



**BW METROPOLITAN**  
APARTMENTS

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# Standard savremenog življenja

Eagle Hills je privatna građevinska i investiciona kompanija sa sedištem u Abu Dabiju, specijalizovana za kreiranje novih gradskih jezgara i vrhunskih destinacija na tržištima u razvoju. Usko sarađujući sa vladama i nosiocima političkih inicijativa, Eagle Hills oživljava građevinske poduhvate velikih razmera projektovanjem i realizacijom održivih objekata mešovite upotrebe koji unose novu energiju i raznolikost u životne zajednice, stvaraju nova radna mesta, privlače lokalne i međunarodne investicije i pozitivno utiču na nacionalnu ekonomiju i turizam.

## *The Benchmark of Contemporary Living*

Eagle Hills is an Abu Dhabi-based private real estate investment and development company specialising in the creation of new city hubs and flagship destinations in emerging markets. Working closely with governments and policy makers, Eagle Hills reinvigorates large scale development projects by designing and implementing sustainable mixed-use facilities that energise and diversify communities, create jobs, attract local and international investments, and positively impact business and tourism.



## Morocco

La Bahia Blanca  
La Marina Morocco  
Rabat Square

## Serbia

Belgrade Waterfront

## Jordan

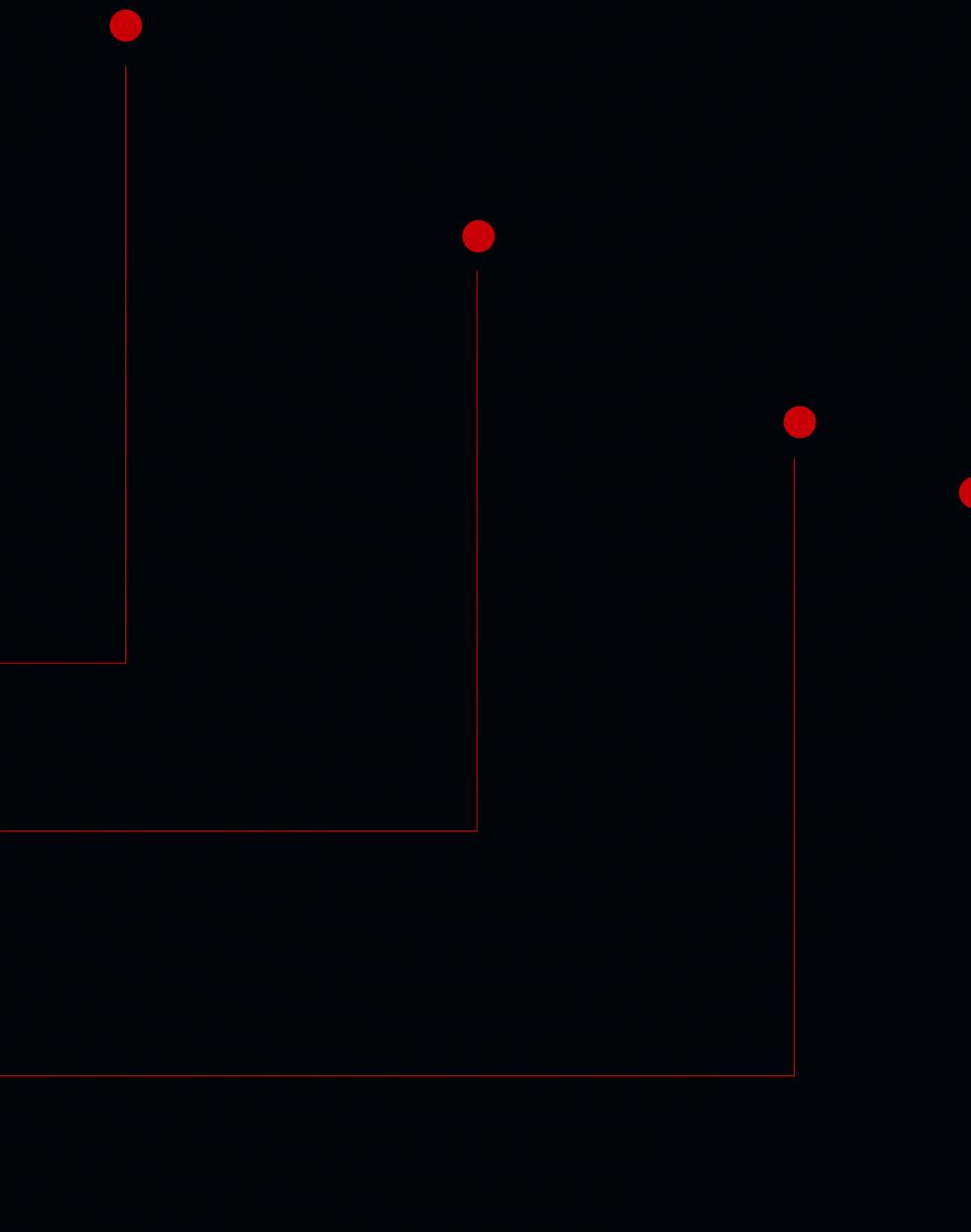
Saraya Aqaba  
St. Regis Amman  
Marsa Zayed

## Bahrian

Marassi Al Bahrain

## United Arab Emirates

Fujairah Resort + Spa



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# Dinamična metropola 21. veka

Sa svojom jedinstvenom lokacijom na ušću dveju velikih reka, Save i Dunava, Beograd vekovima uspešno spaja uticaje istoka i zapada. Glavni grad Srbije je mozaik različitih kultura i stilova, poznat po svojoj bogatoj istoriji, živoj kulturnoj sceni, dinamičnom noćnom životu i kosmopolitskom duhu. Beograd danas učestvuje sa oko 40% u ukupnoj privredi Srbije, a postao je i finansijski i poslovni centar jugoistočne Evrope sa zavidnim nivoom direktnih stranih investicija koje su u stalnom porastu.

## *A Vibrant 21<sup>st</sup> Century Metropolis*

Uniquely located at the confluence of two major rivers, the Sava and the Danube, Belgrade has been blending eastern and western influences for centuries. The Serbian capital is a mosaic of divergent cultures and styles, famous for its rich history, vibrant cultural scene, dynamic nightlife and cosmopolitan spirit. Today, Belgrade accounts for 40% of Serbia's economy, and has become Southeast Europe's financial and business centre with enviable levels of direct foreign investment that are constantly rising.

Poslednjih godina, Beograd se nameće i kao jedna od ključnih destinacija za sve one koji traže nešto novo i drugačije u već pomalo zasićenom evropskom okruženju.

*In recent years, Belgrade has established itself as one of the key destinations for those seeking something new and different among the now familiar European landscape.*



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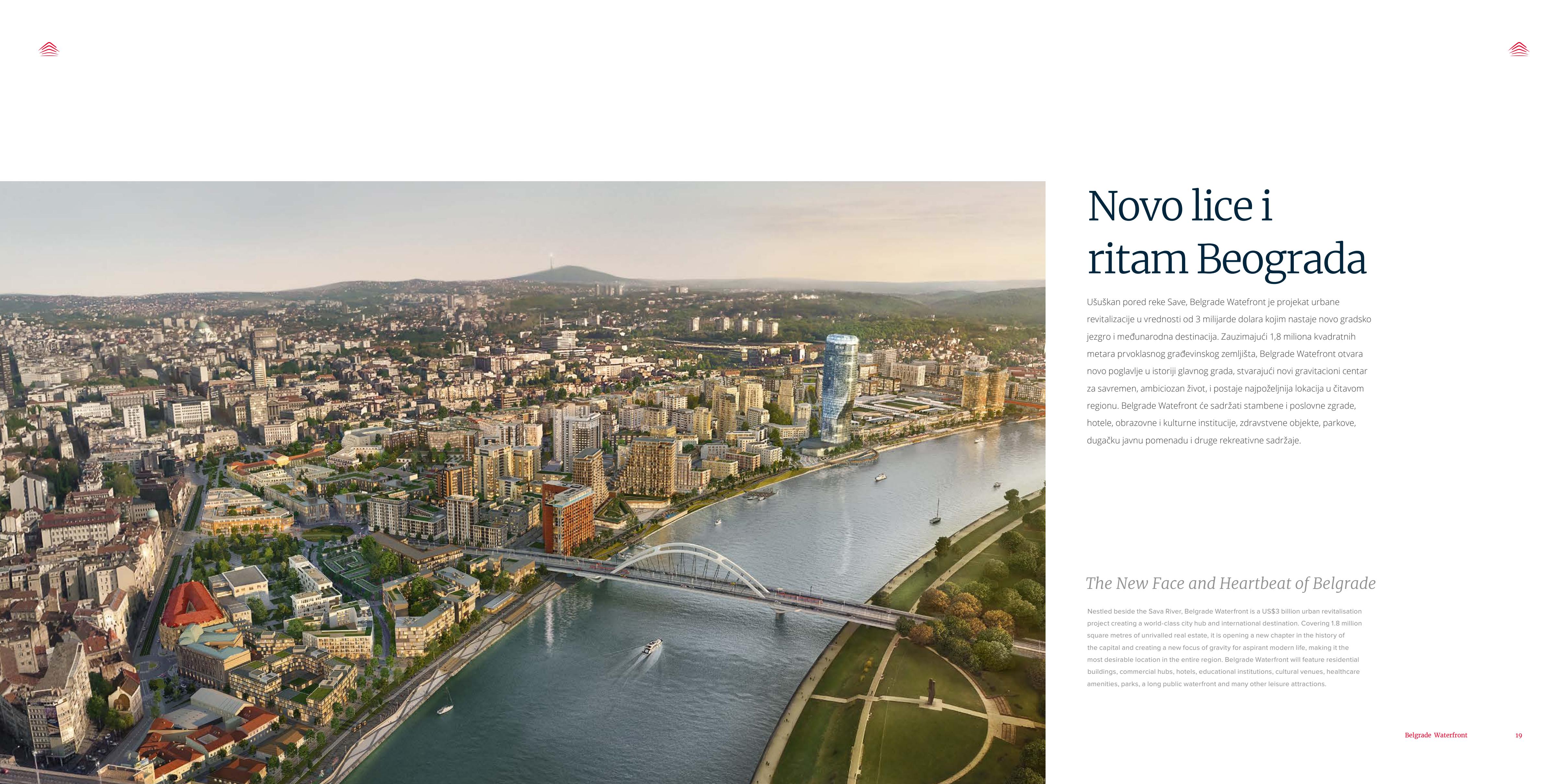
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# Novo lice i ritam Beograda

Ušuškan pored reke Save, Belgrade Waterfront je projekat urbane revitalizacije u vrednosti od 3 milijarde dolara kojim nastaje novo gradsko jezgro i međunarodna destinacija. Zauzimajući 1,8 miliona kvadratnih metara prvakasnog građevinskog zemljišta, Belgrade Waterfront otvara novo poglavje u istoriji glavnog grada, stvarajući novi gravitacioni centar za savremen, ambiciozan život, i postaje najpoželjnija lokacija u čitavom regionu. Belgrade Waterfront će sadržati stambene i poslovne zgrade, hotele, obrazovne i kulturne institucije, zdravstvene objekte, parkove, dugačku javnu pomenadu i druge rekreativne sadržaje.

*The New Face and Heartbeat of Belgrade*

Nestled beside the Sava River, Belgrade Waterfront is a US\$3 billion urban revitalisation project creating a world-class city hub and international destination. Covering 1.8 million square metres of unrivalled real estate, it is opening a new chapter in the history of the capital and creating a new focus of gravity for aspirant modern life, making it the most desirable location in the entire region. Belgrade Waterfront will feature residential buildings, commercial hubs, hotels, educational institutions, cultural venues, healthcare amenities, parks, a long public waterfront and many other leisure attractions.



# Jedinstvena pristupačnost

Belgrade Waterfront se nalazi na istočnoj obali reke Save i veoma dobro je bulevarima i glavnim saobraćajnim arterijama povezan sa ostalim delovima grada. Novi Savski most će omogućavati jednostavan protok saobraćaja između starog grada i Novog Beograda, dok na udaljenosti od nešto više od jednog kilometra, most Gazela omogućava ulaz i izlaz iz grada međunarodnim autoputem E-75. Aerodrom Nikola Tesla Beograd je na 15 minuta udaljenosti automobilom, dok se u neposrednoj blizini nalaze brojne stanice javnog prevoza, uključujući autobuse i tramvaje.

## Uniquely Accessible

Belgrade Waterfront is situated on the east bank of the Sava and exceptionally well connected to the rest of the city by major traffic arteries and boulevards. The new Sava bridge enables easy traffic flow between the old city centre and New Belgrade, while just over one kilometre away, the Gazela Bridge accommodates access in and out of town via the E-75 international highway. Belgrade Nikola Tesla Airport is a 15-minute drive away, and numerous public transport facilities including buses and trams operate within walking distance.



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# Dobrodošli u BW Metropolitan



Welcome to the BW Metropolitan Lifestyle

Pogledi na grad i reku koji oduzimaju dah, veličanstvena lokacija, impresivni sadržaji i raskošno zelenilo su samo početak. Otkrijte svet prvoklasne destinacije za šoping, gastronomiju, kulturu i zabavu na pragu vašeg doma.

Breathtaking city skyline and river views, a superb location, impressive amenities and lush landscaping are just the beginning.

Discover a world of premium shopping, dining, culture and entertainment experiences on your doorstep.

# Oaza kvalitetnog življenja

Okružena W hotelom, Bristol parkom, novim Savskim mostom i eklektičnom mešavinom stambenih objekata, BW Metropolitan je savremena stambena zgrada u visokogradnji koja nudi kosmopolitski život u jednoj od najprestižnijih i najdinamičnijih četvrti na Zapadnom Balkanu. Smeštena u pretežno niskom okruženju, u drugom redu zgrada u odnosu na reku, BW Metropolitan garantuje svojim stanašima jedinstvene poglede i atraktivne sadržaje u sklopu same zgrade.

## A Haven of Quality Living

Surrounded by the W hotel, Bristol park, the new Sava bridge and an eclectic mix of residential facilities, BW Metropolitan is a contemporary high-rise residential building offering effortless cosmopolitan living in one of the most prestigious and dynamic developments in the Western Balkans. Located in a predominantly low-rise neighbourhood in the second row of buildings from the riverfront, BW Metropolitan guarantees its residents unparalleled vistas and enviable on-site amenities.





# Izuzetan savremeniji životni stil

Okružen raskošnim zelenilom i na samo nekoliko minuta hoda od obale Save, BW Metropolitan će svojim probranim stanarima nuditi raznovrsan izbor prednosti u pogledu životnog stila. Individualni kupci i mladi parovi će imati koristi od dinamičnog okruženja i bogatog izbora restorana, kafea i maloprodajnih objekata u neposrednoj blizini. Porodice sa decom biće privučene blizinom Bristol parka, vtićem i dečijim igralištem u samoj zgradi, dok će svi stanari podjednako uživati u izvanrednim rekreativnim sadržajima kao što su šetnja ili vožnja bicikla duž Sava Promenade i trčanje ili opuštanje u parkovima.

## *Superb Contemporary Lifestyle*

Wrapped in lush greenery and within minutes of the Sava riverside, BW Metropolitan will offer a diverse blend of lifestyle advantages for discerning residents. Singles and young couples will benefit from the area's bustling character and abundant restaurants, cafés and retail outlets in the immediate vicinity. Families with children will be drawn to the easy access to Bristol park and the on-site playground and kindergarten facility, while superb recreational choices, from walking or cycling along the Sava Promenade, to jogging or relaxation in the parks, will be enjoyed by everyone.



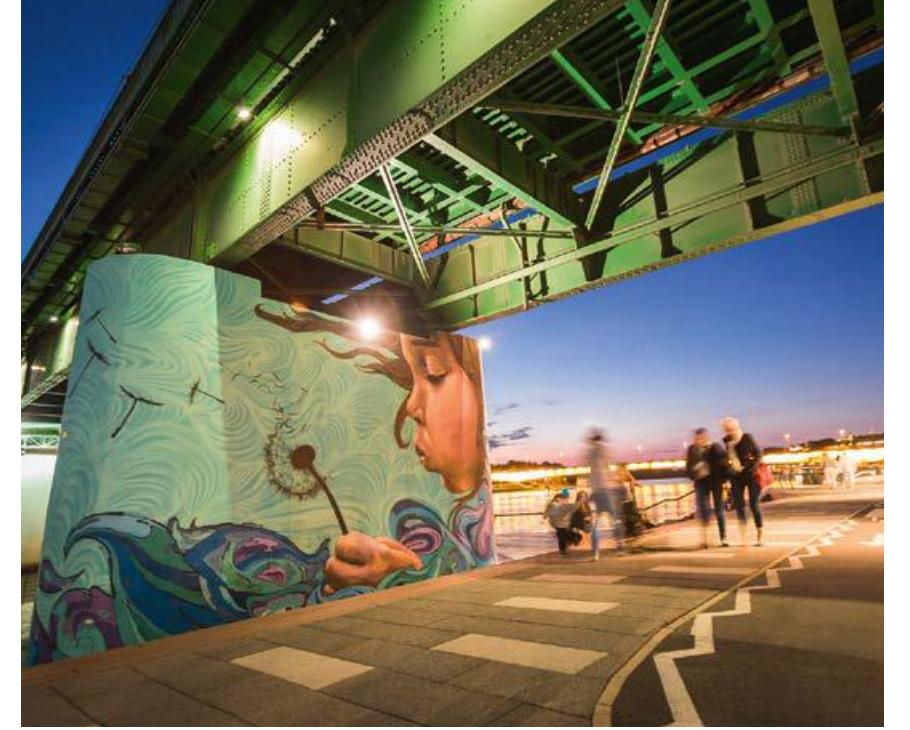
# Savršena povezanost

Pogodno smešten u severoistočnom delu Belgrade Waterfronta, BW Metropolitan je izvanredno povezan kako u okviru samog novog kompleksa, tako i sa gradom. Prilikom korišćenja automobila, stanari će imati na raspolaganju direktni pristup glavnom bulevaru sa istoka i Savskom mostu sa severa preko prostranog kružnog toka koji povezuje ove dve saobraćajnice. Neposredna okolina zgrade i čitav Belgrade Waterfront obiluju pešačkim ulicama i biciklističkim stazama.

## *The Perfect Connection*

Conveniently located at the north-eastern entry point to Belgrade Waterfront, BW Metropolitan enjoys superb connections both within the new development and to the city. When travelling by car, residents will enjoy direct access to the main boulevard from the east and the Sava bridge from the north via an expansive roundabout connecting the two. The area around the building and throughout Belgrade Waterfront is pedestrian and cycle-friendly with ample walkways and cycling tracks.





Jedna od glavnih atrakcija Belgrade Waterfronta je predivno 1,2 km dugo šetalište Sava Promenada.

One of the key attractions within Belgrade Waterfont is Sava Promenada, a majestic 1.2 kilometre-long public riverside promenade.



# Novi šoping, gastronomski, rekreativni i zabavni centar Beograda

Sava Promenada obiluje stazama za pešake i bicikliste, dečijim igralištima, restoranima i kafeima. U blizini je i BW Galerija sa najširom ponudom maloprodajnih, gastronomskih i zabavnih sadržaja u regionu.

*Belgrade's New Shopping, Dining, Leisure and Entertainment Hotspot*

Sava Promenade features a walking track, a cycling lane, children's playgrounds, and food and beverage outlets. Also close by is BW Galerija, home to the most comprehensive array of retail, café, dining and entertainment choices anywhere in the region.





Kula Beograd, najnovije gradsko obeležje i najviša zgrada u Srbiji, nudi višenamenski javni trg za interaktivne događaje i proslave, platformu sa panoramskim pogledima, ekskluzivni restoran na vrhu, balsku dvoranu, spa centar i sale za sastanke u sklopu hotela The St. Regis Belgrade.

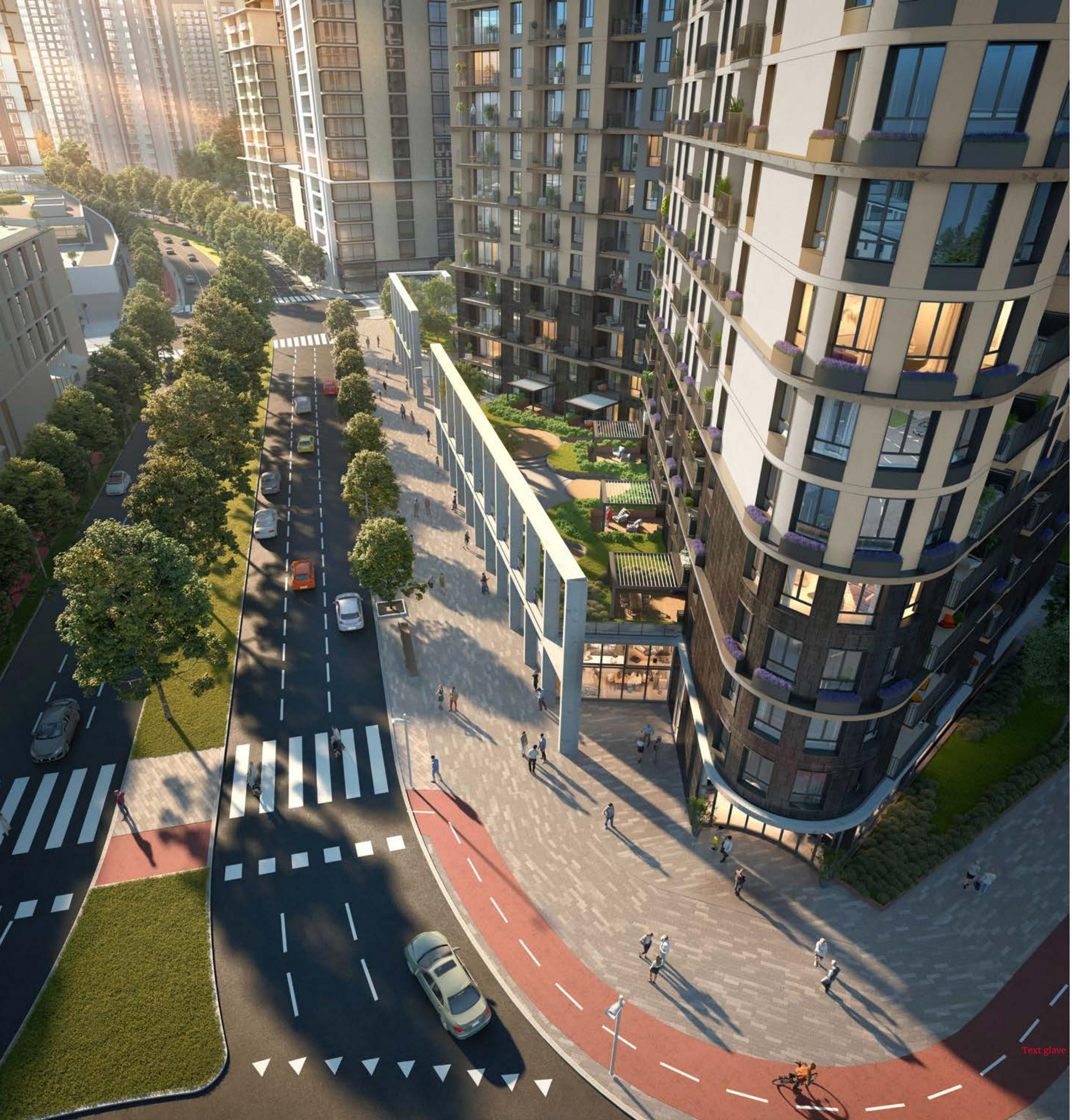
Nearby Kula Belgrade, the city's newest landmark and tallest building in Serbia, provides a multi-purpose public plaza for interactive events and celebrations, an observation deck with panoramic views, a destination restaurant at the top of the tower, ballroom, spa and meeting spaces as part of The St. Regis Belgrade.

# Arhitektonsko rešenje za optimalan život

Koristeći pretežno male visine okolnih objekata, karakteristična krivudava forma zgrade sa podijumskom osnovom, omogućuje maksimalnu upotrebu prirodnog svetla i poglede na reku, grad, Kalemeđansku trvđavu i Bristol park. Zahvaljujući udaljenosti dveju susednih zgrada sa južne strane, stanovnici će imati dodatne pogodnosti prostranog unutrašnjeg dvorišta, poluotvorene uređene oaze koja će obezbeđivati mir od dinamičnog okruženja, a za porodice sa decom predstavljati zonu bezbednosti za igru i rekreaciju.

## *Designed for Optimal Living*

Taking advantage of the neighborhood's predominantly low-rise surroundings, the building's characteristic zig zag geometry is set back on a podium, enhancing natural light and maximising views of the river, the city, the Kalemegdan fortress and Bristol park. Thanks to the two buildings on the south side being set back, residents will benefit from a spacious inner courtyard – a semiprivate, landscaped haven – that will provide seclusion from the dynamic environment, and a safe play and recreation area for families with children.





# Sve, nadohvat ruke

Stanarima zgrade BW Metropolitan biće omogućen lak, bezbedan i direktni pristup podzemnoj garaži sa parkiralištem na dva nivoa. U okviru zgrade, nalaze se i vrtić sa sopstvenim dvorištem i dečijim igralištem, pojedinačne namenske skladišne prostorije za svaku stambenu jedinicu i celodnevno dežurno obezbeđenje na svim ulazima u zgradu. Radi dodatnog komfora, u prizemlju će se nalaziti maloprodajni objekti sa nekoliko parking mesta, za podmirenje osnovnih dnevnih potreba stanara.

## *Everything at Hand*

BW Metropolitan residents will benefit from the convenience, security, and immediate access of basement parking on two levels. On-site facilities also include a kindergarten with its own yard and children's playground, personal storage units for all apartments and 24/7 security on all building entrances. For added convenience and all daily necessities, the ground floor will feature retail outlets with their own outdoor parking.

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# Vaš dom, iznad očekivanja

Bilo da je u pitanju kupovina za sopstvene potrebe, investiciju ili za izdavanje, pojedincima, parovima i porodicama biće na raspolaganju impresivan izbor od 300 stambenih jedinica različite kvadrature, projektovanih u cilju zadovoljenja kriterijuma udobnosti i praktičnosti.

Poseban naglasak stavljen je na predivne poglede, kao i obilje prirodnog svetla i ventilacije u čitavoj zgradi.

*Your Home Beyond Expectations*

Whether buying, investing or renting, discerning individuals, couples and families can choose from an impressive selection of 300 units of various sizes, thoughtfully designed for comfort and practicality. Special emphasis has been placed on providing excellent views, an abundance of natural light and natural ventilation throughout the building.



# Bogatstvo izbora

Stambene jedinice u okviru zgrade BW Metropolitan projektovane su prema raznovrsnim potrebama stanara. Garsonjere, jednosobni i jednoiposobni stanovi biće optimalan izbor za pojedince i mlade parove bez dece, kao i za investitore koji traže siguran povraćaj uloženih sredstava. Za sve koji traže prostraniji životni prostor, kao što su porodice sa decom, BW Metropolitan nudi izuzetne dvosobne, dvoiposobne i trosobne stambene jedinice.

## A Wealth of Choices

Residential units within BW Metropolitan have been designed with everyone in mind. Studio, one and one-and-a-half-bedroom apartments will be ideal for individuals and young couples without children, as well as for investors looking for a secure return. For those in need of more expansive living space, such as families with children, BW Metropolitan offers remarkable two, two-and-a-half and three-bedroom units.





# Ekskluzivnost po svačijoj meri

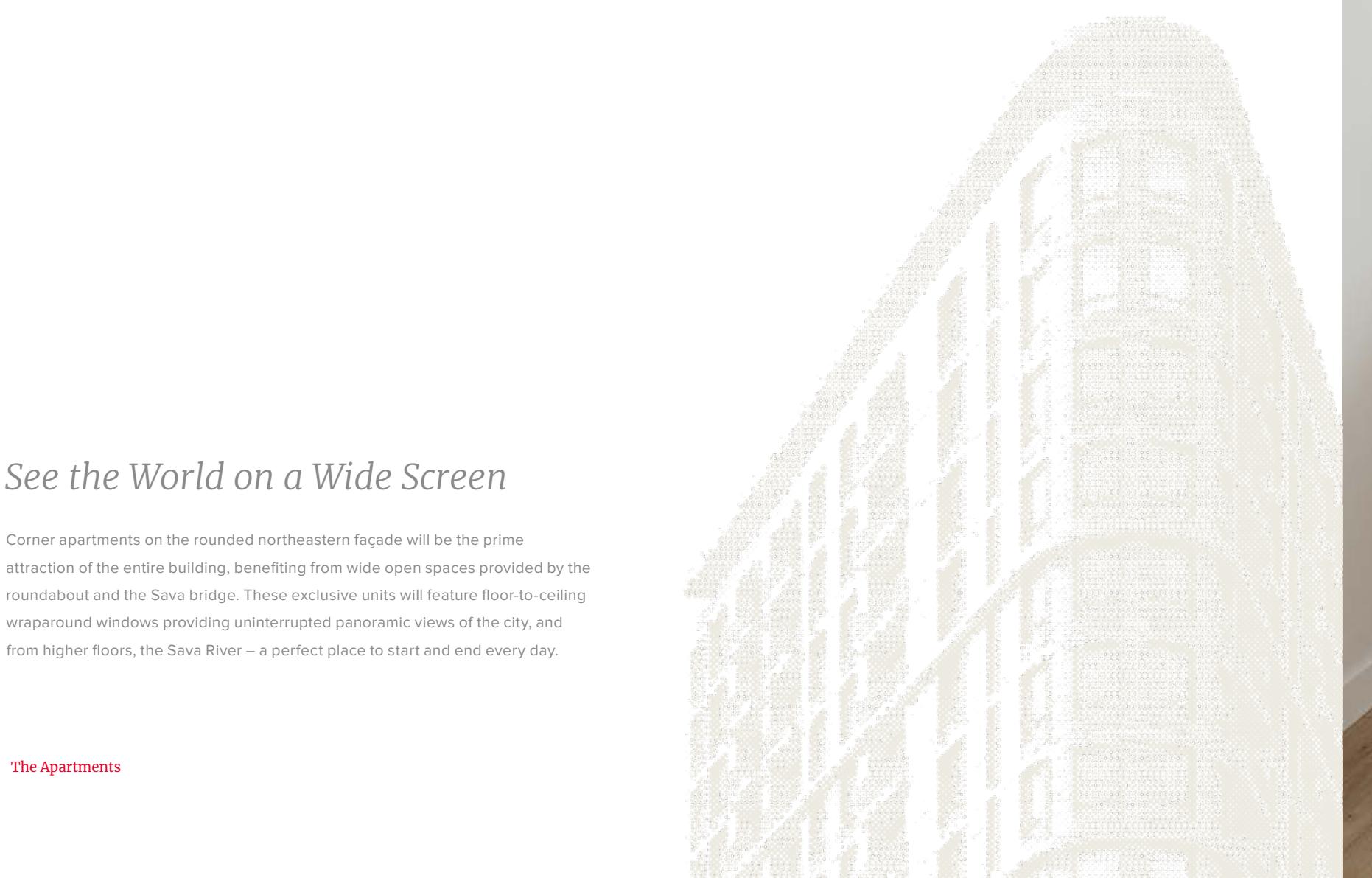
Stambena zgrada BW Metropolitan podrazumeva stil, funkciju i kvalitet u svim aspektima savremenog života. Elegantni prostori i sofisticirani materijali za završnu obradu predstavljaju standardne specifikacije u čitavoj zgradi garantujući osećaj istinske prefinjenosti, dok visina plafona od 2,8m dodatno pojačava osećaj prostranstva u dnevnim i spavaćim sobama. Stanovi sa terasama poseduju i balkonske prozore od poda do plafona koji uokviruju impresivne vidike.

*Exclusivity, with Everyone in Mind*

BW Metropolitan combines style, function and quality in all aspects of contemporary living. Elegant spaces and sophisticated finishing materials are standard features throughout, guaranteeing a sense of true refinement, while 2.8m high ceilings further enhance the feeling of spaciousness in living rooms and bedrooms. Apartments with balconies also feature floor-to-ceiling balcony windows that frame impressive vistas.

# Posmatrajte svet na širokom platnu

Stanovi na zaobljenoj, severoistočnoj fasadi biće glavna atrakcija celokupne zgrade sa privilegovanom orijentacijom u pravcu kružnog toka i Savskog mosta. Ove ekskluzivne jedinice sa ovalnim prozorima od poda do plafona omogućavaće neometane panoramske poglеде na grad, a sa viših spratova i na reku Savu - za savršen početak i kraj svakog dana.



## See the World on a Wide Screen

Corner apartments on the rounded northeastern façade will be the prime attraction of the entire building, benefiting from wide open spaces provided by the roundabout and the Sava bridge. These exclusive units will feature floor-to-ceiling wraparound windows providing uninterrupted panoramic views of the city, and from higher floors, the Sava River – a perfect place to start and end every day.





# Standardi visokog kvaliteta

Svaki stan u zgradi BW Metropolitan odražava standarde visokog kvaliteta koji su postali sinonim za Belgrade Waterfront. Višeslojni parketi mogu se naći u svim dnevnim boravcima, trpezarijama i hodnicima. Kako bi stanari uredili kuhinje i kupatila prema ličnim potrebama i ukusima, ove prostorije su opremljene samo podovima i nižim zidnim površinama od porcelanskih pločica. Svaki stan sadrži multi-split sistem za klimatizaciju sa jednom spoljnom jedinicom za ceo stan i unutrašnjim jedinicama za dnevni boravak i svaku spavaću sobu.

## *Standards of Excellence*

Every BW Metropolitan apartment reflects the standards of excellence that are synonymous with Belgrade Waterfront developments. Multi-layered parquet flooring can be found in all living rooms, dining rooms and hallways. The kitchens and bathrooms are provided with porcelain-tiled floors and backsplashes, for residents to personalise according to their unique needs and tastes. Each apartment includes a multi-room AC system with one external unit for the entire apartment and internal units for the living room and each bedroom.



# Živite život u BW Metropolitan stilu. Registrujte se odmah!

*Live the BW Metropolitan Lifestyle.  
Register Your Interest.*

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**Belgrade  
Waterfront**

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