BELGRADE WATERFRONT

SERBIA

BW SONATA

A MAN WITH A VISION

Led by Mohamed Alabbar, Eagle Hills is shaping the future of contemporary living through the development of thoughtfully planned urban communities.

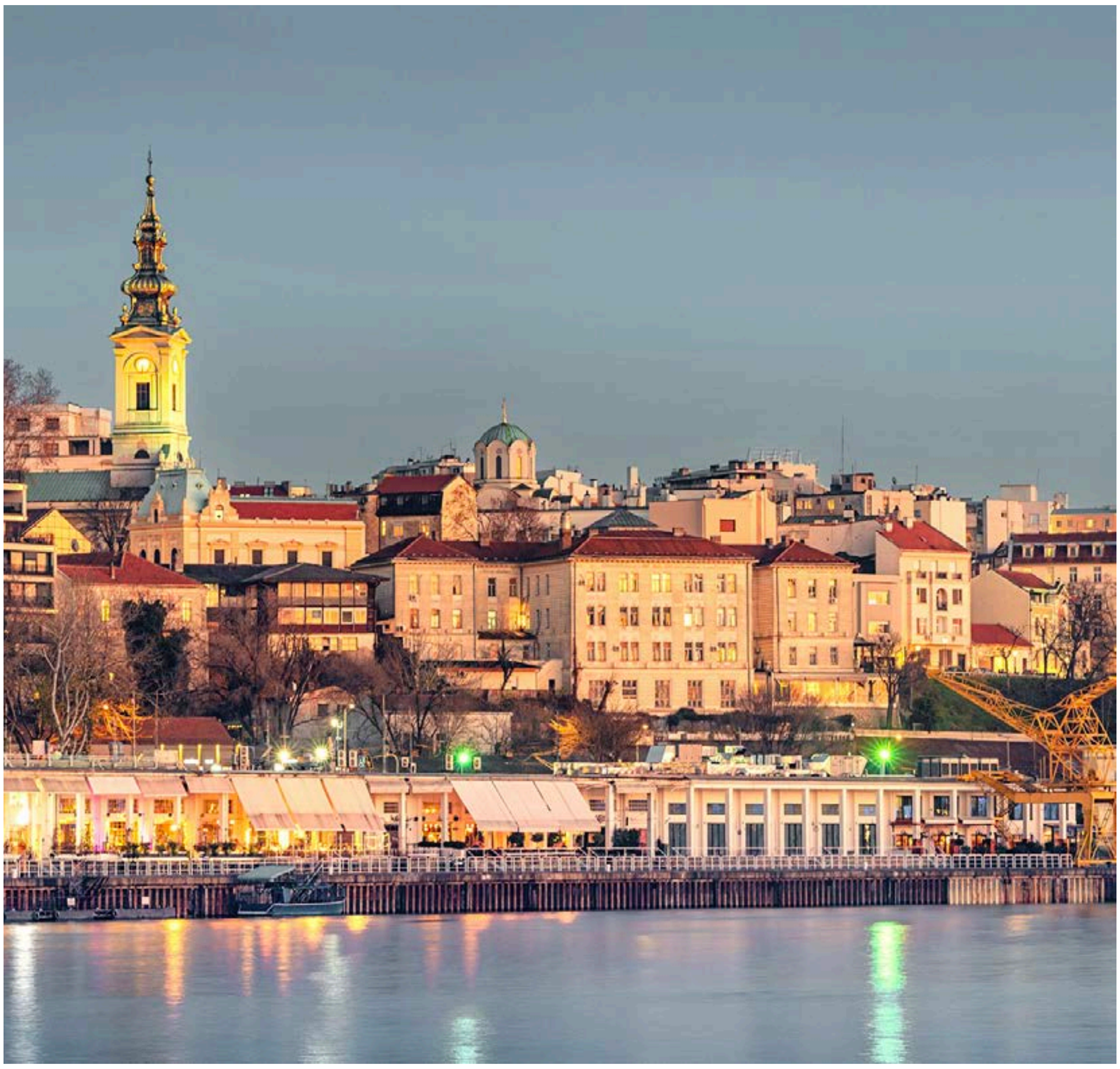
From Croatia to Morocco, its projects stand out for exceptional design, innovative solutions, and uncompromising attention to detail, brought to life through the expertise of renowned architects and designers.



A CAPITAL ON TWO RIVERS

Belgrade, the capital of Serbia, is uniquely situated at the confluence of two great rivers, the Sava and the Danube. The city is renowned for its rich history, vibrant cultural scene, dynamic nightlife, and cosmopolitan spirit.

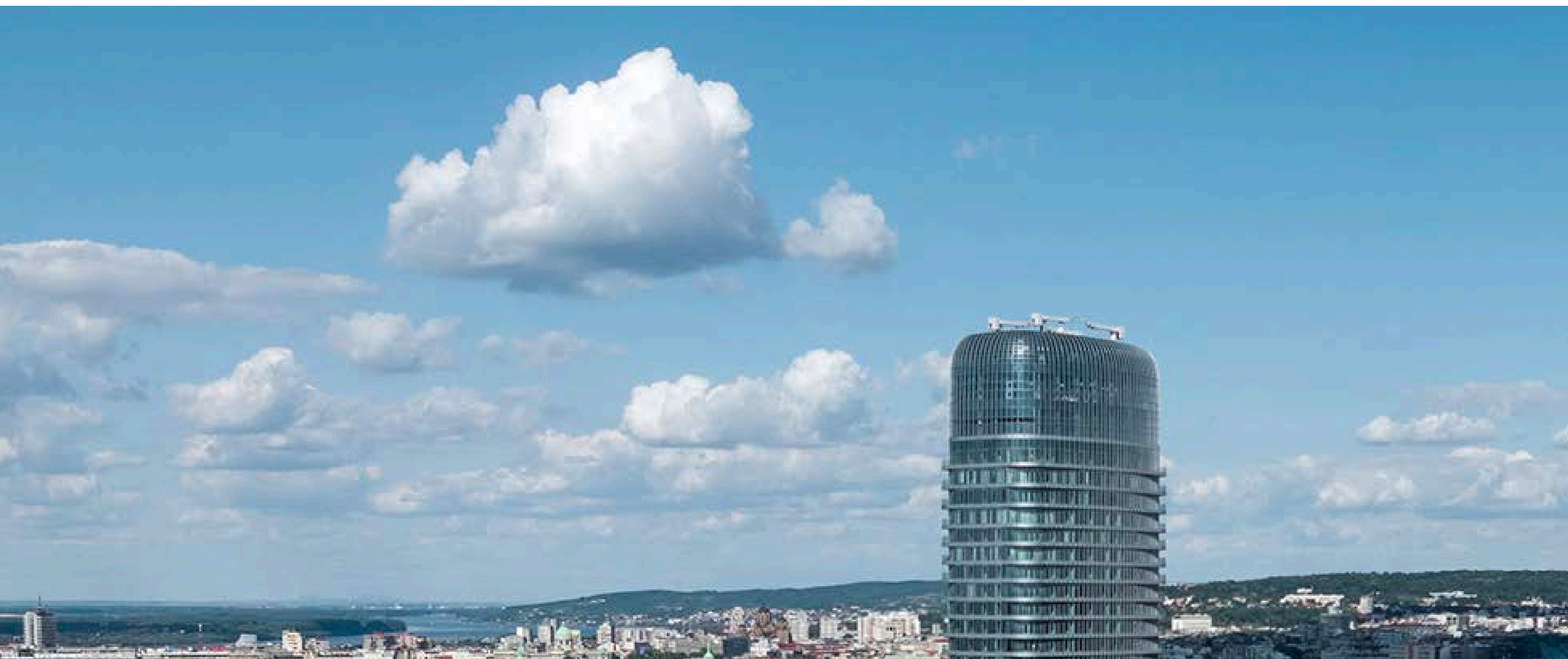
Today, Belgrade stands out as one of the region's leading centers of business, finance, and contemporary urban development. Its authentic atmosphere, renowned hospitality, vibrant culinary scene, diverse selection of restaurants, cafés and shops, and dynamic lifestyle continue to attract a growing number of visitors from around the world.



BELGRADE, A SYMBOL OF URBAN LIFE IN EUROPE

Belgrade Waterfront brings a whole new dimension to life in the heart of Belgrade, transforming the Sava riverfront into a contemporary urban destination where living, business, culture, and leisure naturally come together. A combination of distinctive architecture, green spaces, and thoughtfully designed amenities creates a vibrant urban environment, while BW Marina further highlights the development's unique connection to the river.

With each new phase of development, Belgrade Waterfront continues to strengthen its position as one of the most significant urban projects in this part of Europe. More than just a location, it represents a new heart of the capital - a symbol of contemporary living and urban sophistication.





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

AT THE HEART OF CONTEMPORARY URBAN LIFE

BW Sonata occupies an exceptional location in the heart of Belgrade Waterfront, along Woodrow Wilson Boulevard, between Galerija, creative hub Ložionica, and the future Gastro pijac. Residents have the city's most important new destinations right at their doorstep, including Sava Promenada, Sava Park, the future Nikola Tesla Museum, and the pedestrian bridge providing easy access to New Belgrade.



KULA BELGRADE

GALERIJA

BW SONATA

MARKET

PEDESTRIAN BRIDGE

LINEAR PARK

NIKOLA TESLA MUSEUM

OPERA

MARINA

BUS

GALERIJA, A PLACE THAT INSPIRES

With more than 300 stores, over 50 restaurants and cafés, as well as Serbia’s only IMAX cinema, Galerija offers an extensive choice of shopping, dining, and entertainment. Kula Belgrade, Ložionica, and the future contemporary Gastro pijac are also within immediate reach, while excellent transport connections and the future metro station provide quick and convenient access to every part of the city.





GASTRO PIJAC – TRADITION IN A MODERN SETTING

Inspired by the concept of Europe’s most renowned mercado-style markets, the future Gastro pijac brings together the traditional market experience with an exceptional gastronomic offering. Alongside fresh local produce and authentic delicacies, it will offer restaurants, cafés, and a distinctive urban atmosphere.

A particular highlight is the green rooftop terrace, offering views over the Sava River and the Belgrade skyline. Gastro pijac transforms everyday shopping into an authentic social and culinary experience.

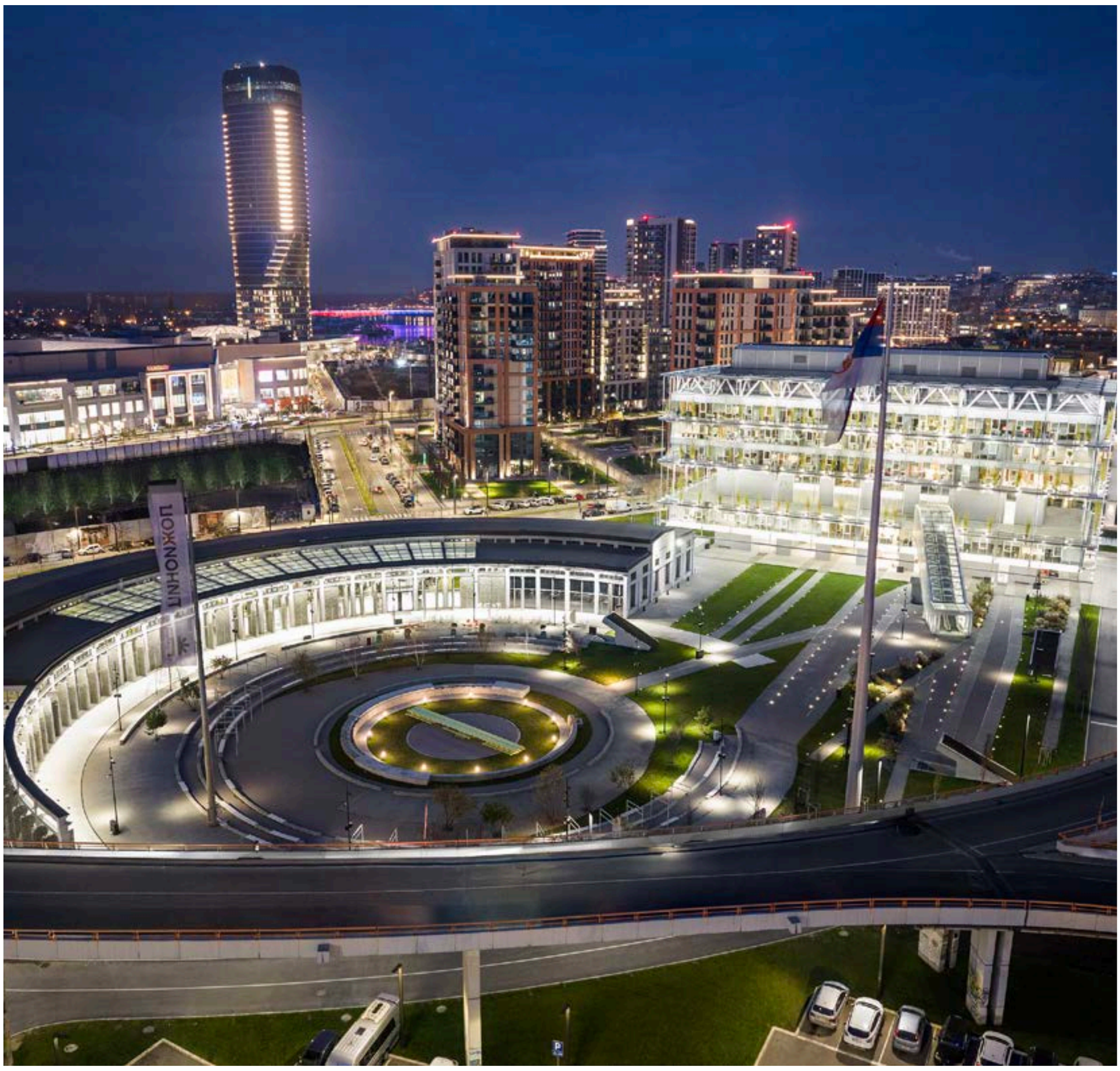


VOĆE I POVRĆE
DELIKATESI
CVEĆARA

POVRĆE

LOŽIONICA

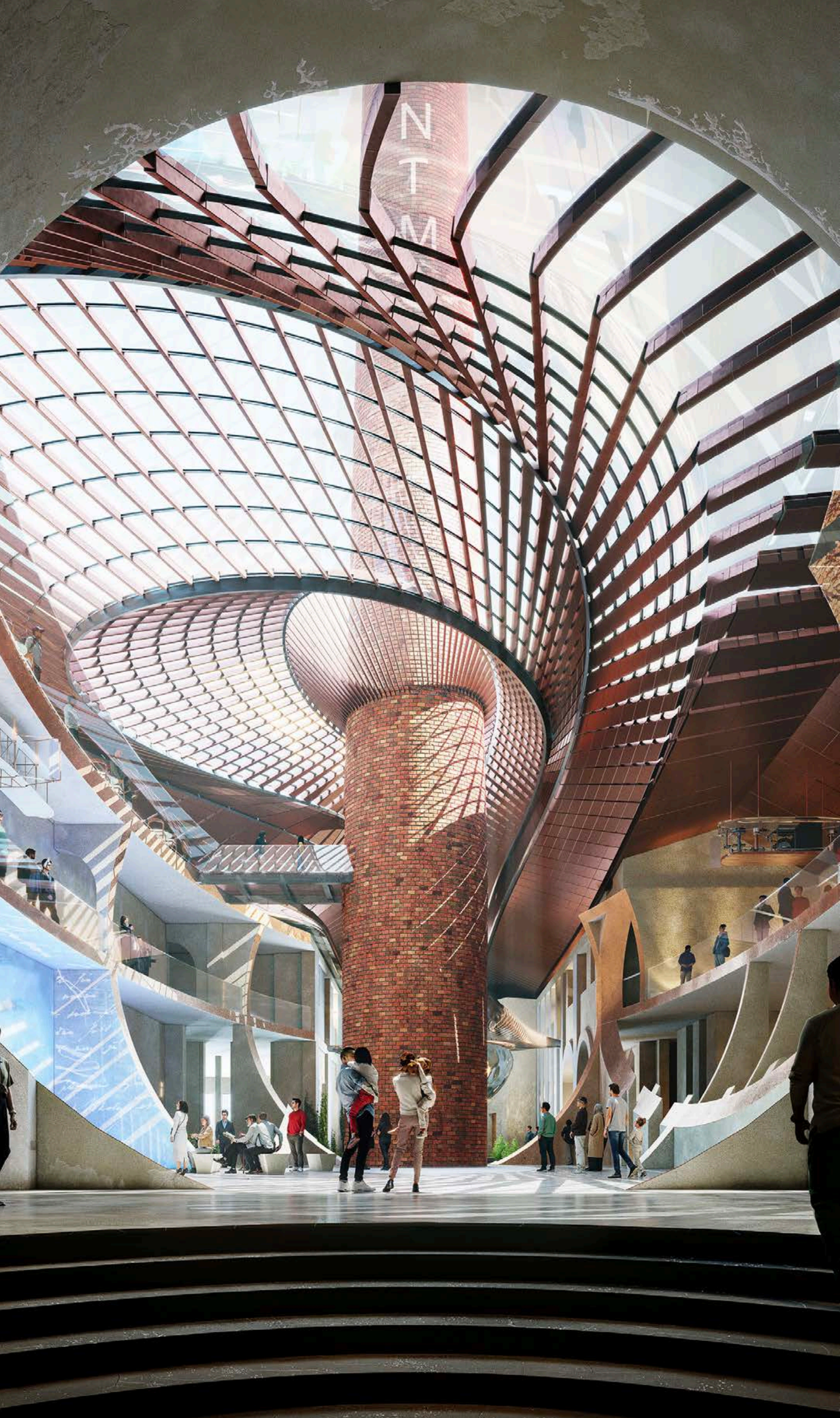
Just a few steps from BW Sonata, Ložionica is one of Belgrade's most significant industrial heritage revitalization projects. The former railway complex, dating back to 1926, has been transformed into a contemporary hub for creative industries and innovation, dedicated to art, design, technology, and education. Through a rich programme of cultural events, exhibitions, workshops, and conferences, Ložionica has become a new meeting point for the creative community and one of the city's most vibrant destinations.



NIKOLA TESLA MUSEUM

The new Nikola Tesla Museum, just a few minutes' walk from BW Sonata, will become a new hub for science, culture, and innovation. A contemporary museum experience, international exhibitions, and a diverse range of educational and cultural programmes will become part of everyday life, further enhancing the quality of living and the value of this exceptional location.

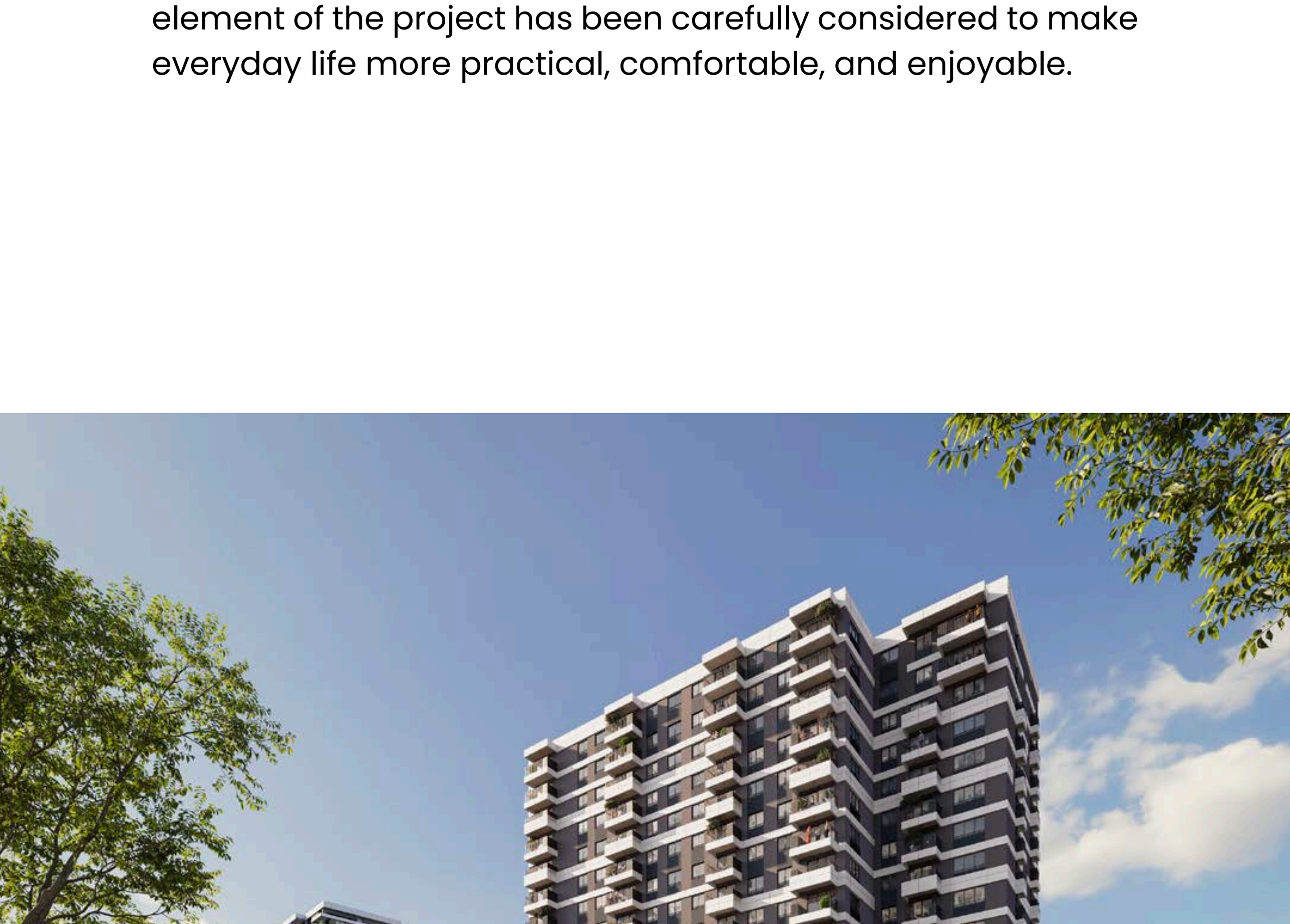



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A CONTEMPORARY APPROACH TO LIVING

BW Sonata has been conceived as part of a carefully planned urban structure that reflects the contemporary character of Belgrade Waterfront. Its architectural concept is centered on creating functional, flexible, and future-oriented spaces tailored to the needs of modern living.

The design is guided by principles of simplicity, modularity, and efficient spatial organization, with an emphasis on openness, spatial fluidity, and adaptability to different lifestyles. Every element of the project has been carefully considered to make everyday life more practical, comfortable, and enjoyable.



ARCHITECTURE FOR EXTRAORDINARY VIEW

Modern and distinctive BW Sonata has been designed to make the most of its exceptional location. Its distinctive zig-zag form creates a greater number of dual-aspect corner apartments, opening up a variety of views that evolve with each level.

Facing Galerija and New Belgrade, the panorama becomes increasingly expansive from the seventh floor upwards, while apartments on the opposite side enjoy open views across Ložionica towards the city skyline and the lush green slopes of Senjak. The highest floors complete this experience with views of the Sava River, creating a unique connection between the energy of the city and its natural surroundings.

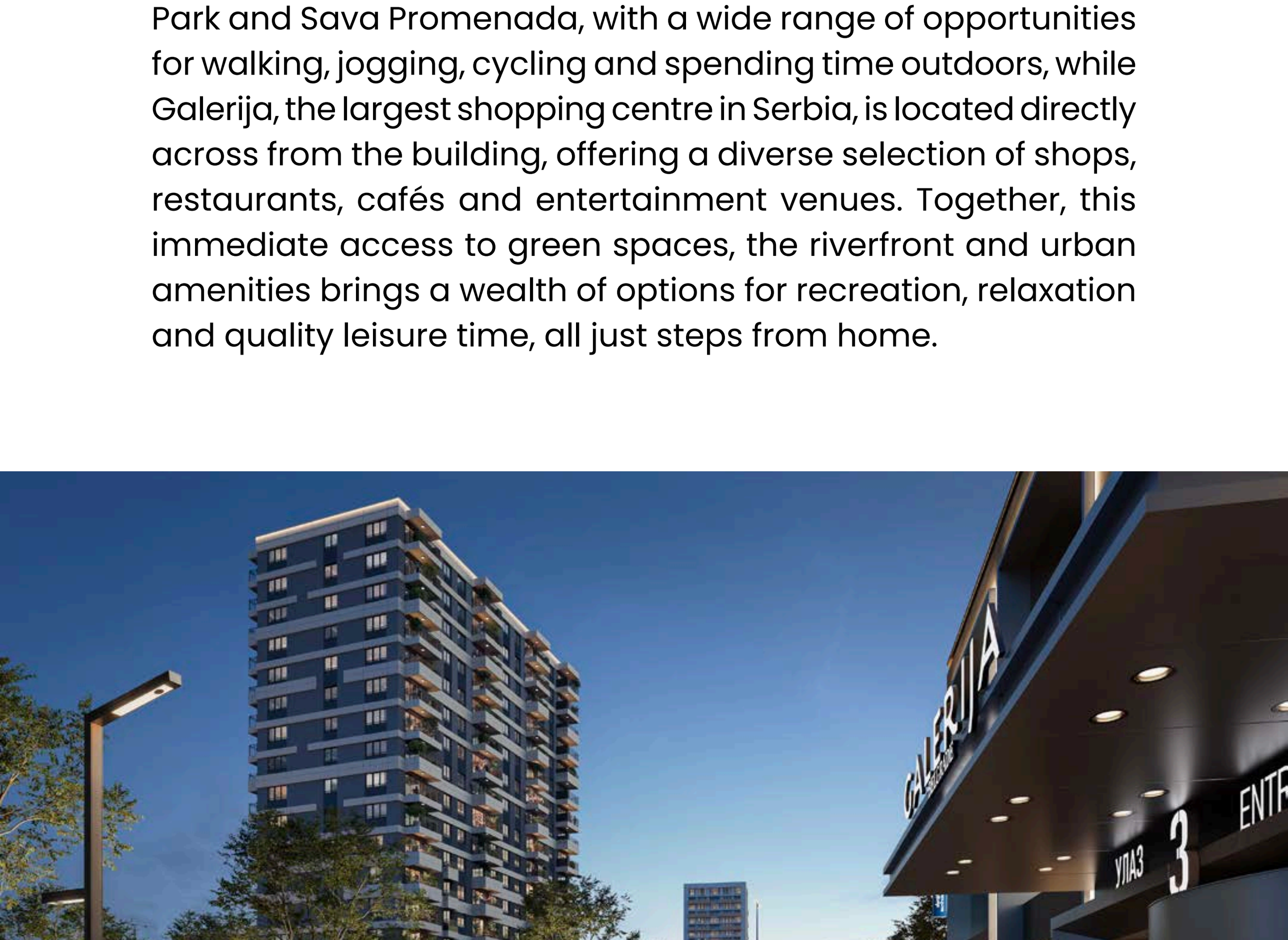


BW SONATA

OUTDOOR LIVING JUST STEPS FROM HOME

Residents of BW Sonata enjoy access to thoughtfully designed shared amenities across the other two buildings within Plot 26, created to enhance everyday comfort and quality of life. At the heart of the complex is a spacious landscaped garden nestled between BW Nota and BW Rima, featuring a children's playground, green areas, and quiet spaces for relaxation, creating a safe and welcoming environment for all generations.

Right next to BW Sonata, residents can enjoy an additional, more intimate landscaped garden, offering a peaceful retreat within the urban environment. Just a few minutes' walk away are Sava Park and Sava Promenada, with a wide range of opportunities for walking, jogging, cycling and spending time outdoors, while Galerija, the largest shopping centre in Serbia, is located directly across from the building, offering a diverse selection of shops, restaurants, cafés and entertainment venues. Together, this immediate access to green spaces, the riverfront and urban amenities brings a wealth of options for recreation, relaxation and quality leisure time, all just steps from home.





DESIGNED FOR MODERN LIVING

The apartments at BW Sonata are designed around the principles of simplicity, functionality, and flexibility, offering spaces that can easily adapt to different lifestyles. An open-plan kitchen and living area, thoughtfully organized layouts, and expansive glazing create a bright and welcoming atmosphere, with abundant natural light and excellent ventilation.

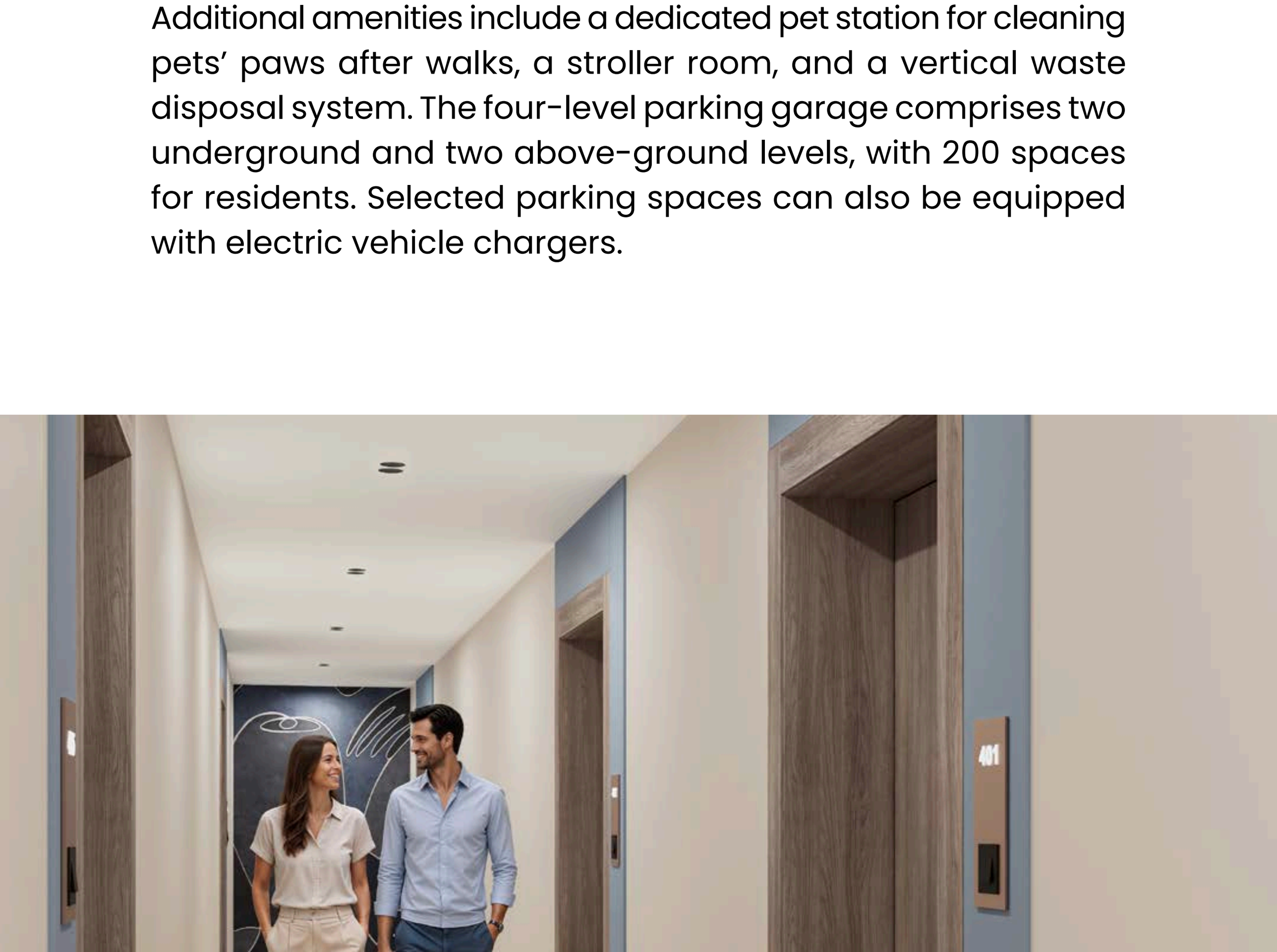
All apartments feature balconies or terraces, while carefully selected fittings, high-quality finishes, and contemporary technical solutions create homes tailored to the needs of modern living.



COMFORT AND CONVENIENCE, EVERY DAY

Every aspect of life at BW Sonata is designed to provide residents with comfort, security, and convenience. The elegant entrance lobby features a reception and security service, along with a dedicated mailbox area, creating a welcoming and secure arrival experience. Street-facing retail spaces on the ground floor further connect the building with its vibrant surroundings.

Additional amenities include a dedicated pet station for cleaning pets' paws after walks, a stroller room, and a vertical waste disposal system. The four-level parking garage comprises two underground and two above-ground levels, with 200 spaces for residents. Selected parking spaces can also be equipped with electric vehicle chargers.

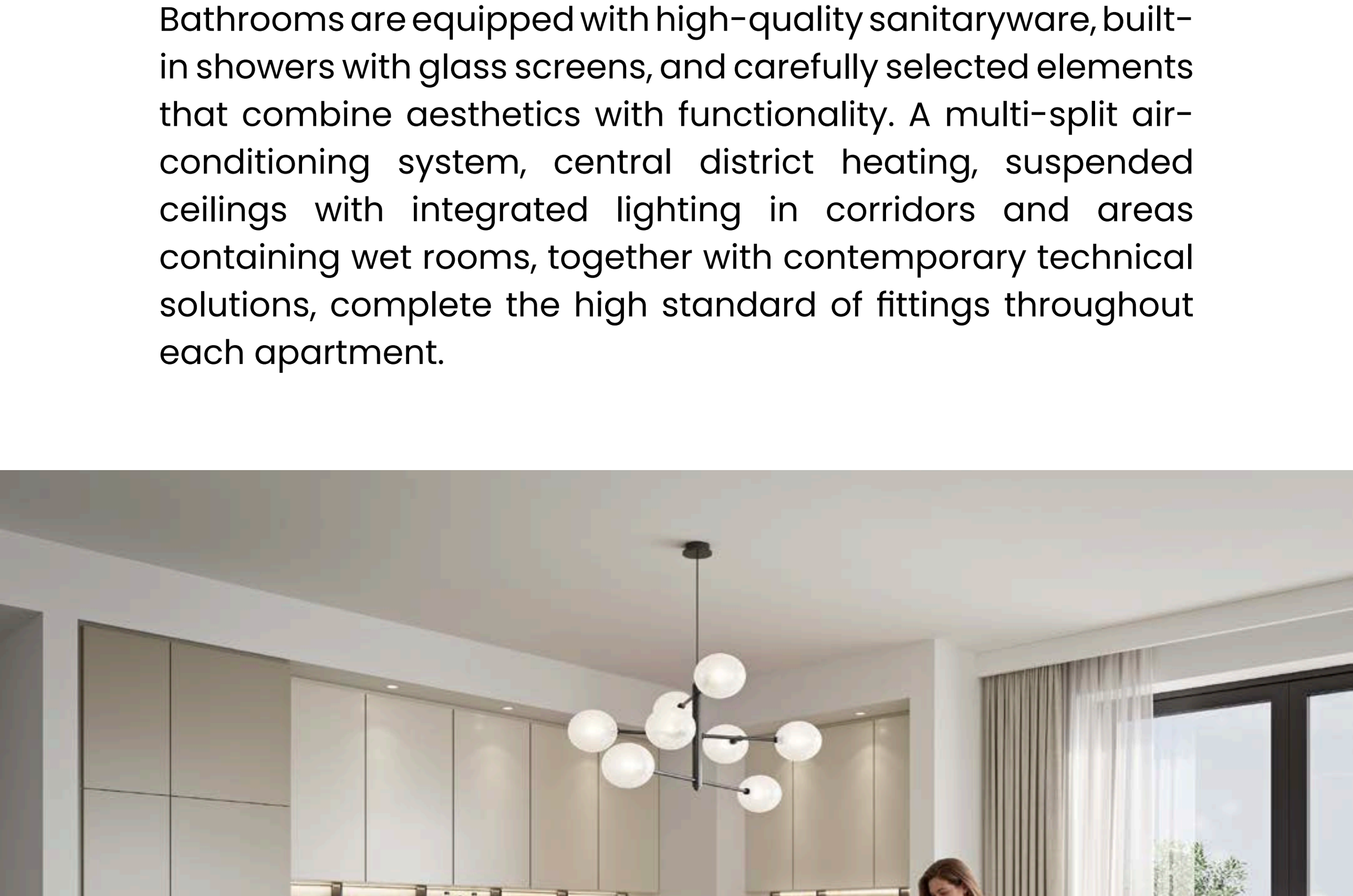




QUALITY WITHOUT COMPROMISE

At BW Sonata, particular attention has been given to the selection of materials and finishes, ensuring durability, functionality, and everyday comfort throughout each home. Living rooms and bedrooms, entrance areas, corridors, and the visible areas of kitchen floors feature multi-layer natural wood parquet, while porcelain tiles from renowned manufacturers are used in concealed areas of kitchen floors, bathroom floors, and selected bathroom walls.

Bathrooms are equipped with high-quality sanitaryware, built-in showers with glass screens, and carefully selected elements that combine aesthetics with functionality. A multi-split air-conditioning system, central district heating, suspended ceilings with integrated lighting in corridors and areas containing wet rooms, together with contemporary technical solutions, complete the high standard of fittings throughout each apartment.



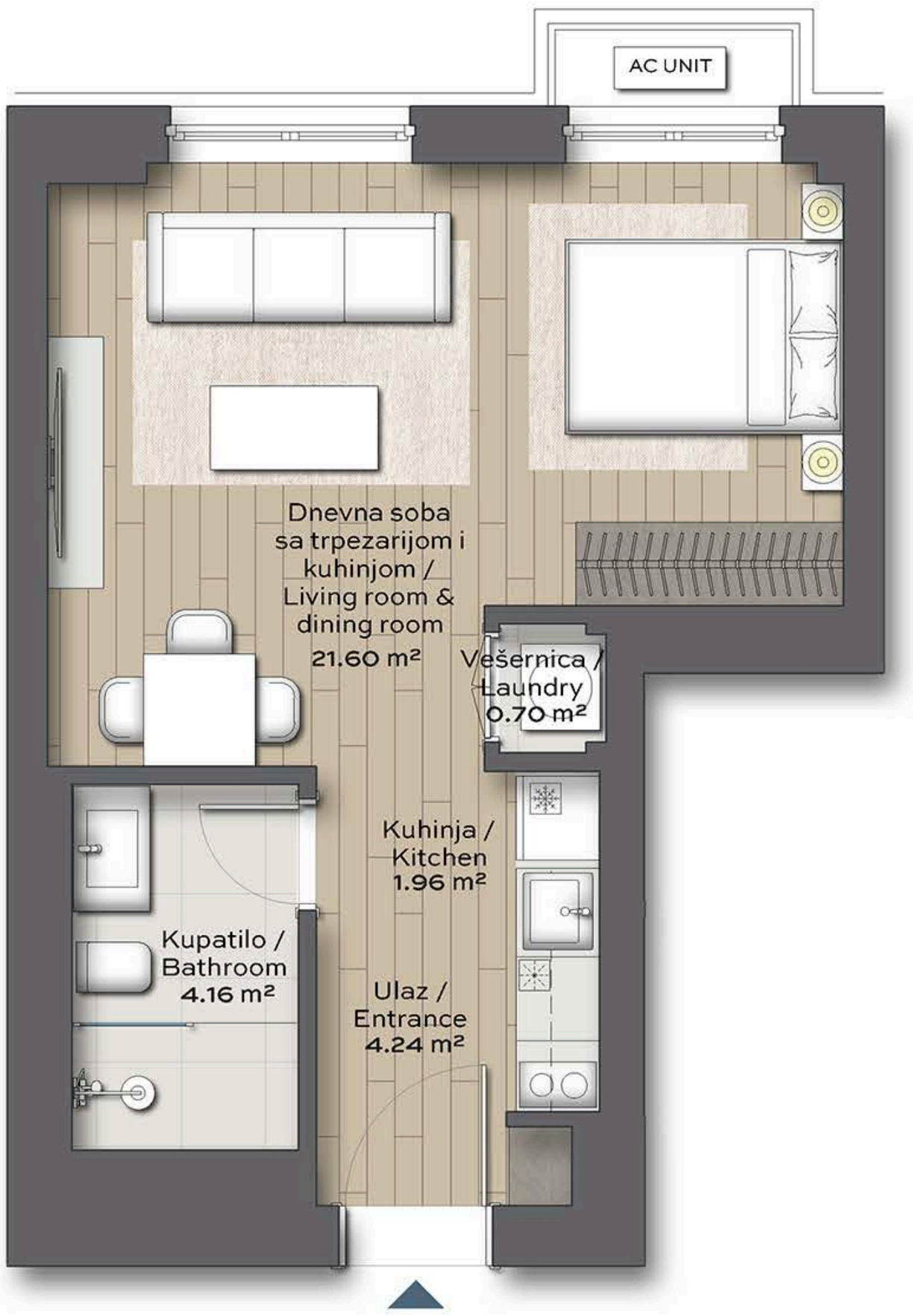


FLOOR PLANS

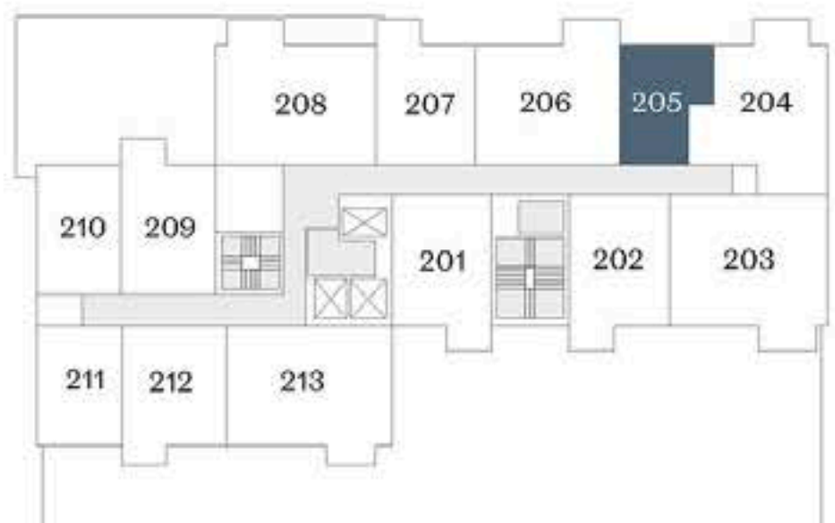
Studio

Stan Br. Unit No. 205

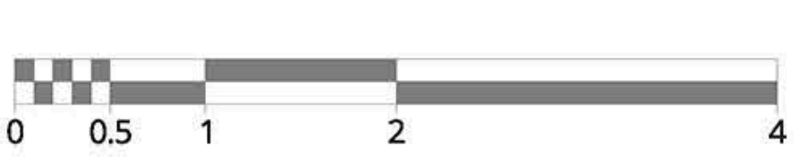
	DIMENZIJE DIMENSIONS
Površina Stana Apartment Area	32.66 m²
Površina Terase Terrace Area	
Ukupna Površina Total Area	32.66 m²



LEVEL PLAN



GALERIJA



TOWN

MASTER PLAN



SITE PLAN



GALERIJA

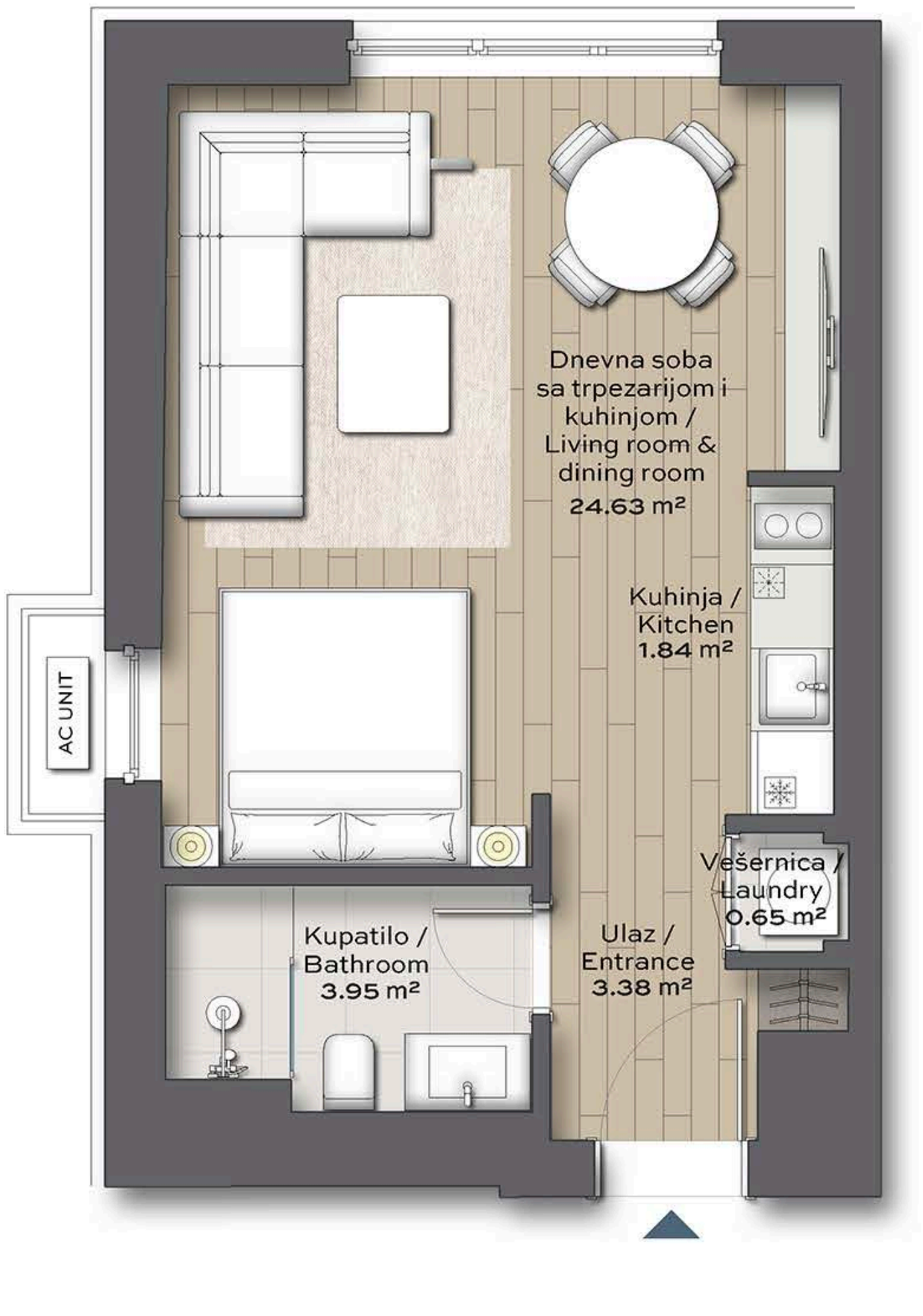
TOWN

LEV

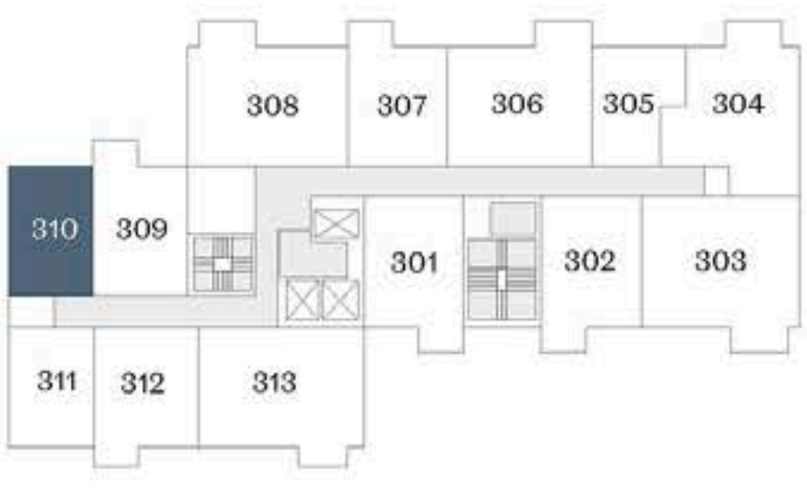
Studio

Stan Br. Unit No. 310

	DIMENZIJE DIMENSIONS
Površina Stana Apartment Area	34.45 m²
Površina Terase Terrace Area	
Ukupna Površina Total Area	34.45 m²



GALERIJA





LEVEL PLAN

TOWN

MASTER PLAN



SITE PLAN

LEV

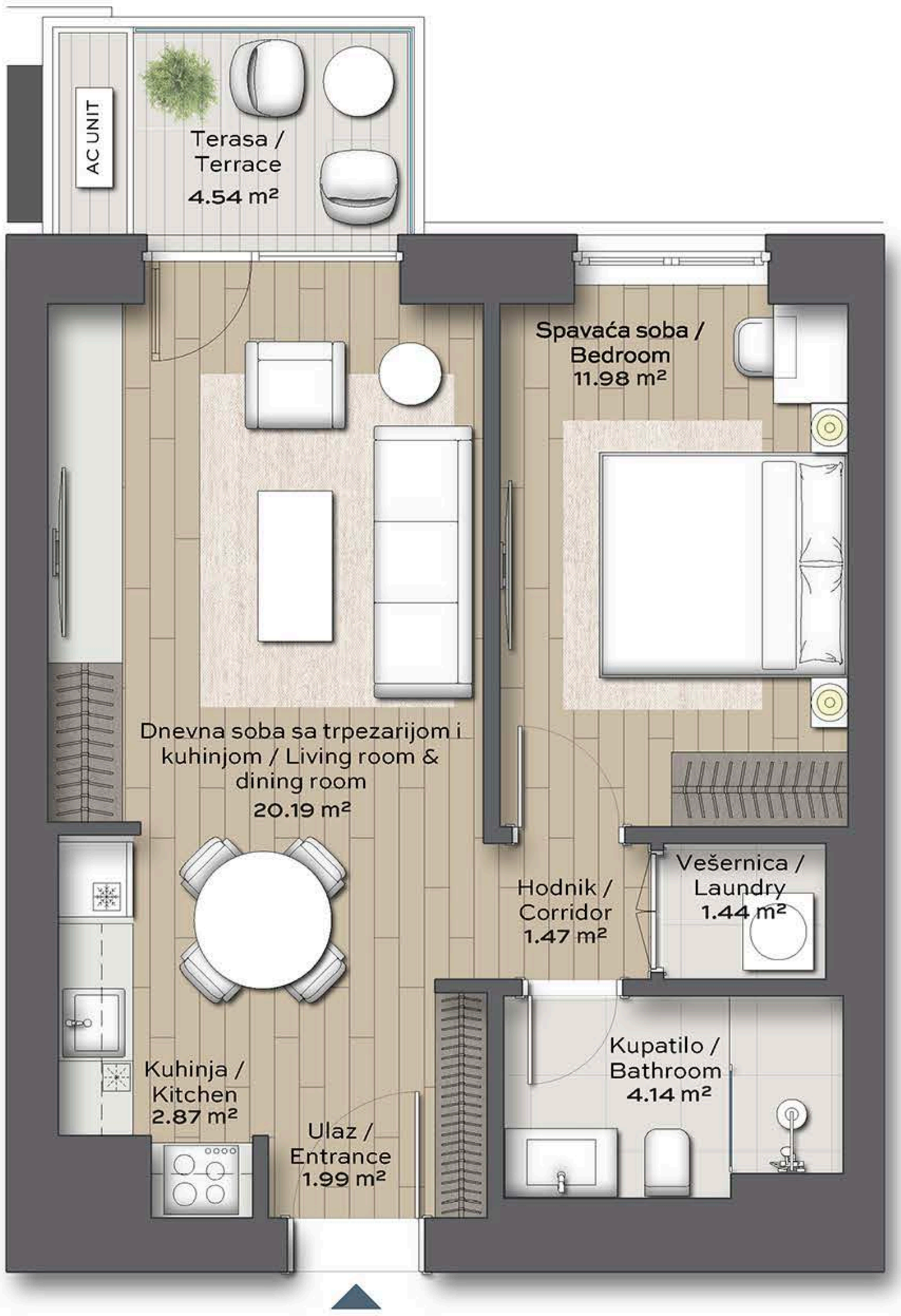




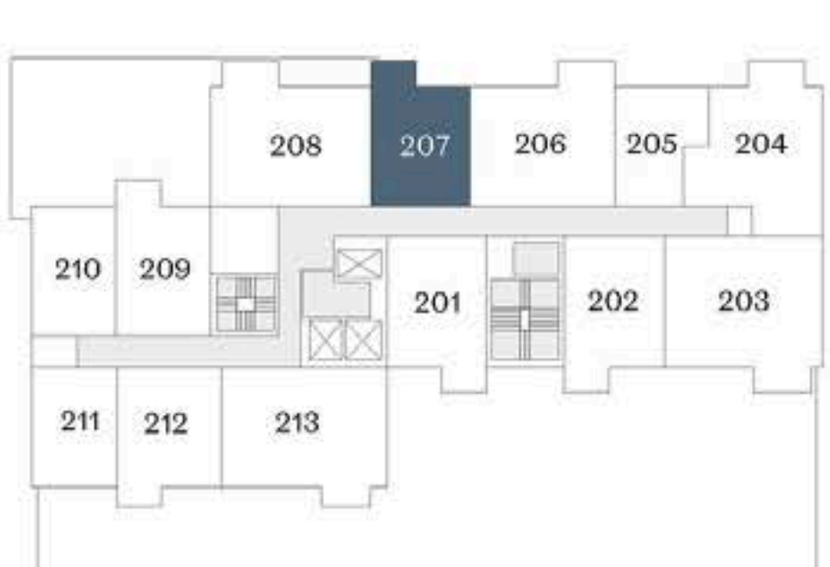
One Bedroom

Stan Br. Unit No. 207

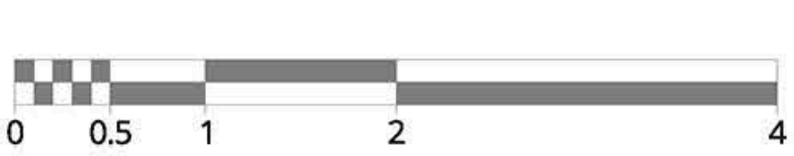
	DIMENZIJE DIMENSIONS
Površina Stana Apartment Area	44.08 m²
Površina Terase Terrace Area	4.54 m²
Ukupna Površina Total Area	48.62 m²



GALERIJA



LEVEL PLAN



TOWN

MASTER PLAN



SITE PLAN

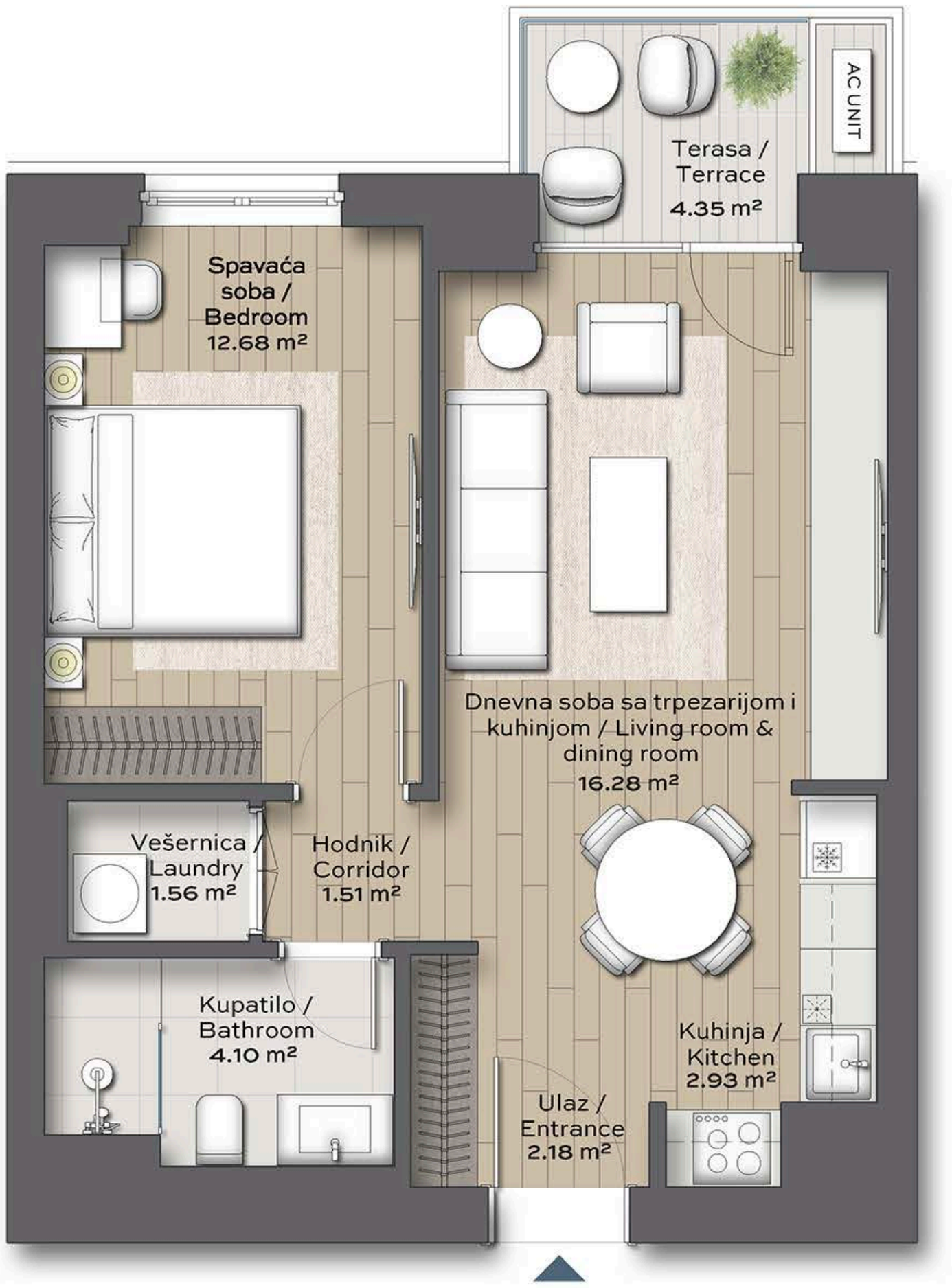


LEV

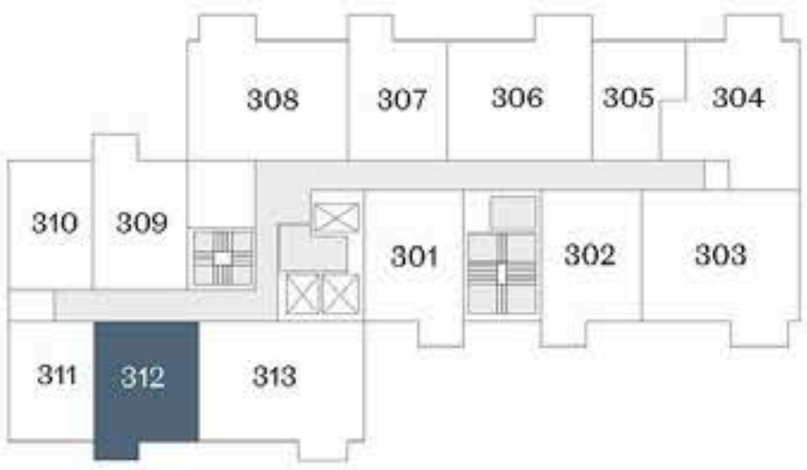
One Bedroom

Stan Br. Unit No. 312

	DIMENZIJE DIMENSIONS
Površina Stana Apartment Area	44.24 m²
Površina Terase Terrace Area	4.35 m²
Ukupna Površina Total Area	48.59 m²



GALERIJA





LEVEL PLAN

TOWN

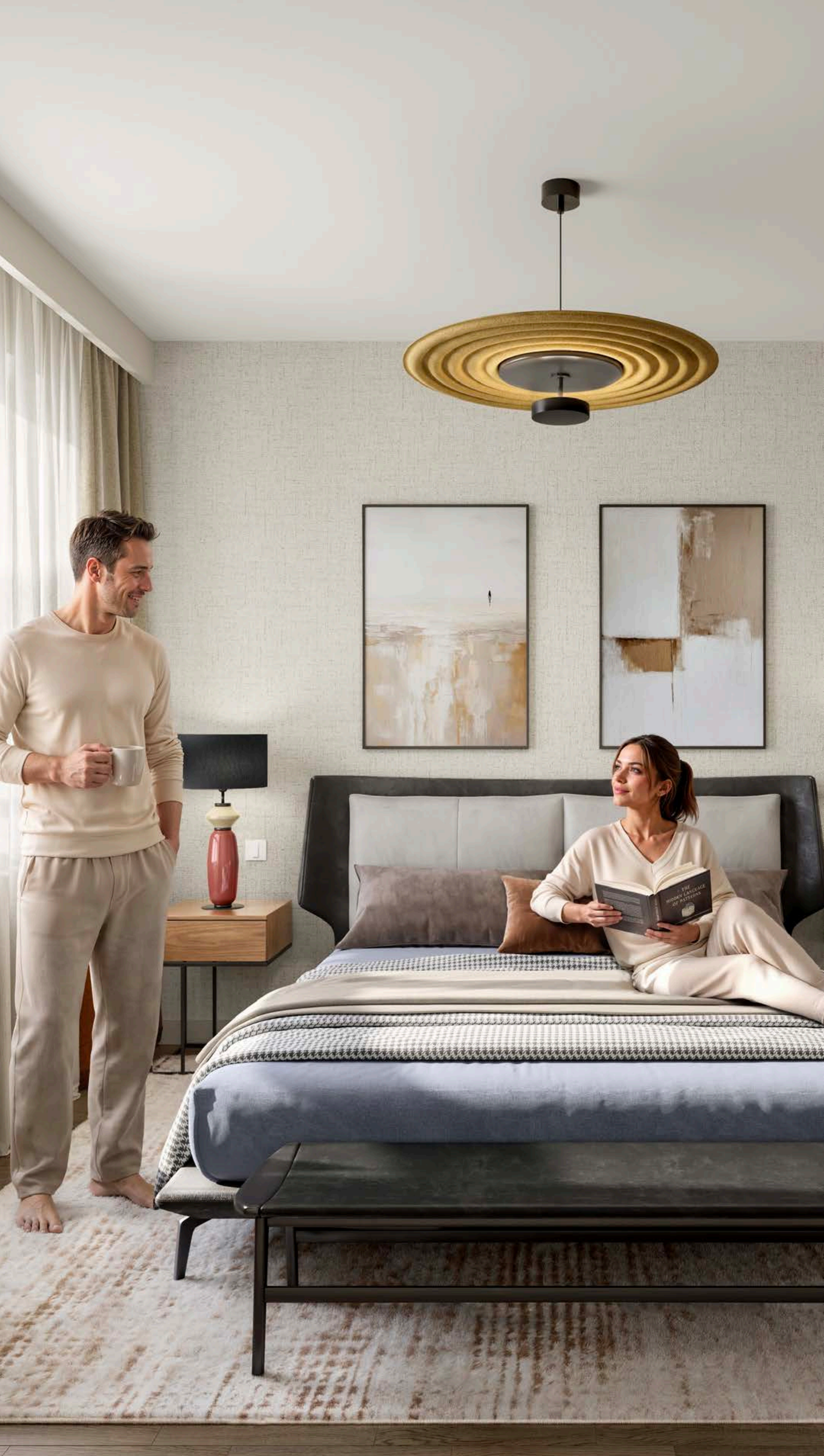
MASTER PLAN



SITE PLAN

LEV

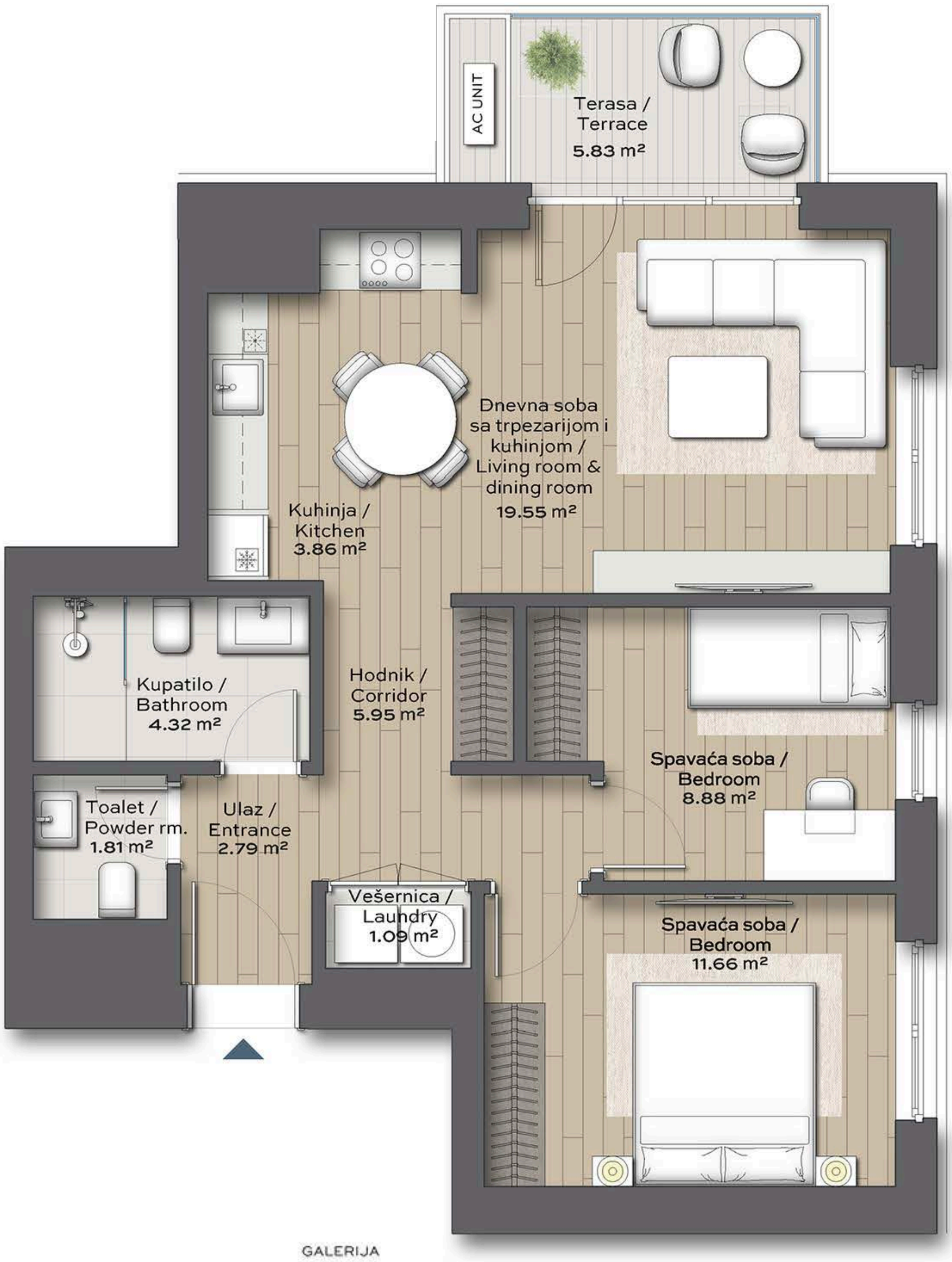



THE
HIDDEN LANGUAGE
OF PATTERNS

One and a Half Bedroom

Stan Br. Unit No. 204

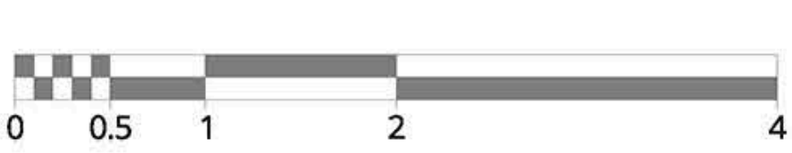
	DIMENZIJE DIMENSIONS
Površina Stana Apartment Area	59.91 m²
Površina Terase Terrace Area	5.83 m²
Ukupna Površina Total Area	65.74 m²





LEVEL PLAN

GALERIJA



TOWN

MASTER PLAN



SITE PLAN

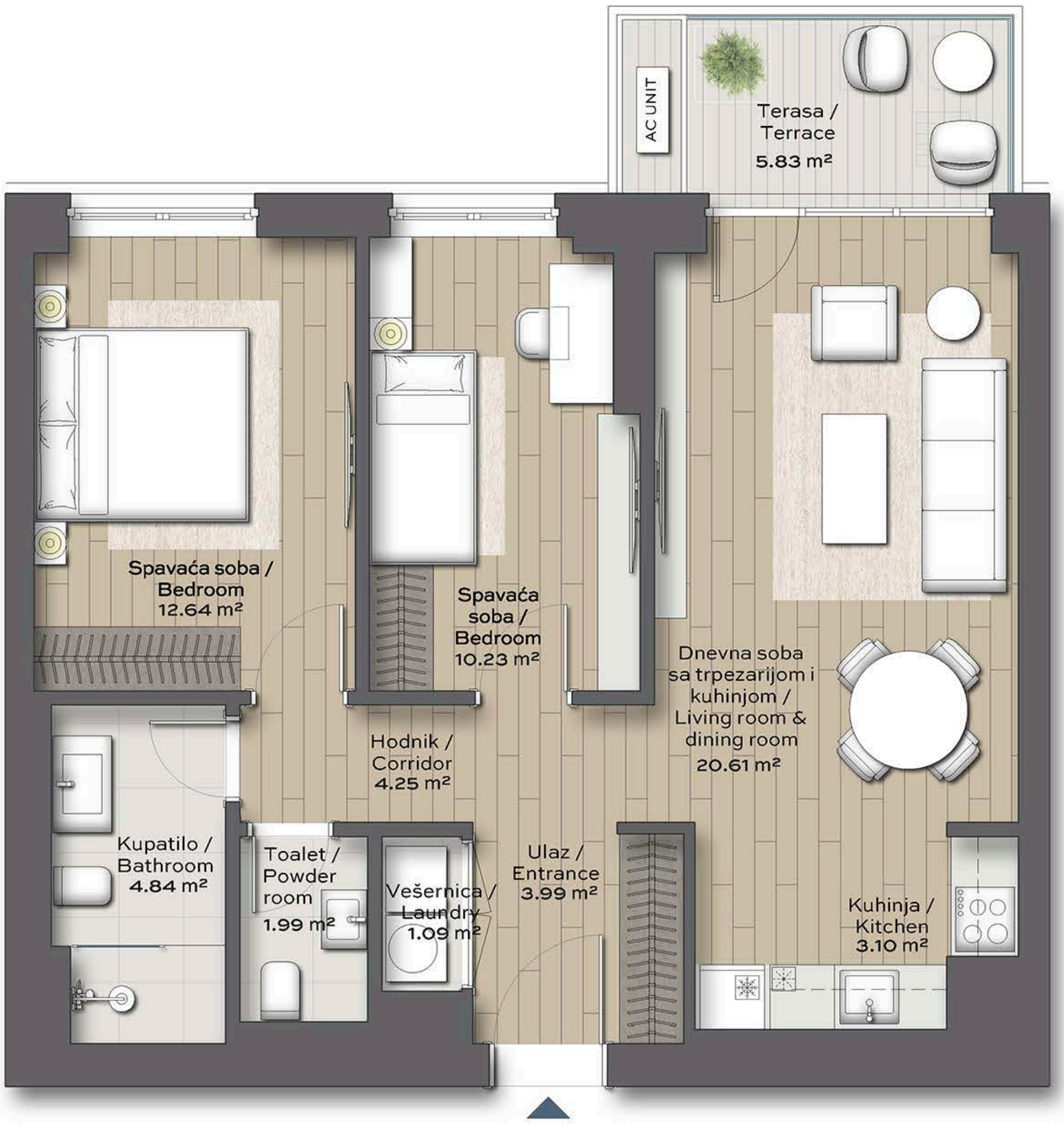


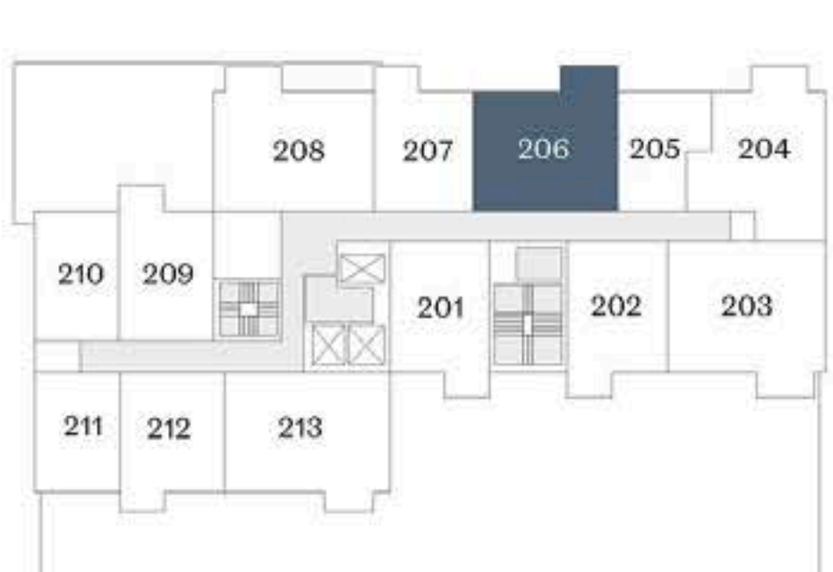
LEV

One and a Half Bedroom

Stan Br. Unit No. 206

	DIMENZIJE DIMENSIONS
Površina Stana Apartment Area	62.74 m²
Površina Terase Terrace Area	5.83 m²
Ukupna Površina Total Area	68.57 m²

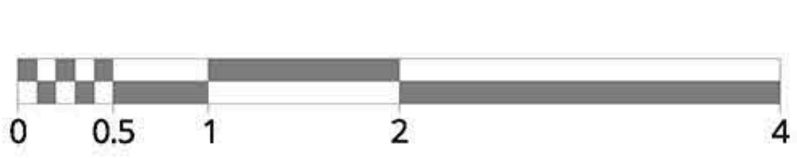




GALERIJA

LEVEL PLAN

TOWN



MASTER PLAN



SITE PLAN



LEV

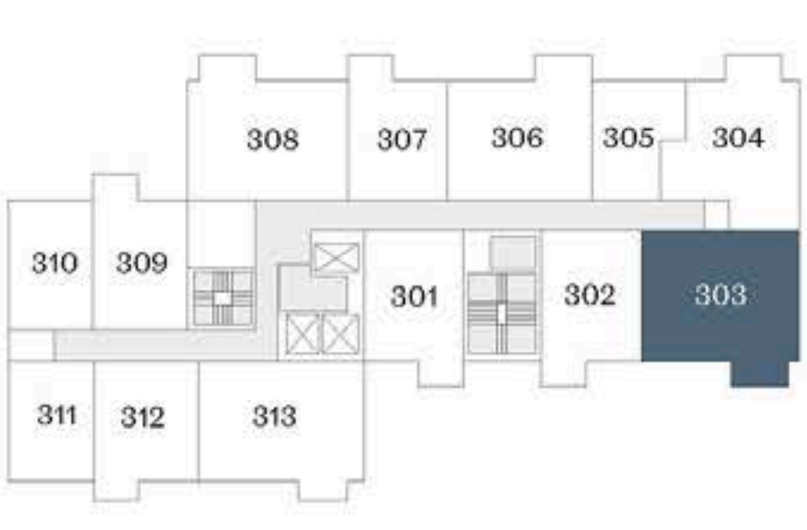
Two Bedroom

Stan Br. Unit No. 303

	DIMENZIJE DIMENSIONS
Površina Stana Apartment Area	66.55 m²
Površina Terase Terrace Area	5.83 m²
Ukupna Površina Total Area	72.38 m²



GALERIJA





LEVEL PLAN

TOWN

MASTER PLAN



SITE PLAN

LEV



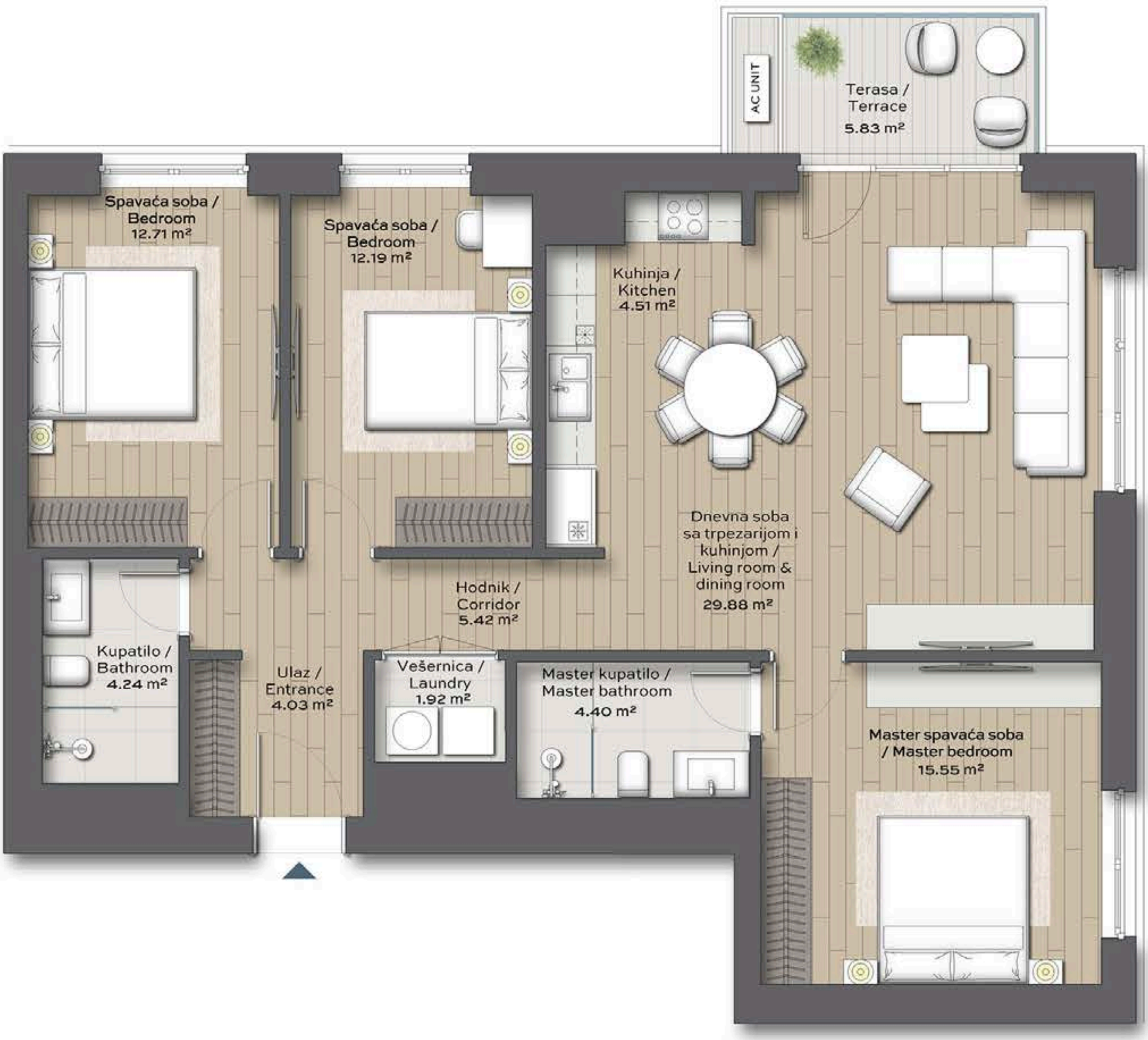
GALERIJA

TOWN

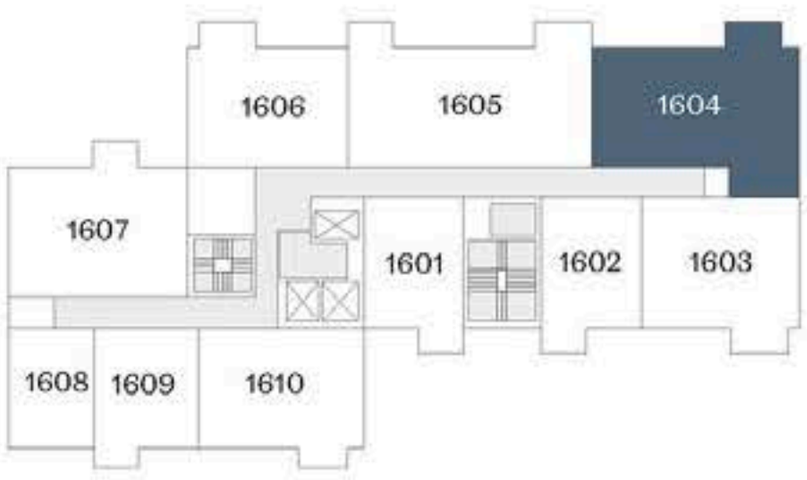
Three Bedroom

Stan Br. Unit No. 1604

	DIMENZIJE DIMENSIONS
Površina Stana Apartment Area	94.85 m²
Površina Terase Terrace Area	5.83 m²
Ukupna Površina Total Area	100.68 m²



GALERIJA





LEVEL PLAN

TOWN

MASTER PLAN



SITE PLAN

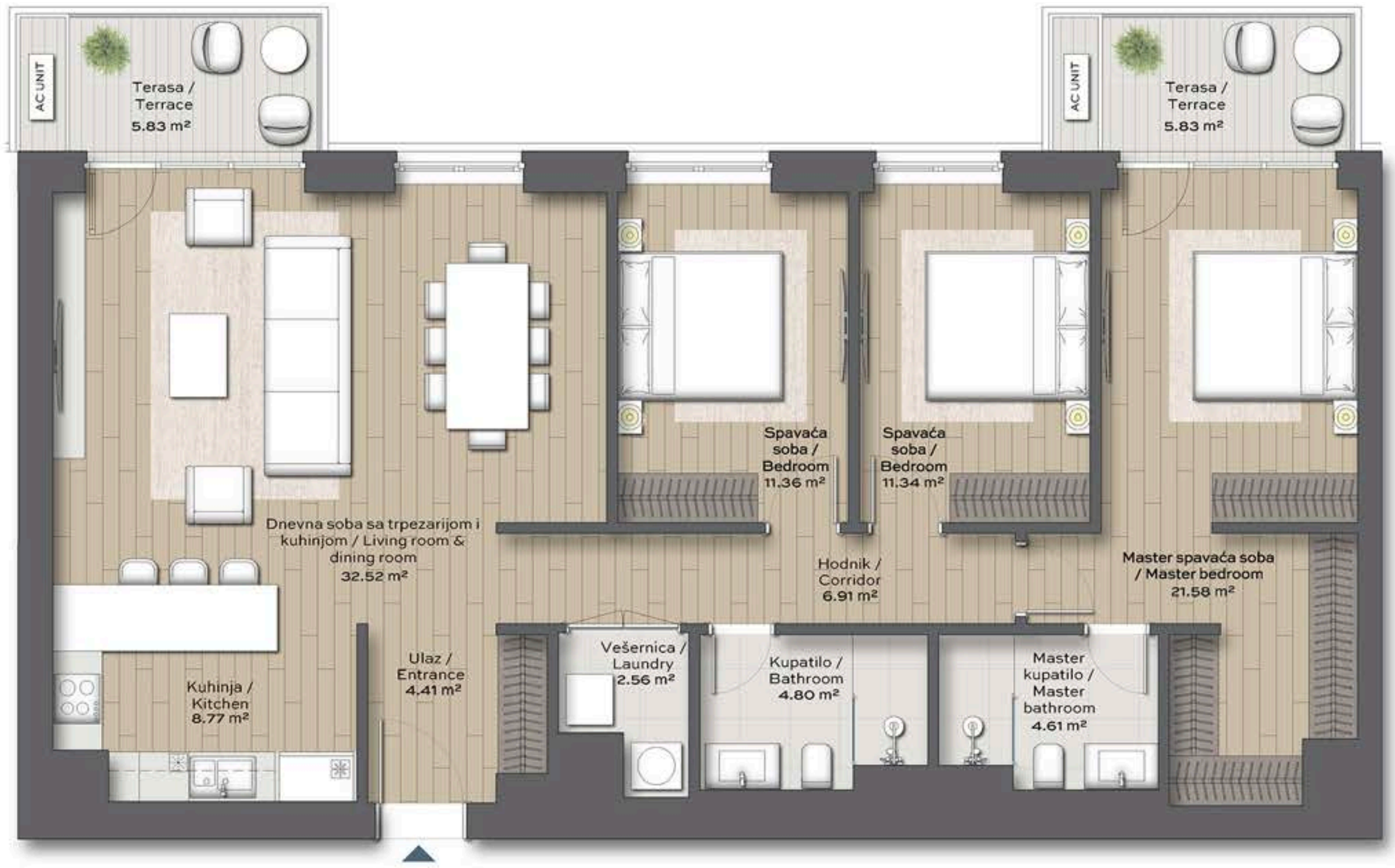
LEV



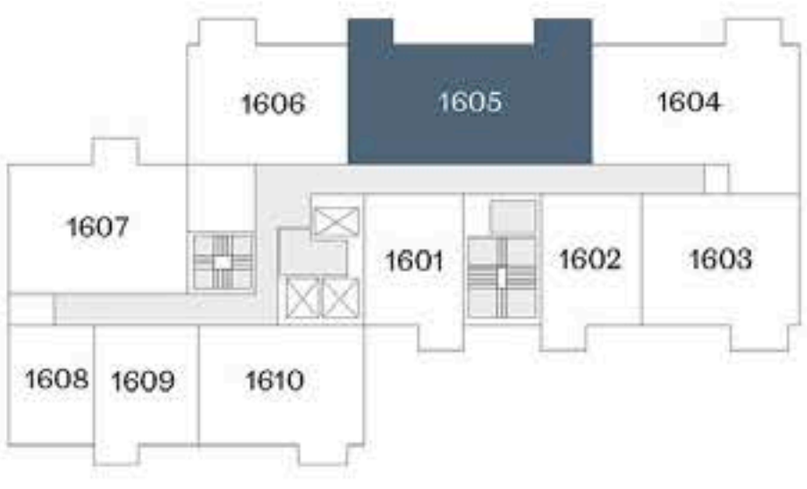
Three Bedroom

Stan Br. Unit No. 1605

	DIMENZIJE DIMENSIONS
Površina Stana Apartment Area	108.86 m²
Površina Terase Terrace Area	11.66 m²
Ukupna Površina Total Area	120.52 m²



GALERIJA





LEVEL PLAN

TOWN

MASTER PLAN



SITE PLAN

LEV





SPECIFICATIONS

ENTRANCE AREA

FLOORS	PARQUET
WALLS	SEMI-DISPERSIVE PAINT
CEILING	SEMI-DISPERSIVE PAINT

LIVING AREA & DINING ROOM

FLOORS	PARQUET
WALLS	SEMI-DISPERSIVE PAINT
CEILING	SEMI-DISPERSIVE PAINT

KITCHEN AREA

FLOORS	PORCELAN GRES TILES UNDER KITCHEN CABINETS, PARQUET IN THE REST OF THE KITCHEN
WALLS	SEMI-DISPERSIVE PAINT
CEILING	SUSPENDED CEILING WITH SEMI-DISPERSIVE PAINT

BEDROOMS

FLOORS	PARQUET
WALLS	SEMI-DISPERSIVE PAINT
CEILING	SEMI-DISPERSIVE PAINT

DOORS

ENTRANCE	ANTI-BURGLERY DOORS WITH POLIURHETAN PAINT
INTERNAL DOORS	MDF WITH POLIURHETAN PAINT

BATHROOM & POWDER ROOM

FLOORS	PORCELAN GRES TILES
WALLS	PORCELAN GRES TILES FULL HEIGHT OF WALL IN SHOWER AREA, HALF HEIGHT OF WALL IN AREA OF HAND WASH BASIN AND TOILET. REST OF THE WALLS – MOIST-RESISTANT PAINT
CEILING	MOIST-RESISTANT PAINT
VANITY CABINET	CHIPBOARD WITH MELAMINE FOIL
VANITY COUNTERTOP	COMPOSITE MATERIALS

LAUNDRY ROOM

FLOORS	PORCELAN GRES TILES
WALLS	SEMI-DISPERSIVE PAINT
CEILING	SEMI-DISPERSIVE PAINT

OTHER

SANITARYWARE	IN BATHROOMS, BY RENOWNED MANUFACTURERS
AIR CONDITIONING UNITS	MULTI-SPLIT, ONE OUTDOOR UNIT PER APARMENT PLACED ON THE BALCONY PLUS ONE INTERNAL UNIT IN EACH LIVING ROOM AND BEDROOM
HEATING	CENTRAL HEATING SYSTEM WITH RADIATORS IN LIVING SPACES AND TOWEL WARMERS IN BATHROOMS
KITCHEN APPLIANCE	NONE
CUPBOARD, WARDROBE, KITCHEN	NONE
WINDOWS	ALUMINUM WIDOWS WITH 90CM PARAPET, ALL WINGS OPERABLE; FULL HEIGHT FIXED PANELS ONBALCONIES WITH OPERABLE BALCONY DOOR
VENTILATION SYSTEM	NATURAL VENTILATION IN THE ROOMS, VENTILATORS IN BATHROOMS AND LAUNDRIES, CONNECTION FOR KITCHEN HOOD IN KITCHENS


EAGLE
HILLS