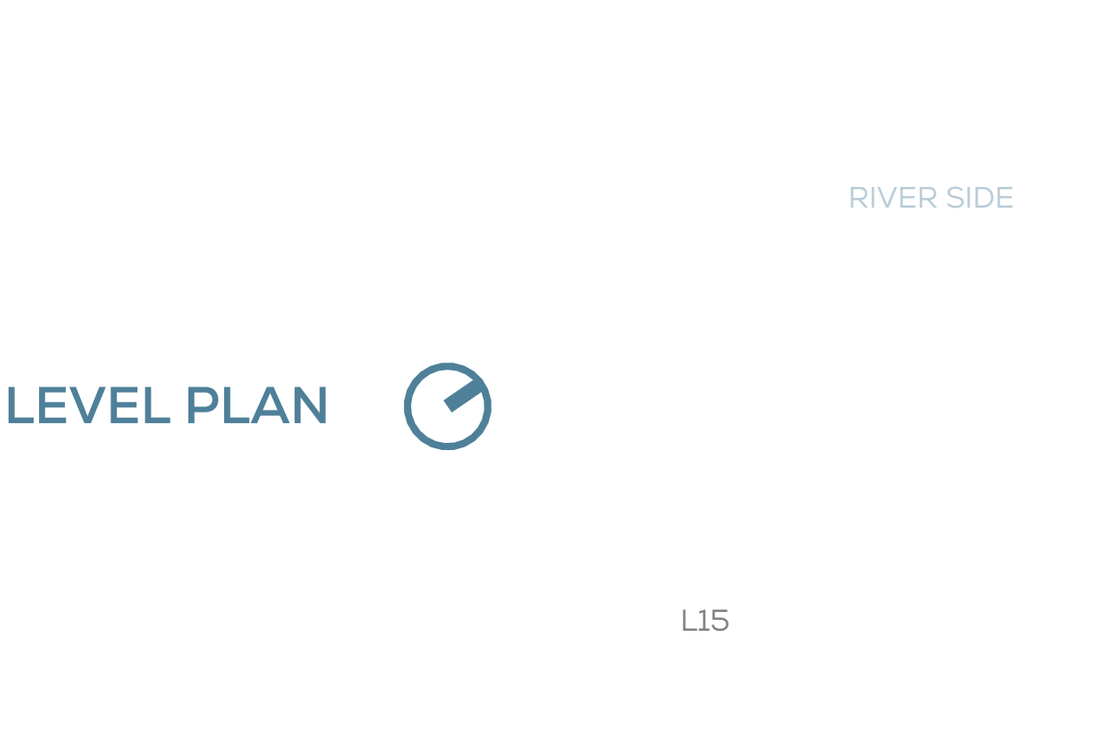
RIVER SIDE

LEVEL PLAN

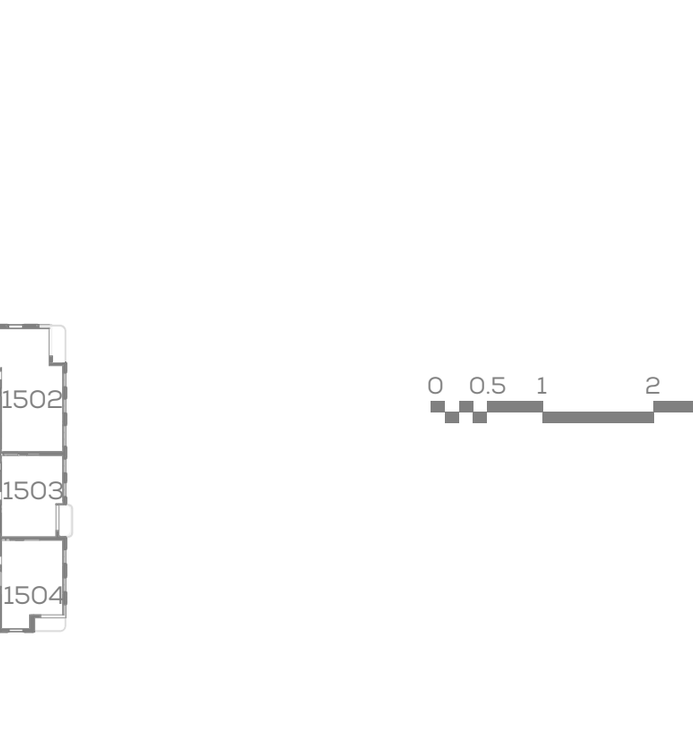
L15

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MASTER PLAN



SITE PLAN

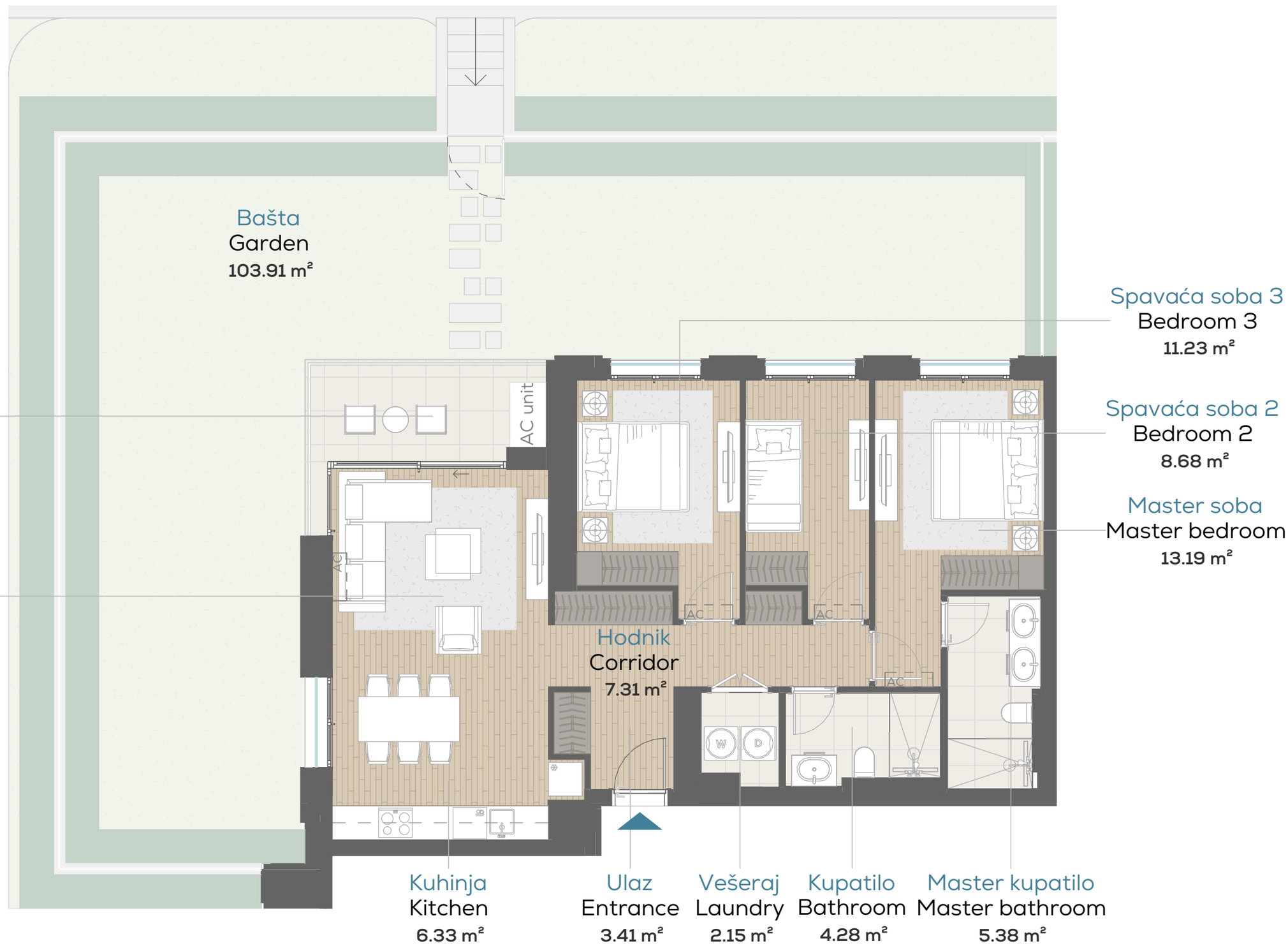




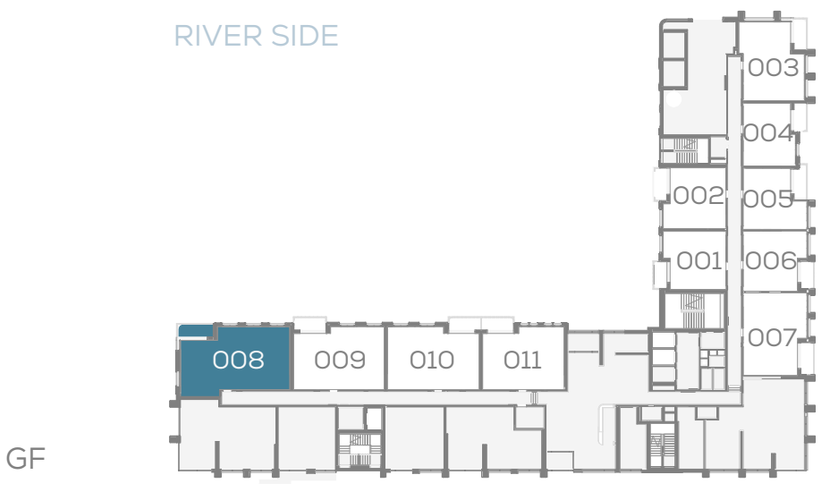
POVRŠINE (AREAS)

Površina stana (Apartment area)	**82.16 m²**
Površina terase (Terrace area)	**6.29 m²**
Ukupna površina (Total area)	**88.45 m²**

Two and a Half Bedroom	
Broj stana (Unit number)	**008**



LEVEL PLAN

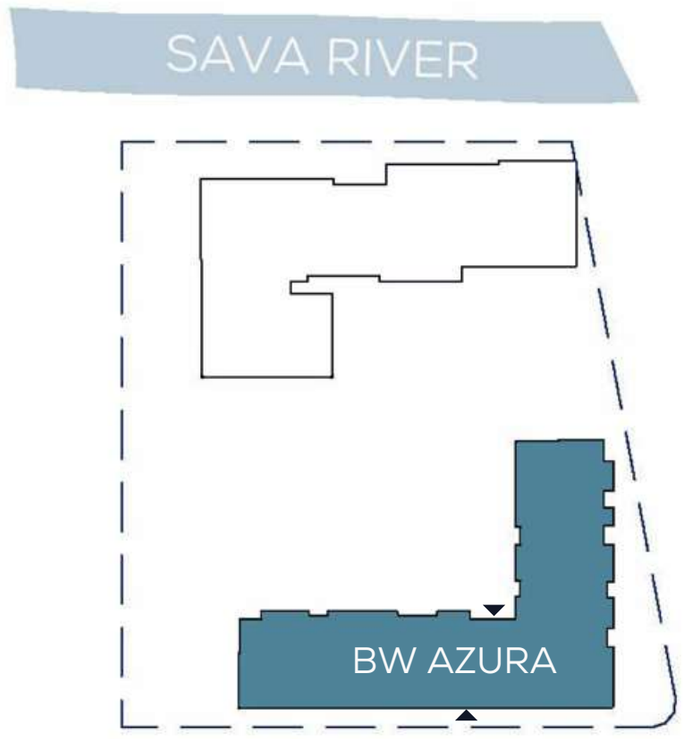




MASTER PLAN



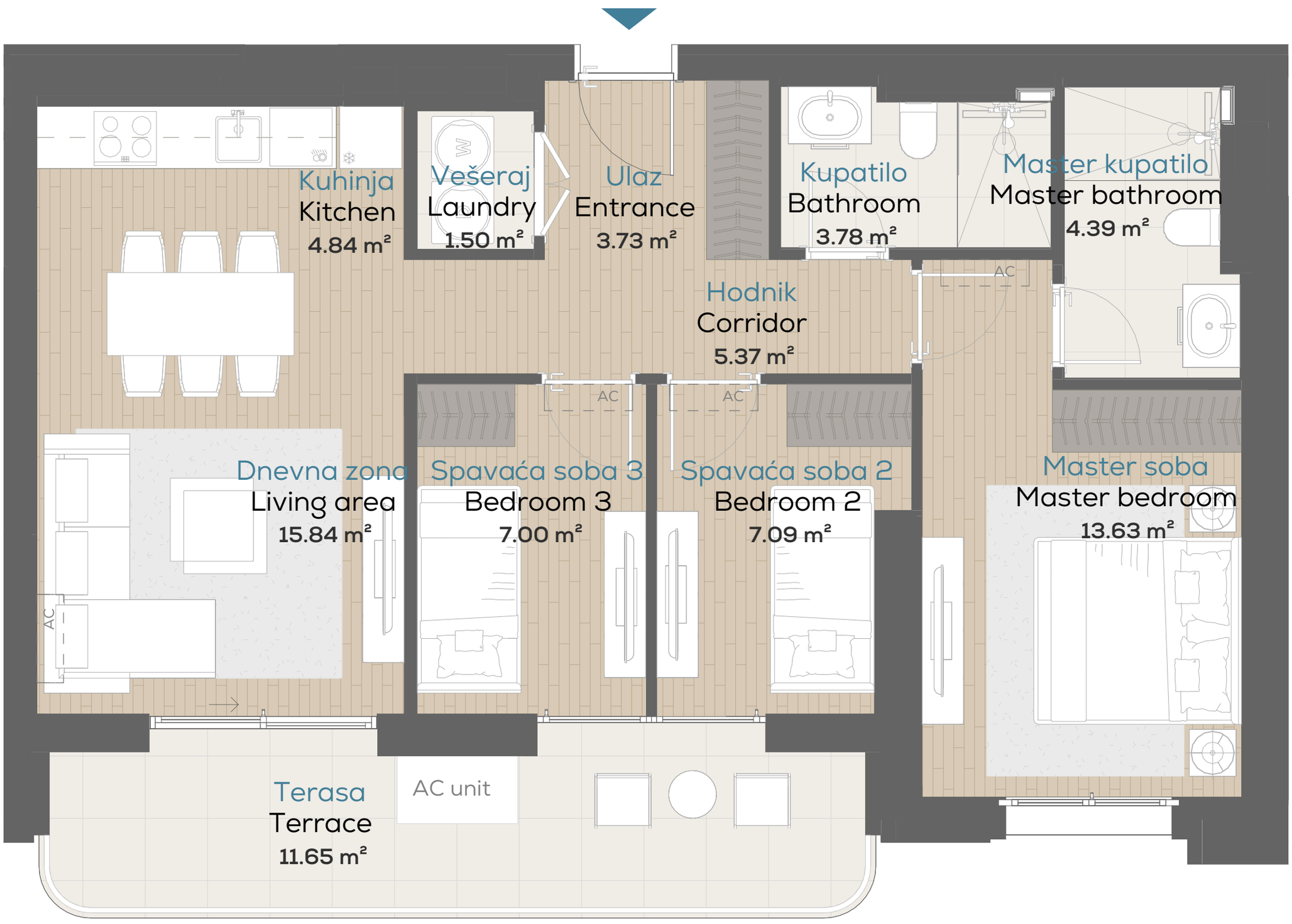
SITE PLAN



POVRŠINE (AREAS)

Površina stana (Apartment area)	**67.17 m²**
Površina terase (Terrace area)	**11.65 m²**
Ukupna površina (Total area)	**78.82 m²**

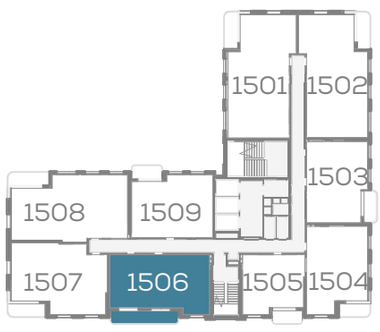
Two and a Half Bedroom	
Broj stana (Unit number)	**1506**



RIVER SIDE

LEVEL PLAN

L15

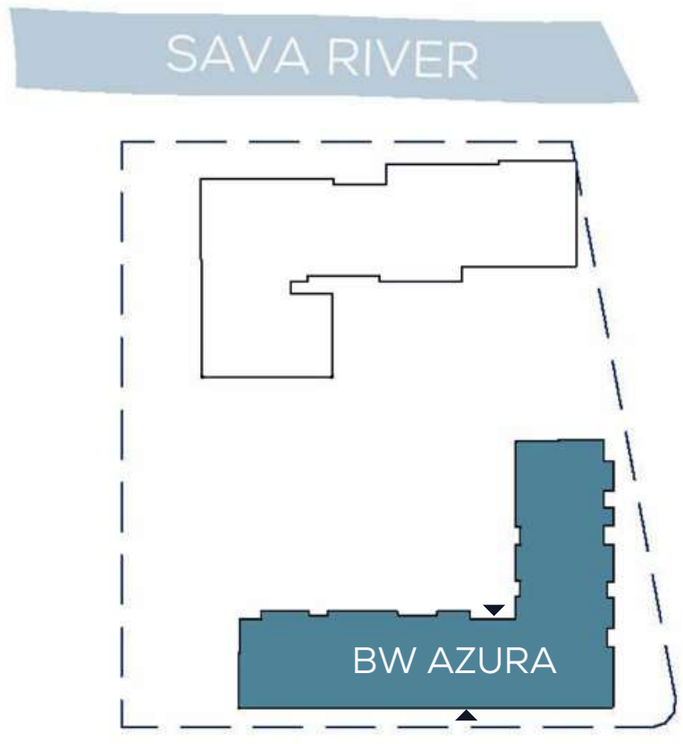




MASTER PLAN



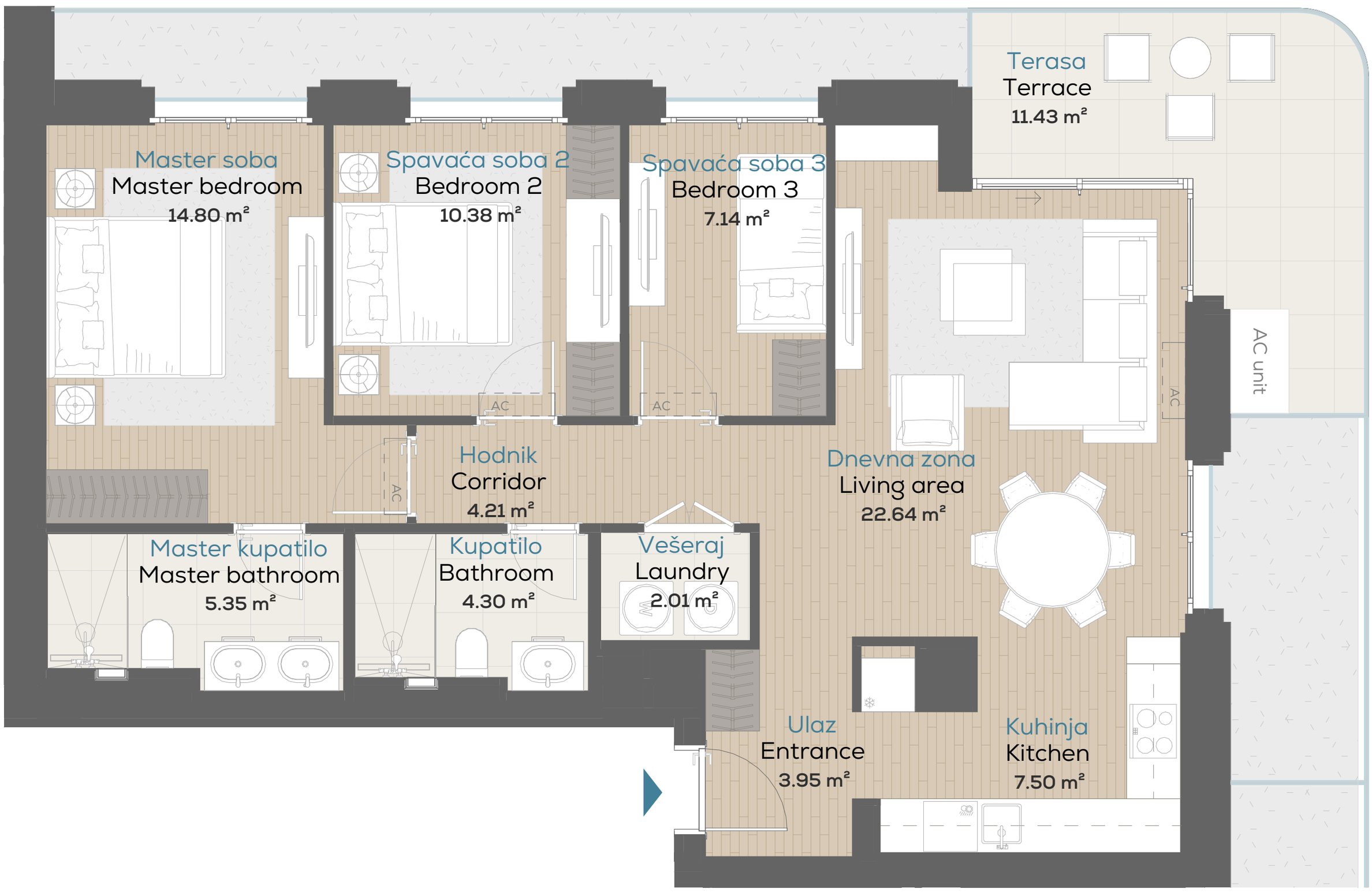
SITE PLAN



POVRŠINE (AREAS)

Površina stana (Apartment area)	**82.28 m²**
Površina terase (Terrace area)	**11.43 m²**
Ukupna površina (Total area)	**93.71 m²**

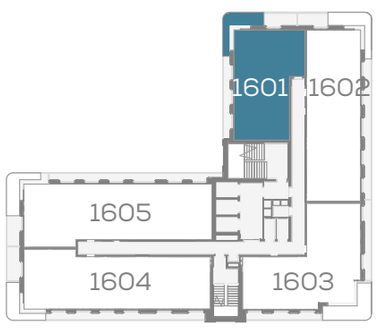
Two and a Half Bedroom	
Broj stana (Unit number)	**1601**



RIVER SIDE

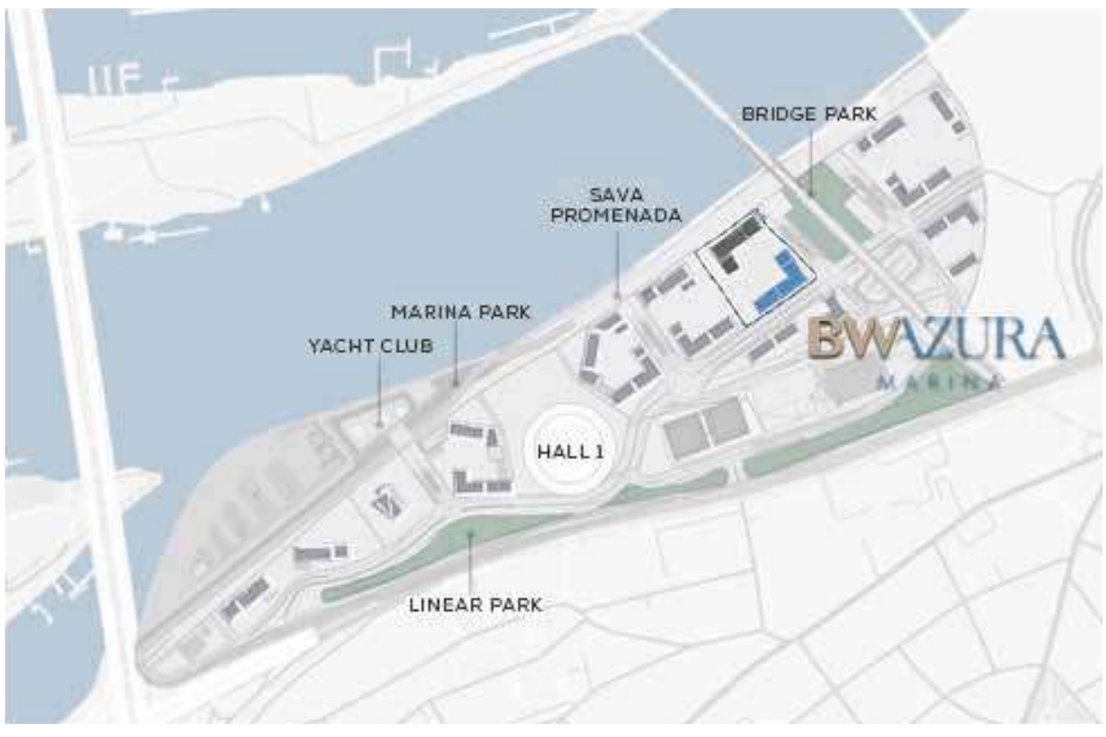
LEVEL PLAN

L16

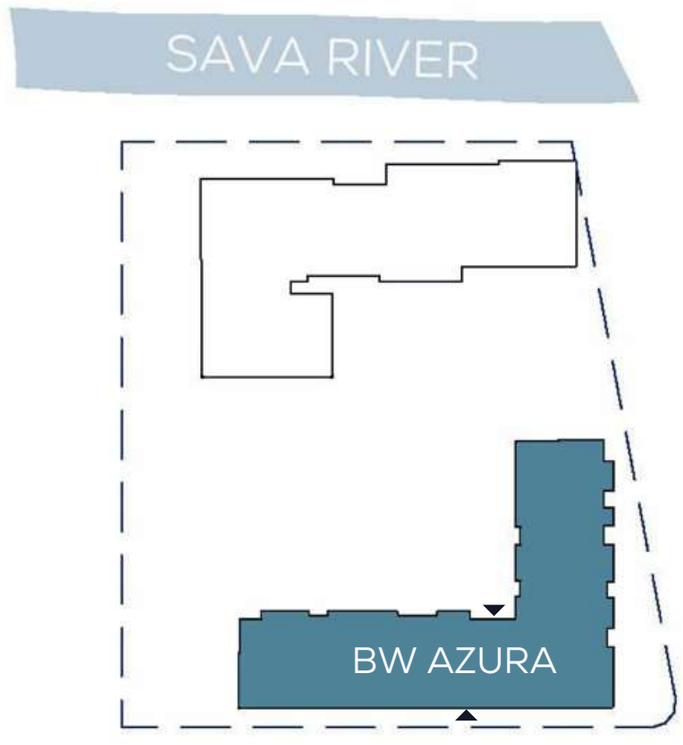




MASTER PLAN



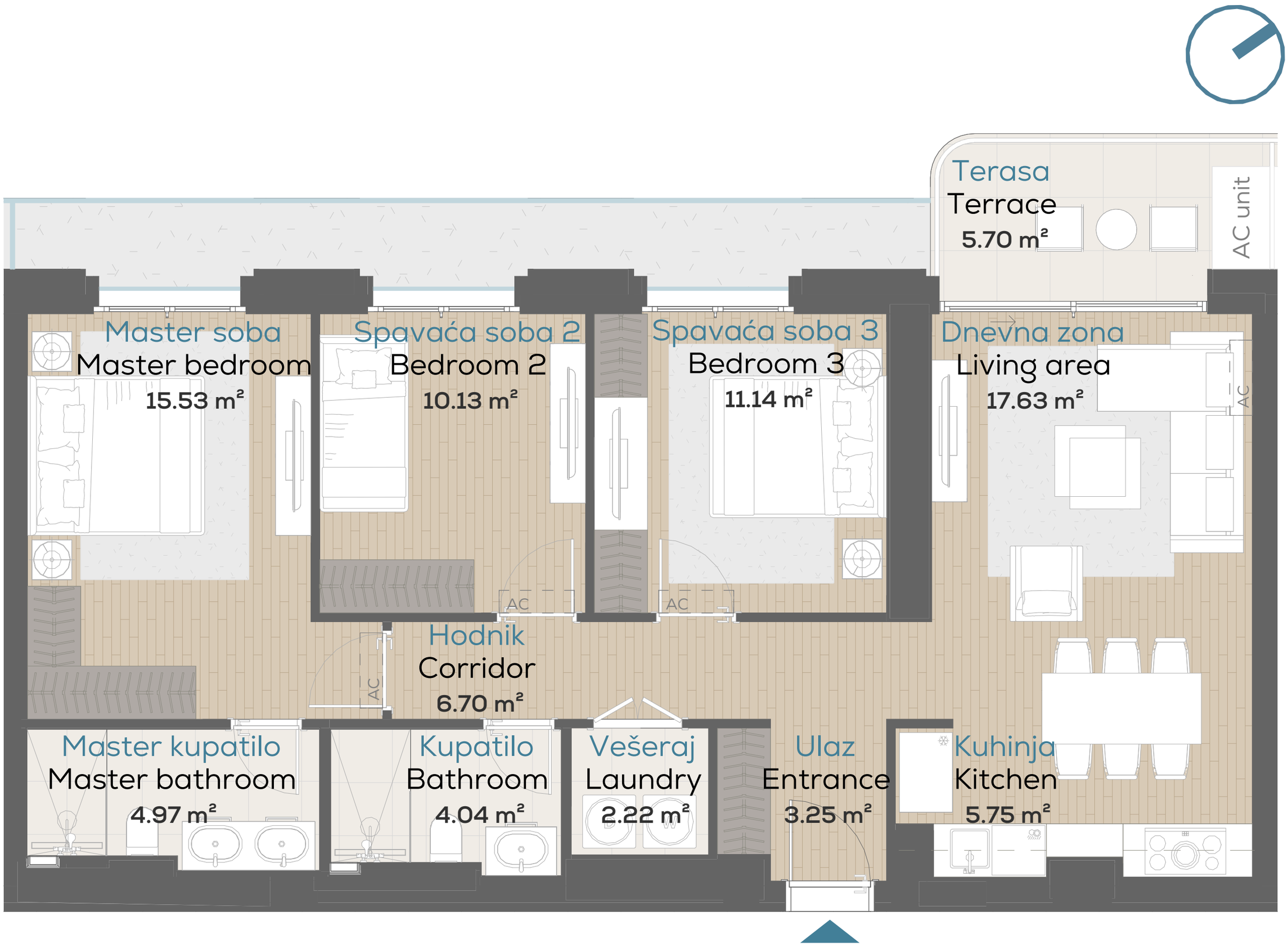
SITE PLAN



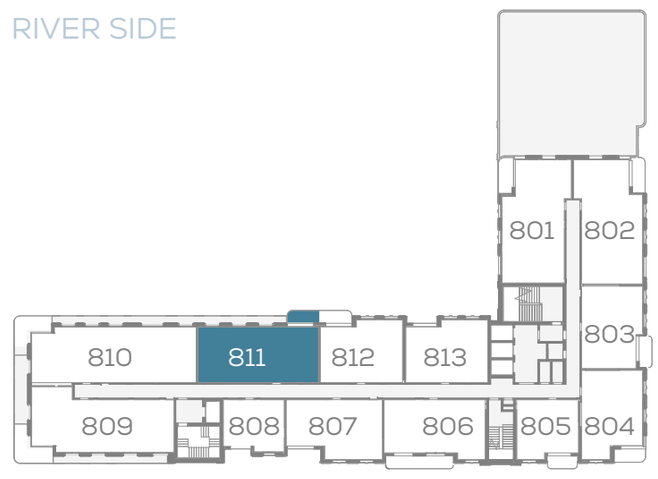
POVRŠINE (AREAS)

Površina stana (Apartment area)	81.36 m²
Površina terase (Terrace area)	5.70 m²
Ukupna površina (Total area)	87.06 m²

Three Bedroom	
Broj stana (Unit number)	811

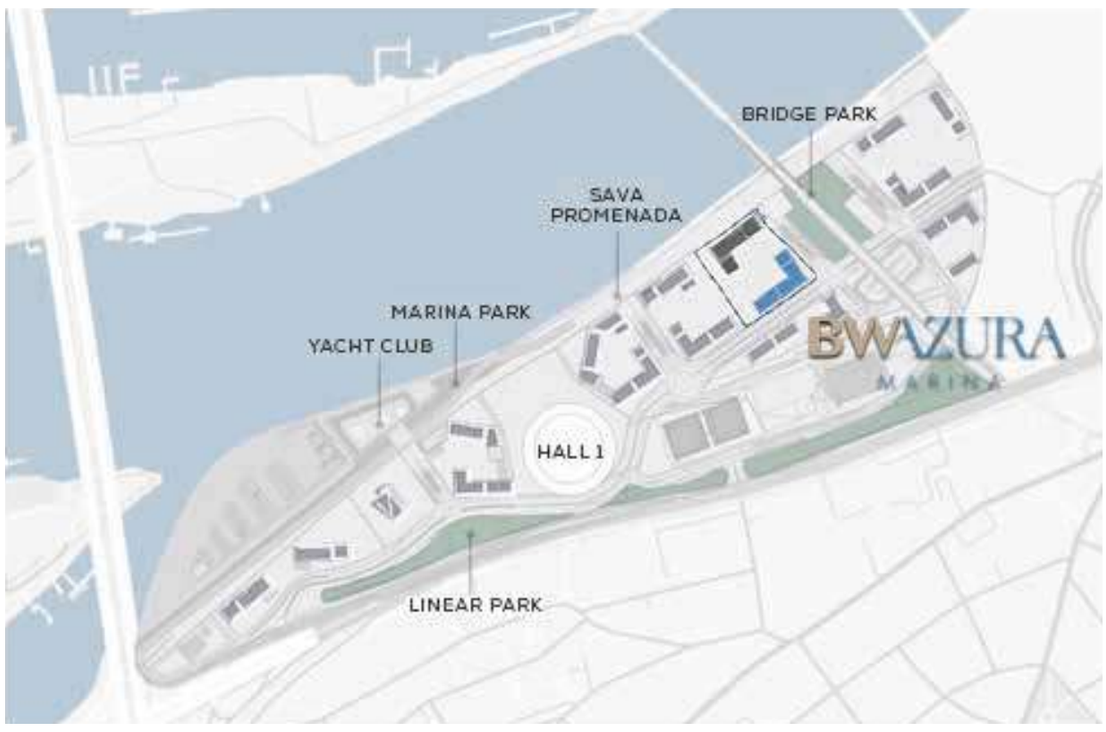


LEVEL PLAN

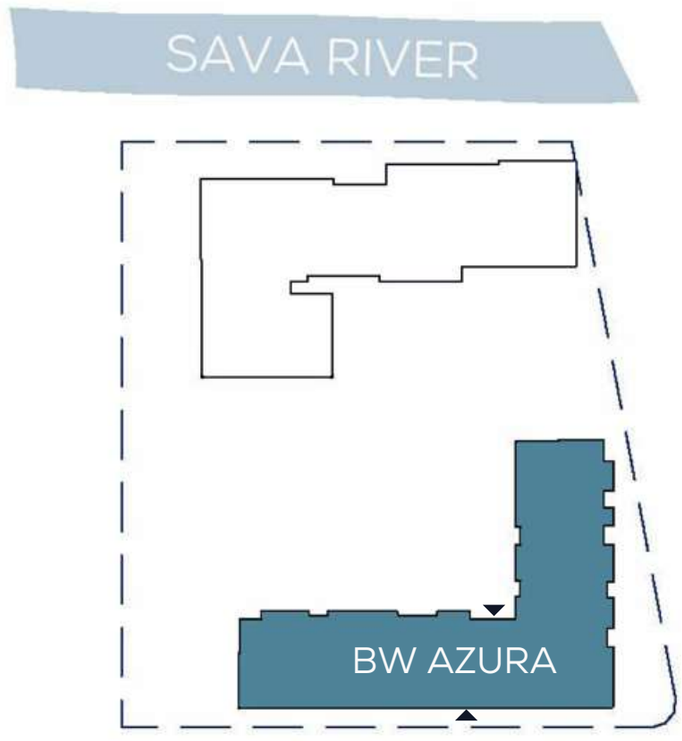




MASTER PLAN



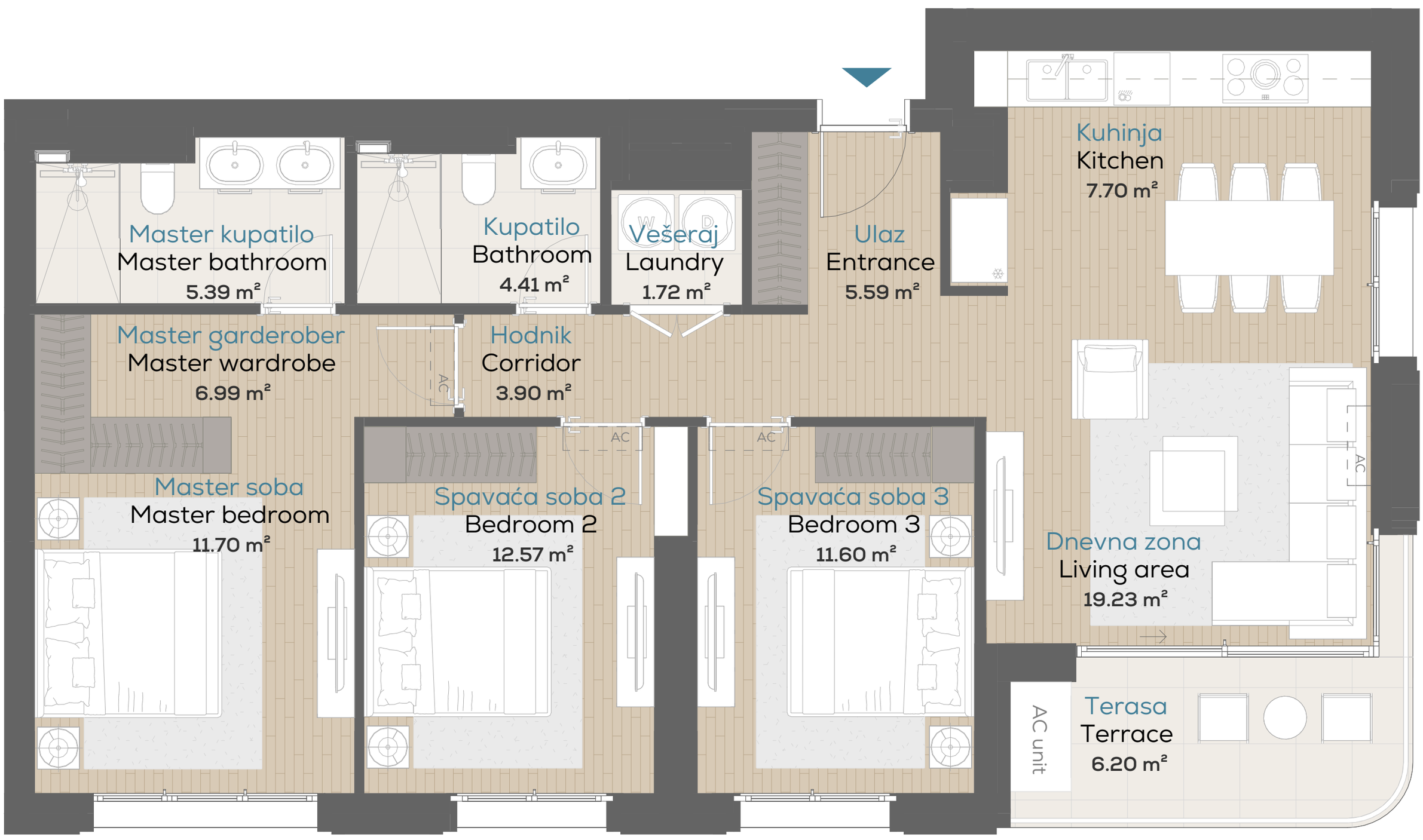
SITE PLAN



POVRŠINE (AREAS)

Površina stana (Apartment area)	**90.80 m²**
Površina terase (Terrace area)	**6.20 m²**
Ukupna površina (Total area)	**97.00 m²**

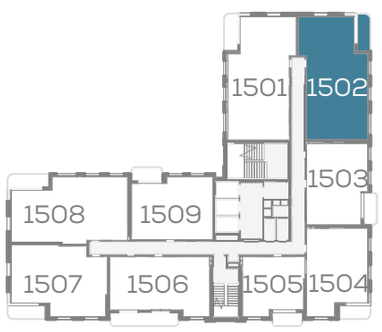
Three Bedroom	
Broj stana (Unit number)	**1502**



RIVER SIDE

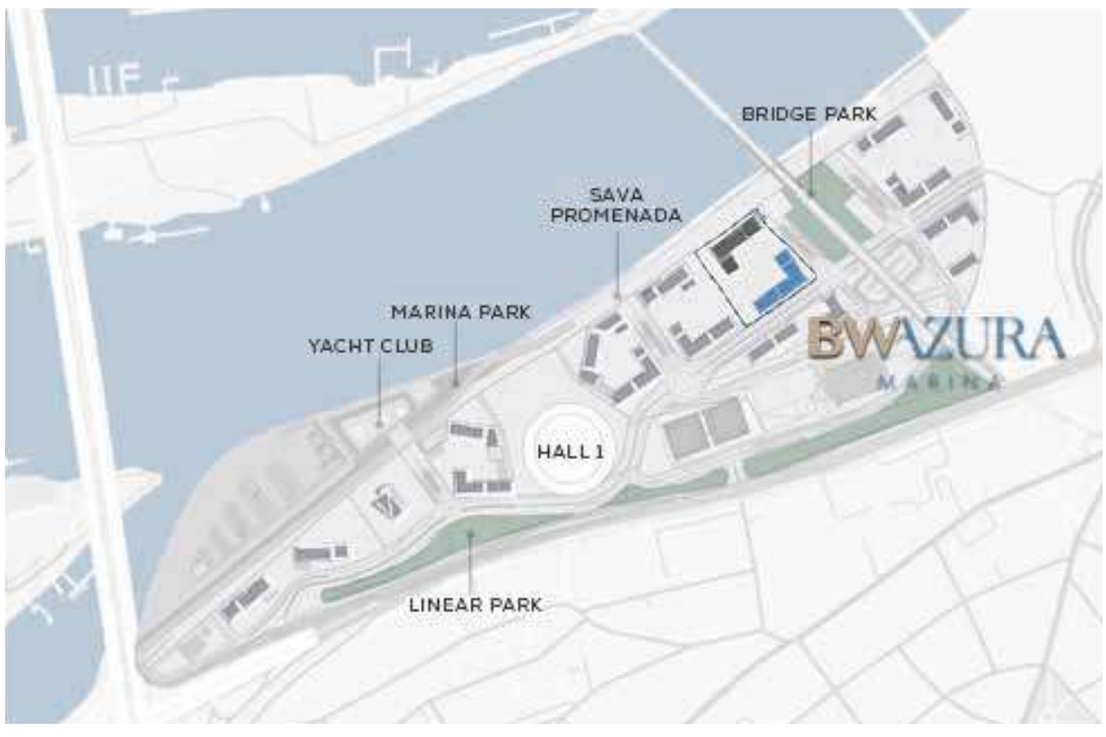
LEVEL PLAN

L15

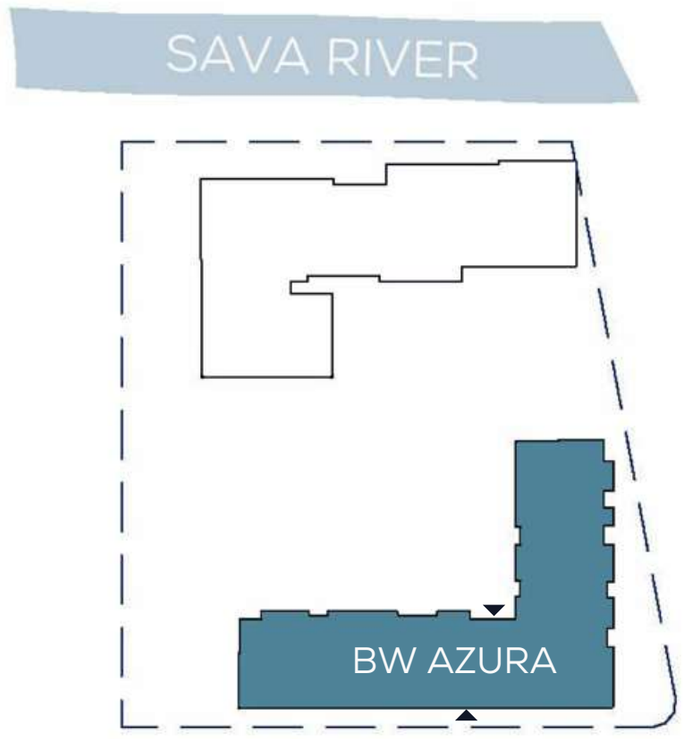




MASTER PLAN



SITE PLAN

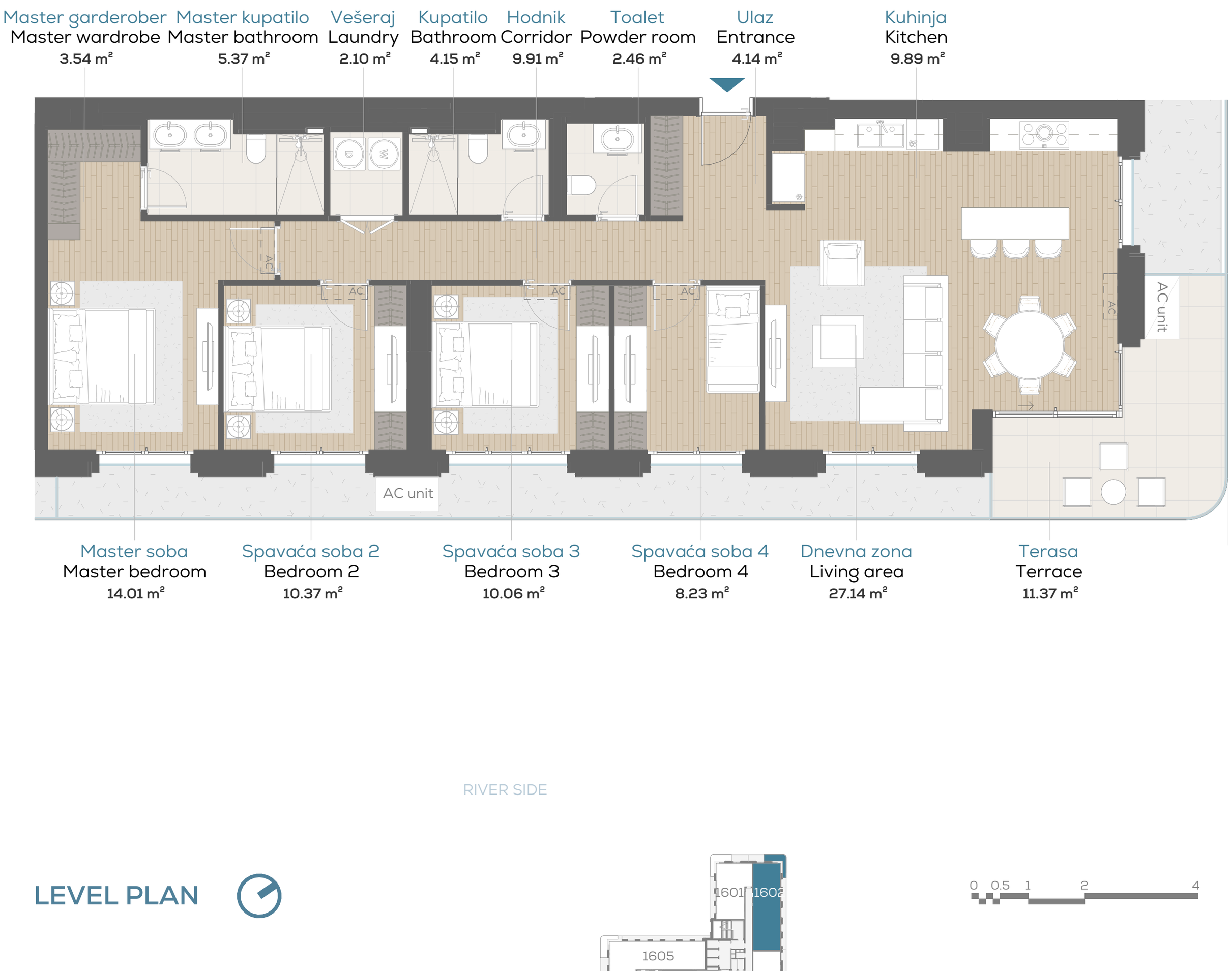




POVRŠINE (AREAS)

Površina stana (Apartment area)	**111.37 m²**
Površina terase (Terrace area)	**11.37 m²**
Ukupna površina (Total area)	**122.74 m²**

Three and a Half Bedroom	
Broj stana (Unit number)	**1602**



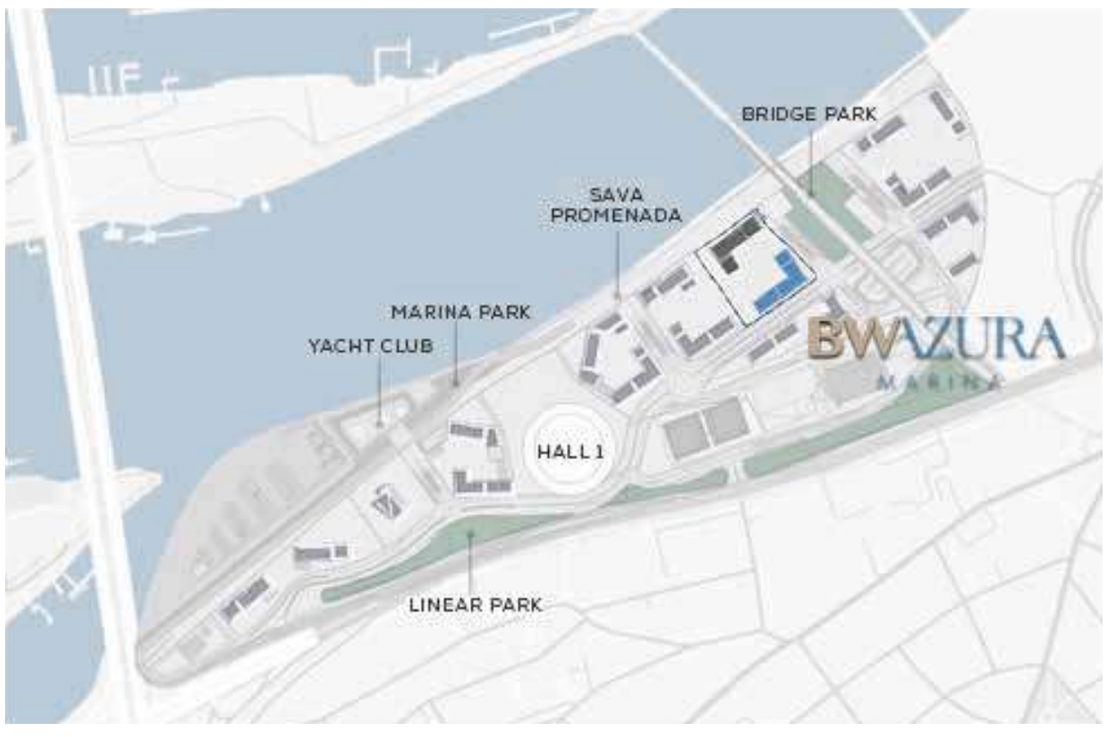
RIVER SIDE

LEVEL PLAN

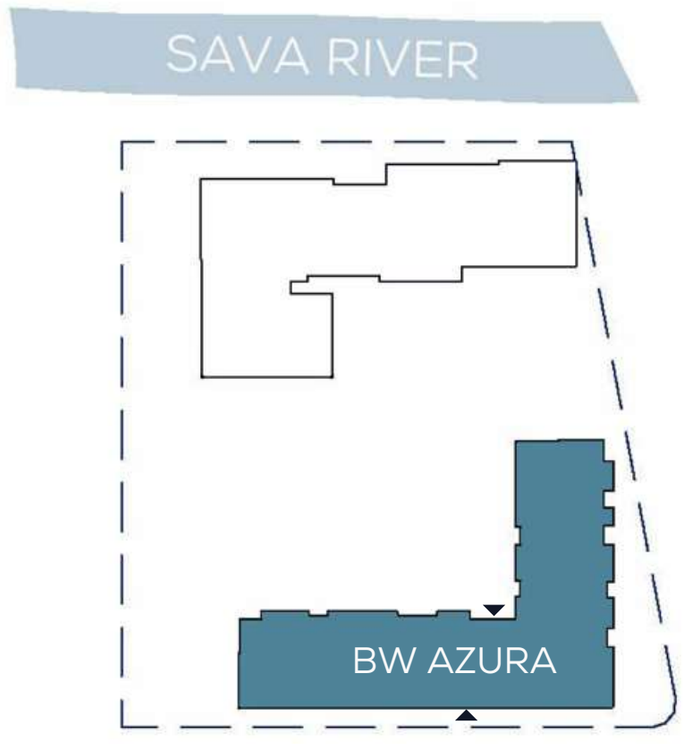
L16

0 0.5 1 2 4

MASTER PLAN



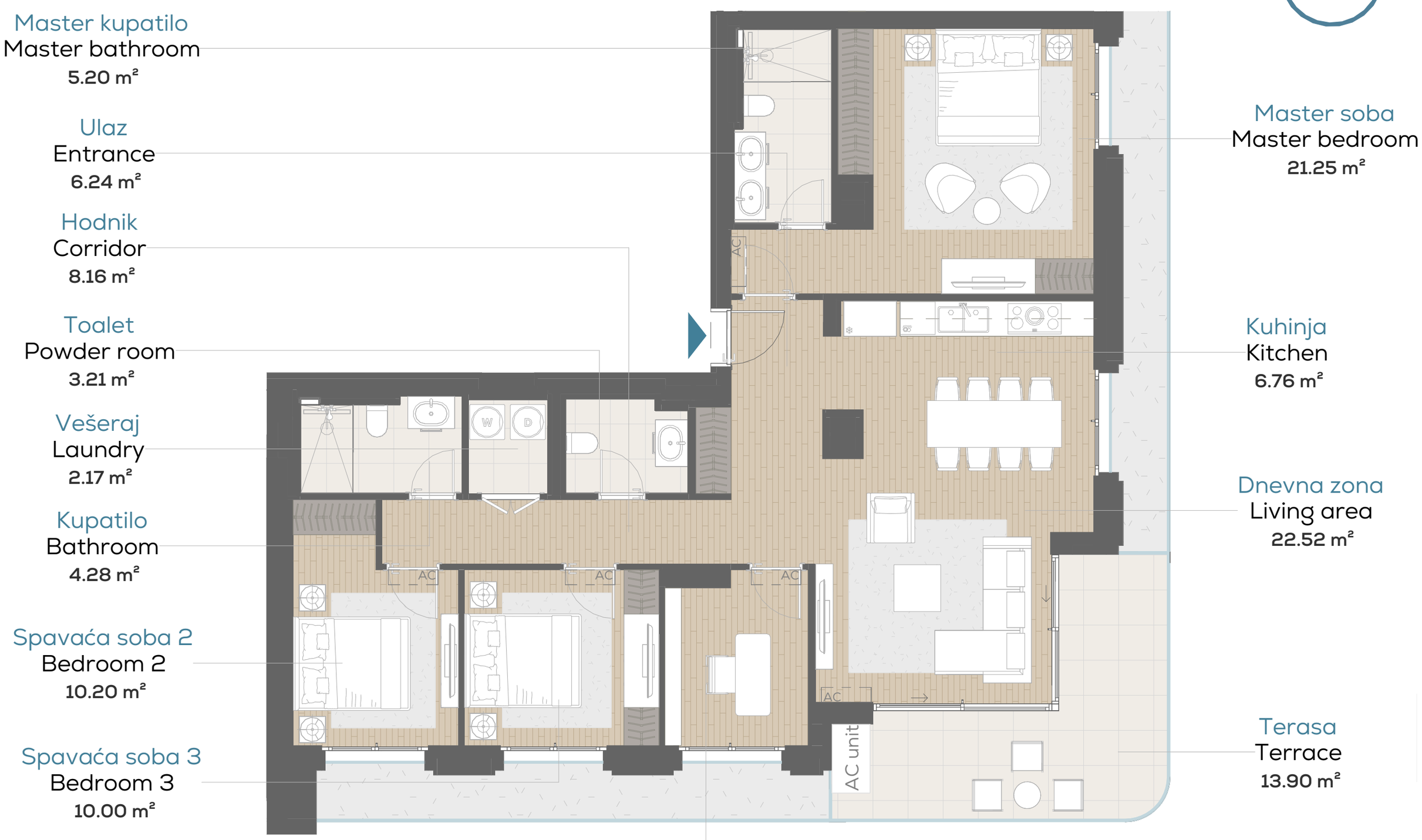
SITE PLAN



POVRŠINE (AREAS)

Površina stana (Apartment area)	**107.00 m²**
Površina terase (Terrace area)	**13.90 m²**
Ukupna površina (Total area)	**120.90 m²**

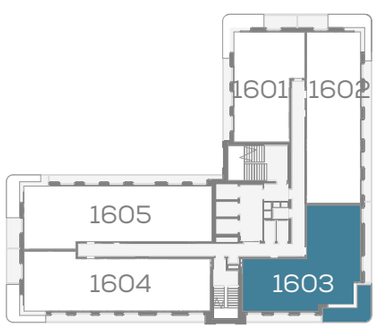
Three and a Half Bedroom	
Broj stana (Unit number)	**1603**



RIVER SIDE

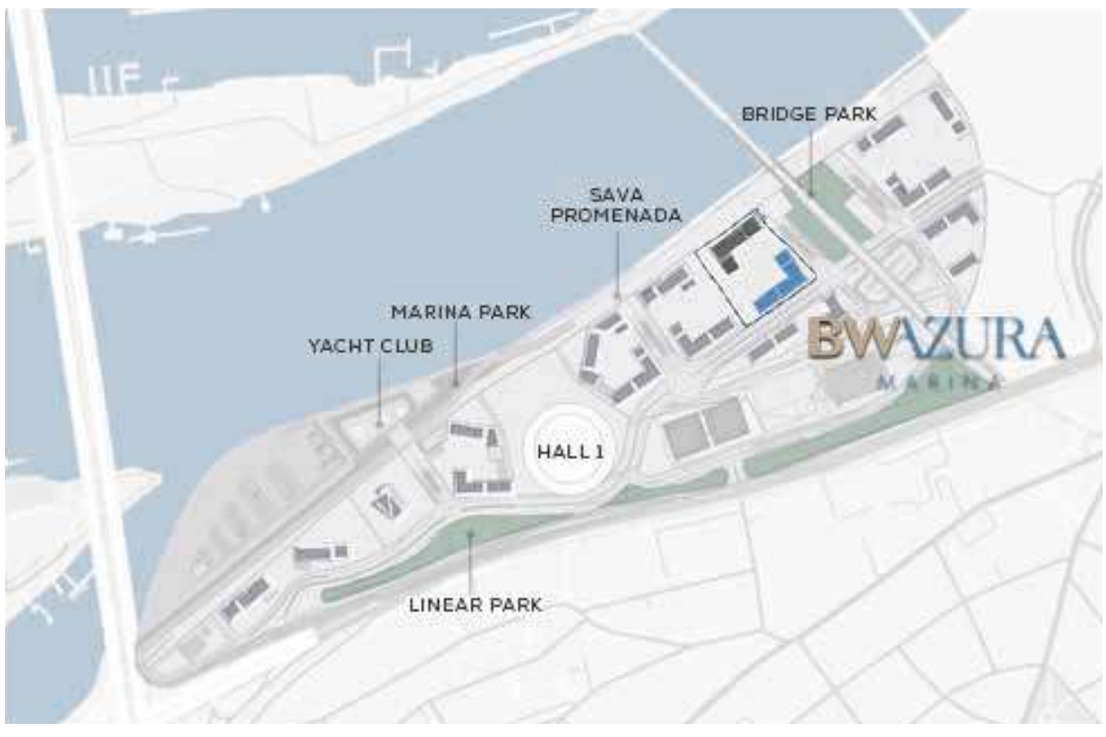
LEVEL PLAN

L16

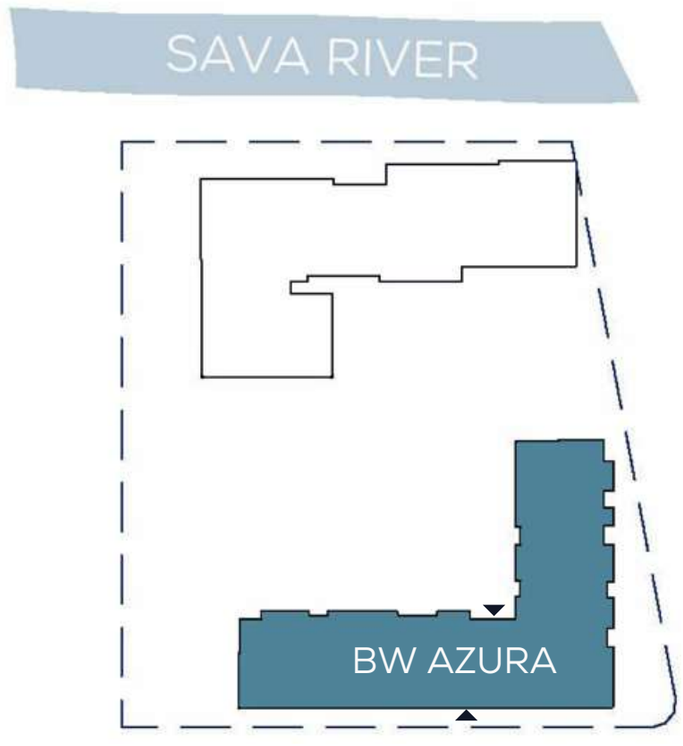




MASTER PLAN



SITE PLAN




Aurelia

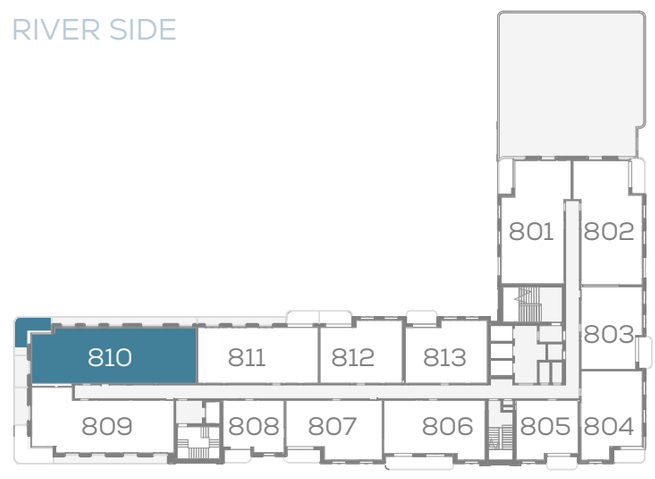
POVRŠINE (AREAS)

Površina stana (Apartment area)	**112.62 m²**
Površina terase (Terrace area)	**11.31 m²**
Ukupna površina (Total area)	**123.93 m²**

Four Bedroom	
Broj stana (Unit number)	**810**

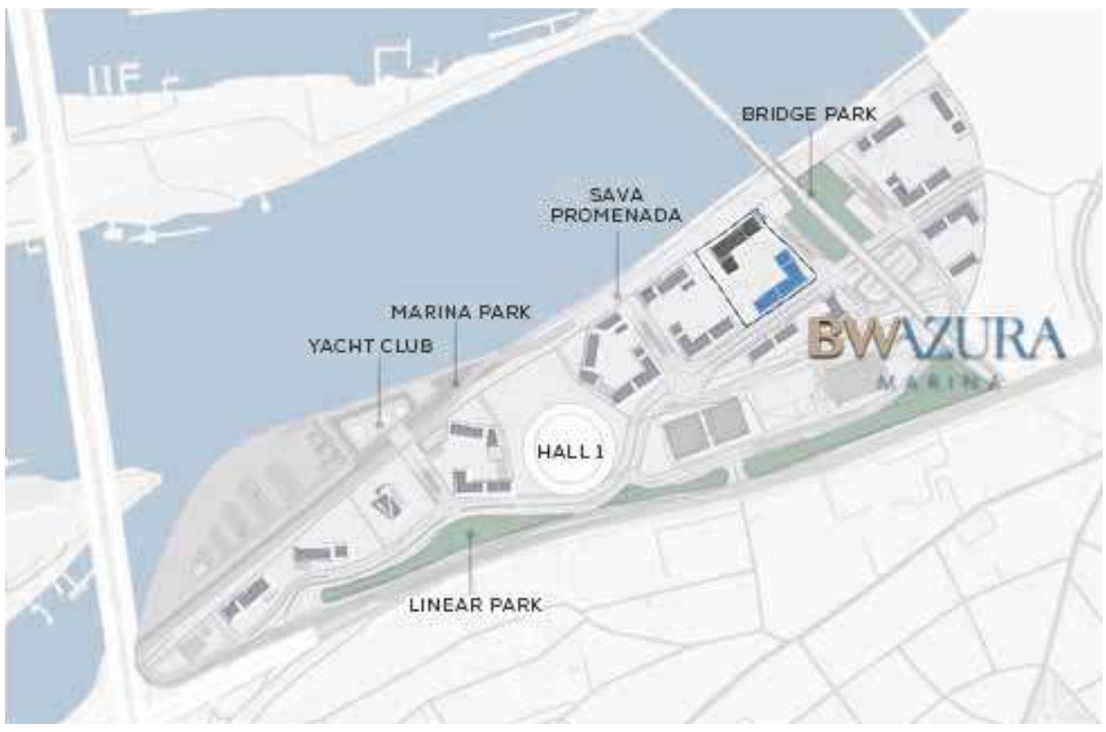


LEVEL PLAN

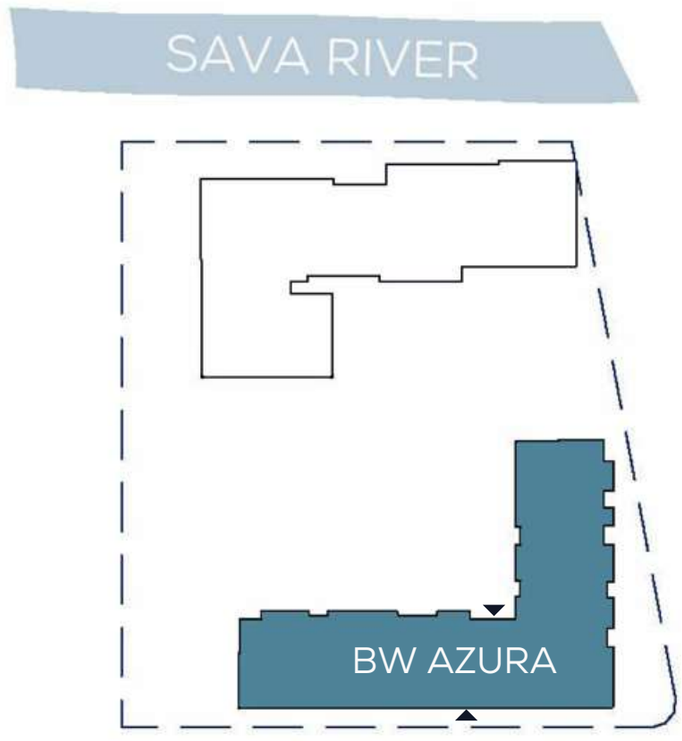




MASTER PLAN



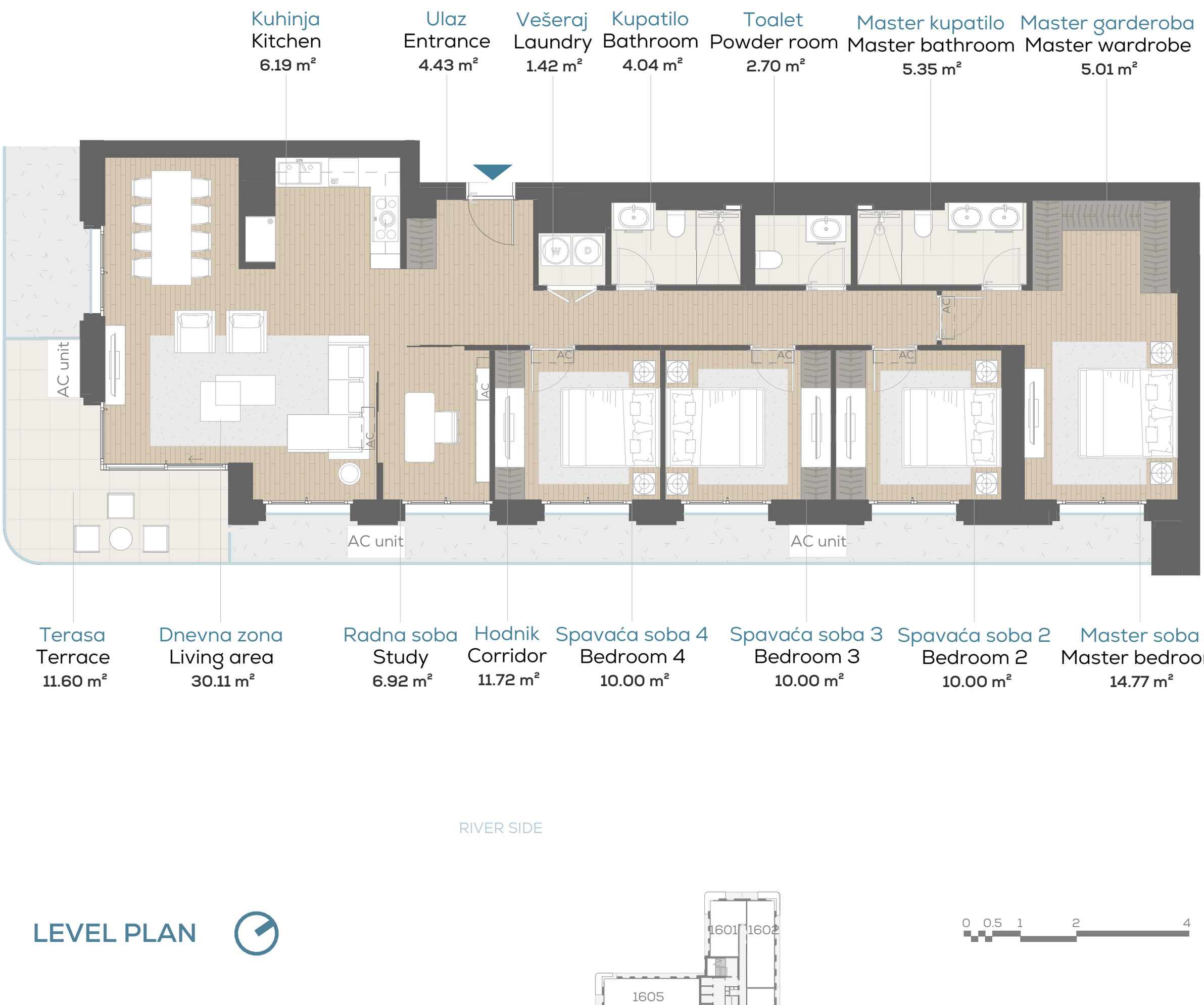
SITE PLAN



POVRŠINE (AREAS)

Površina stana (Apartment area)	**122.66 m²**
Površina terase (Terrace area)	**11.60 m²**
Ukupna površina (Total area)	**134.26 m²**

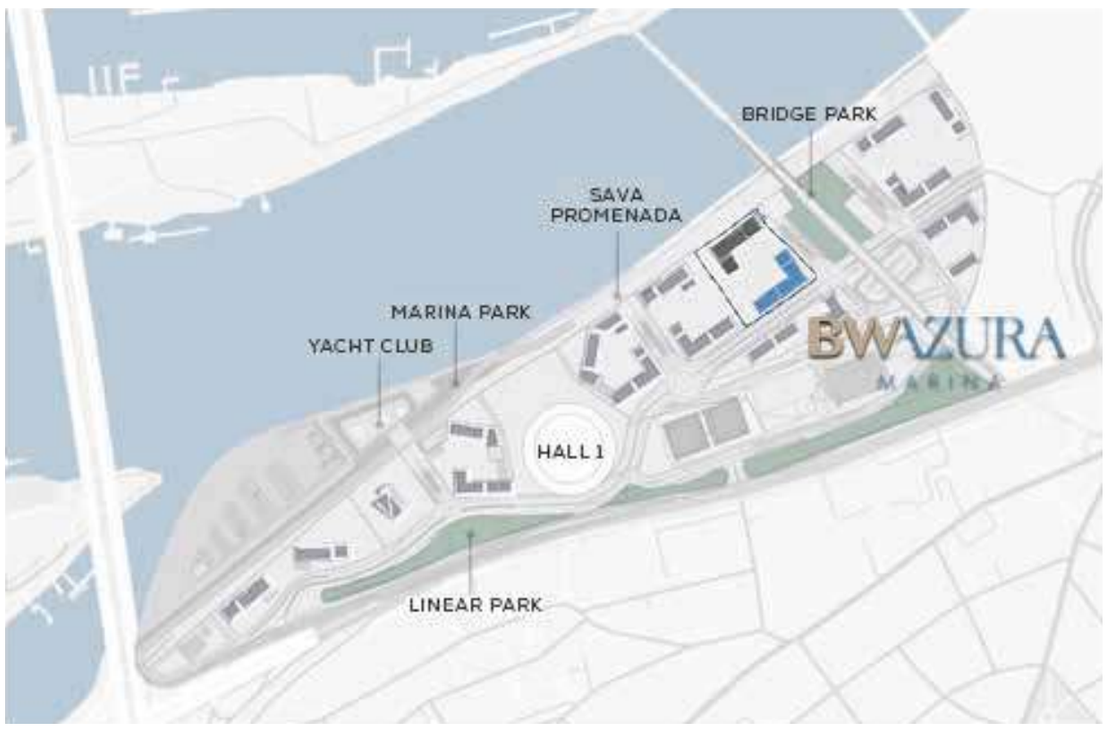
Four and a Half Bedrom	
Broj stana (Unit number)	**1604**



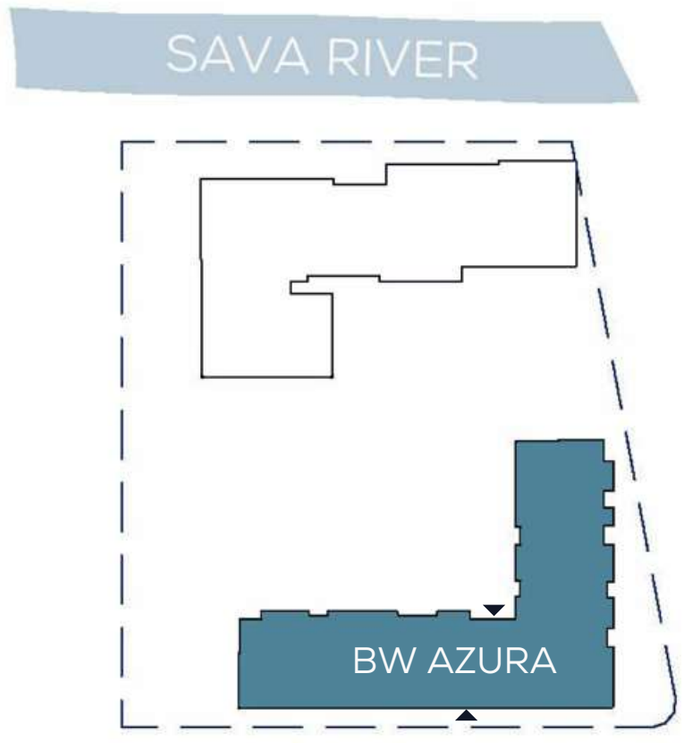
LEVEL PLAN

L16

MASTER PLAN



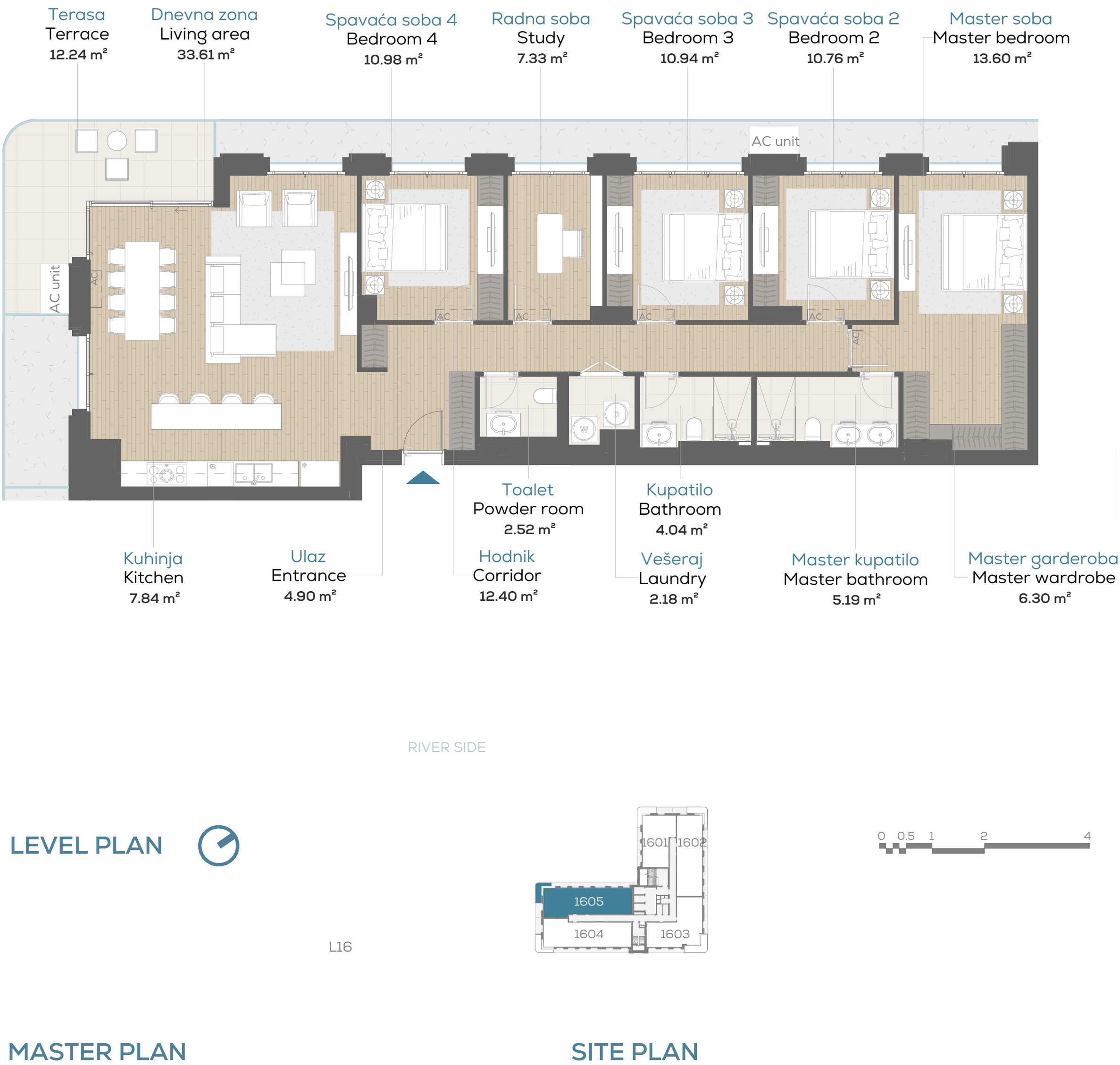
SITE PLAN



POVRŠINE (AREAS)

Površina stana (Apartment area)	**132.59 m²**
Površina terase (Terrace area)	**12.24 m²**
Ukupna površina (Total area)	**144.83 m²**

Four and a Half Bedrom	
Broj stana (Unit number)	**1605**

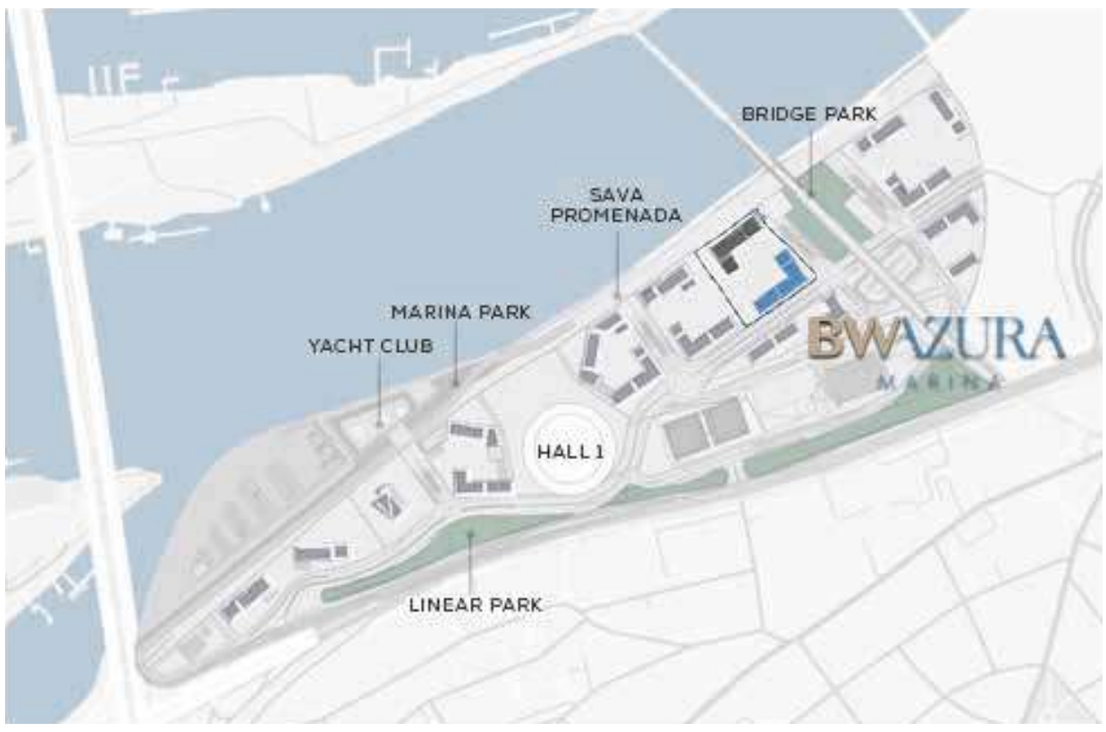


RIVER SIDE

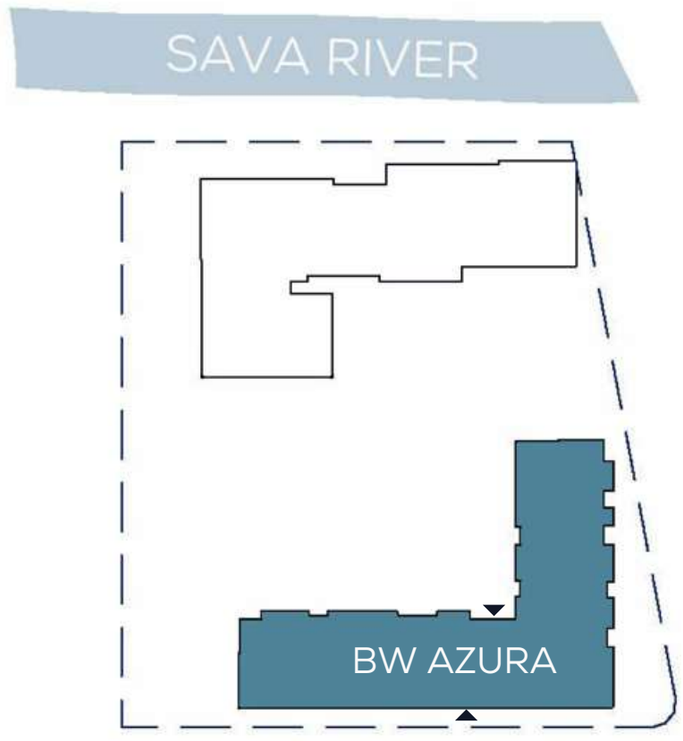
LEVEL PLAN

L16

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	PAINT FINISH

KITCHEN AREA

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

BEDROOMS

FLOORS	MULTI-LAYERED WOODEN PARQUET
WALLS	PAINT
CEILING	PAINT FINISH

DOORS

ENTRANCE	COMPOSITE MATERIAL FINISH
INTERNAL DOORS	COMPOSITE MATERIAL FINISH

BATHROOM & POWDER ROOM

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

LAUNDRY ROOM

FLOORS	GRANITE TILES
WALLS	PAINT
CEILING	GYPSUM BOARD FINISHED IN PAINT

OTHER

SANITARYWARE	HIGH QUALITY SANITARY FIXTURES AND FITTINGS
AIR CONDITIONING UNITS	MULTI-SPLIT AC WITH EXTERNAL UNITS ON TERRACES
HEATING UNITS	CENTRAL HEATING WITH RADIATORS & TOWEL DRYERS IN BATHROOMS IN REGULAR APARTMENTS & CENTRAL HEATING WITH FLOOR CONVECTORS & TOWEL DRYERS IN BATHROOMS IN PENTHOUSE APARTMENTS
KITCHEN APPLIANCE	NOT INCLUDED
CUPBOARD, WARDROBE, KITCHEN	NOT INCLUDED
WINDOWS	ALUMINIUM FRAME
VENTILATION SYSTEM	VENTILATION PROVIDED FOR KITCHEN AND BATHROOMS

EAGLE HILLS