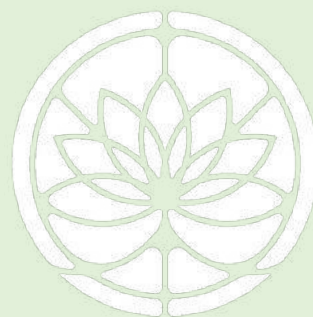




D' HOME

TOWNHOUSE RESIDENCE

VELISAVA VULOVIĆA 33 – DEDINJE – BELGRADE

FEBRUAR 2024

PROJEKAT

Tip REZIDENCIJALNI OBJEKAT
Parcela broj 22647 KO
Opština Savski venac
Kraj Dedinje
Ulica Velisava Vulovića 33
Grad Beograd – Srbija

POČETAK RADOVA: 17. JUL 2023

ZAVRŠETAK RADOVA: 30. SEPTEMBAR 2024

INVESTITOR

LOTUS REAL ESTATE MANAGEMENT D.O.O.
Strahinjića bana 33
11000 Beograd – Srbija

PROJEKTNO FINANSIRANJE

OTP BANKA SRBIJA A.D.
Corporate MID Department
Region Beograd
Bulevar Zorana Đinđića 50a
11070 Beograd – Srbija

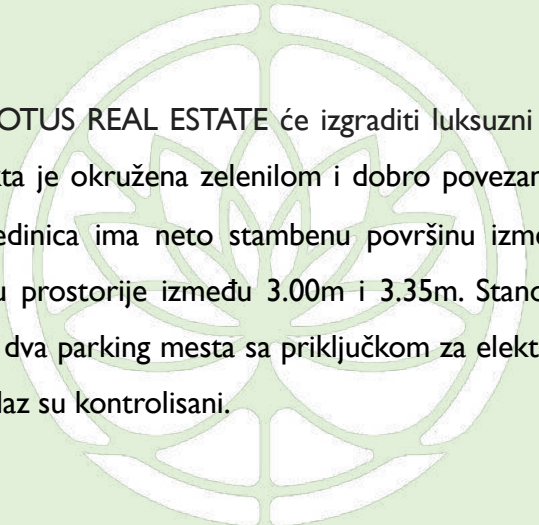
ARHITEKTA

STUDIO KOOPERATIVA D.O.O.
Bulevar Maršala Tolbuhina 20/2
11070 Beograd – Srbija

GENERALNI IZVOĐAČ RADOVA

DMA KOPING D.O.O.
Milana Rakića 80
11050 Beograd – Srbija





Do kraja septembra 2024. godine LOTUS REAL ESTATE će izgraditi luksuzni stambeni objekat sa pet jedinica na Dedinju u Beogradu.. Lokacija objekta je okružena zelenilom i dobro povezana saobraćajnicom ka centru grada i nalazi se u srcu Beograda. Svaka jedinica ima neto stambenu površinu između 257m² - 300m² i svoju baštu. Stambeni prostori imaju neto visinu prostorije između 3.00m i 3.35m. Stanovi imaju podrum, prizemlje, sprat i potkrovlje. Svaka jedinica u nizu ima dva parking mesta sa priključkom za elektro-automobile. Celokupni objekat je ograđen i zaštićen zidovima. Ulaz i izlaz su kontrolisani.

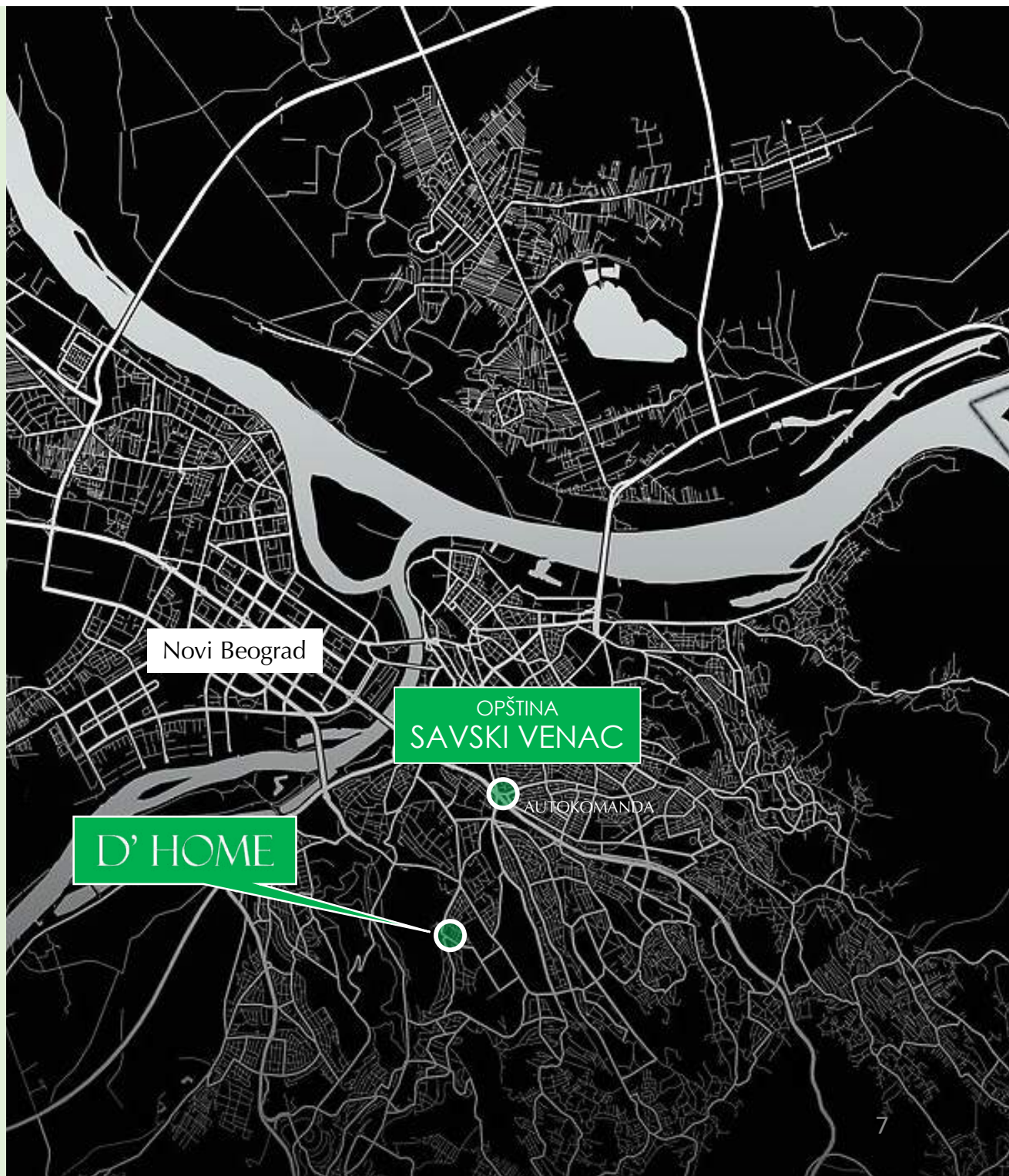




LOKACIJA

Objekat se nalazi u Beogradu u ulici Velisava Vulovića 33 na DEDINJU, opština Savski venac.

Nedaleko od Lokacije nalazi se beli dvor. Za 10 minuta se stiže automobilom do Autokomande, priključka na autoput ka Novom Sadu i Nišu. Do kružnog toka Slavija stiže se za 12 minuta automobilom. Na 5 do 10 minuta hoda nalazi se MAXI Supermarket i restoran Dedinje (bivši Restoran Jerry - Dedinje).



D 'HOME je izuzetna, luksuzna rezidencija smeštena u prestižnom delu Dedinja. Ova nekretnina, koja se sastoji od samo 5 ekskluzivnih stanova, redefiniše standarde života i spokoja, nudeći stanarima način života koji karakteriše nenadmašna sloboda.

Pomerajući granice i u arhitekturi i u standardima življenja, D'HOME prezentuje sofisticiranosti i izvrsnosti. D HOME prevazilazi sve granice i postavlja nove standarde luksuznog života, pružajući atmosferu bezgraničnog spokoja.

Smeštena na idiličnoj lokaciji na Dedinju, ova stambena jedinica ima švajcarske standarde i kvalitet. Okružen zaštitnim zidovima i bujnim drvećem, objekat obezbeđuje strogu kontrolu nad pešacima, biciklistima svim i vozilima koji prolaze pored.

Sa 24/7/365 video nadzorom i bezbednosnim merama, stanovnici uživaju u duševnom miru i bezbednom životnom okruženju.

Dizajn D'HOME-a uključuje najnovije i najkvalitetnije građevinske materijale, neprimetno spajajući savremenu estetiku sa vrhunskim komforom.

Rezidencija uključuje najsavremeniju tehnologiju za poboljšanje celokupnog života.

D'HOME ima stanove sa 4 do 5 spavaćih soba, pružajući dovoljno prostora za opuštanje i privatnost. Unutrašnjost je izrađena sa pažljivim akcentom na detalje, odražavajući posvećenost luksuzu i eleganciji.









Glavni ulazi jedinice



ŠTA D'HOME ČINI POSEBNIM ?

IDEALNA LOKACIJA

Smeštena na samo 10 minuta od centra Beograda

ČIST VAZDUH

Smeštena u mirnom delu Dedinja, imanje je okruženo drvećem, što obezbeđuje mirnu atmosferu i čist vazduh.

KULTURNO-ISTORIJSKI SADRŽAJ

Rezidencija se nalazi u neposrednoj blizini rezidencije kralja Aleksandra nekoliko minuta hoda, dodajući dašak kulturnog i istorijskog bogatstva okolini.

GASTRONOMSKA PONUDA

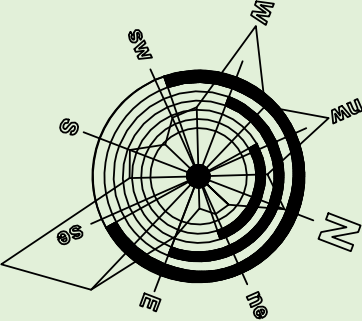
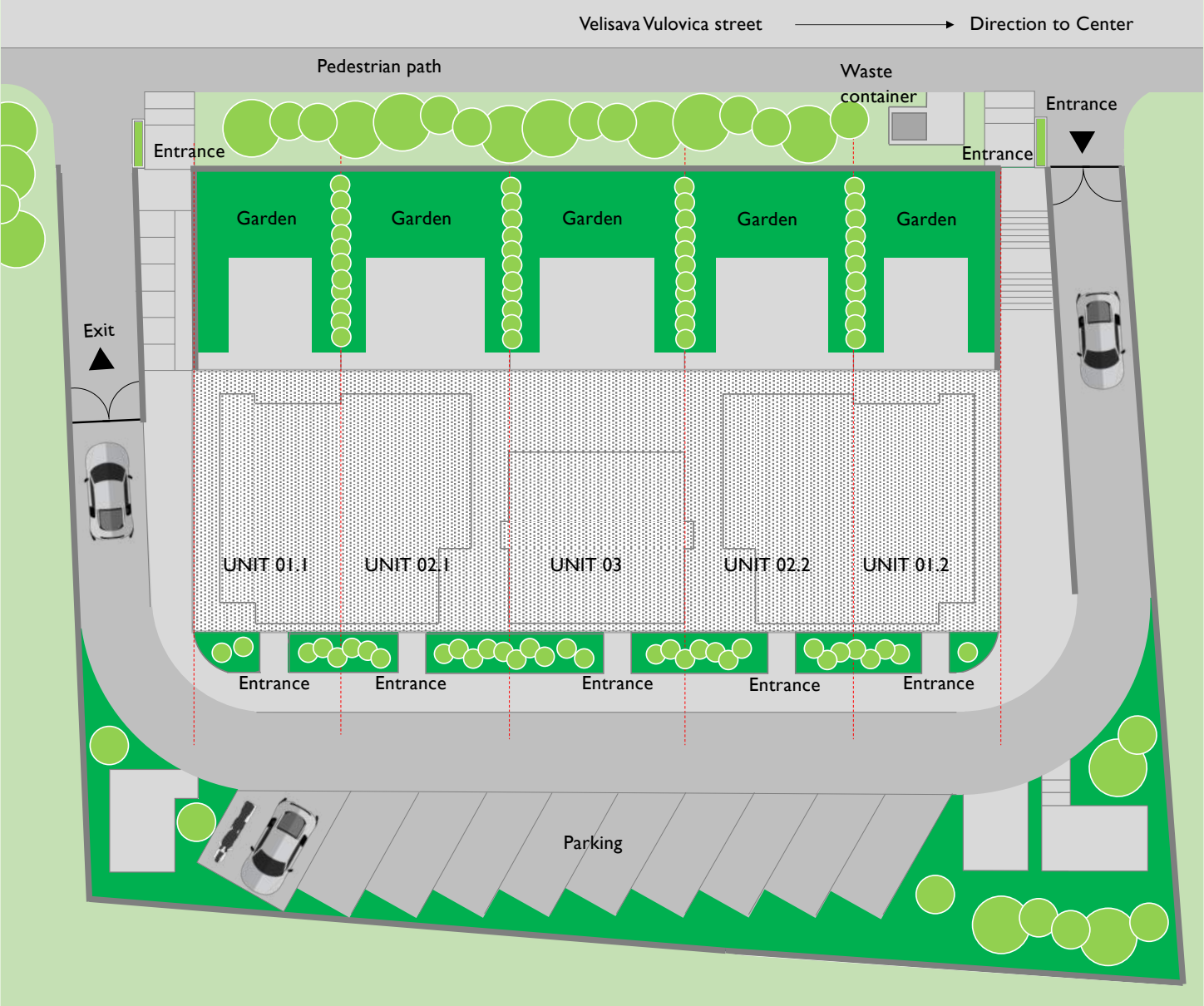
Stanovnici mogu da uživaju u kulinarskim specijalitetima renomiranog restorana Dedinje (bivši Jerry), koji je udaljen nekoliko minuta hoda

REKREATIVNI SADRŽAJI

Za rekreativne aktivnosti, Hajd park je u blizini, a prirodne lepote Avale udaljene su samo 40 minuta vožnje automobilom.

D'HOME NIJE SAMO REZIDENCIJA; TO JE IZVOR O PREFINJENOG ŽIVOTA GDE LUKSUZ SUSREĆE UDOBNOŠĆ I EKSKLUZIVNOŠĆ SUSREĆE SPOKOJ.

SITUACIJA



OSNOVE

PODRUM

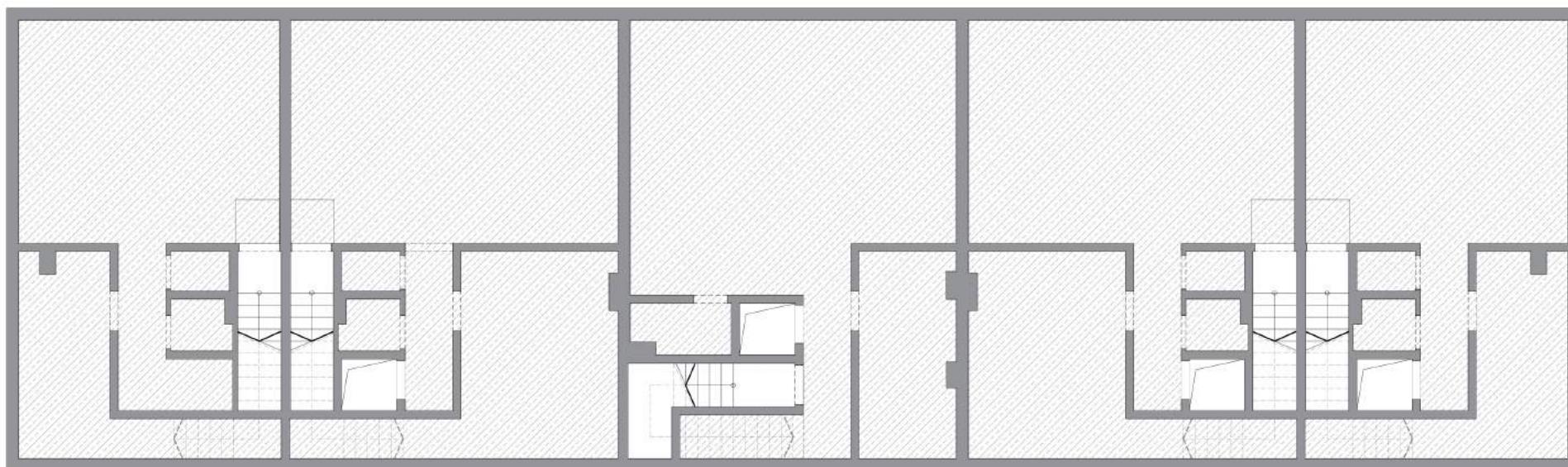
UNIT 01.1
Neto površina: 65.9m²

UNIT 02.1
Neto površina: 82.7m²

UNIT 03
Neto površina: 82.2m²

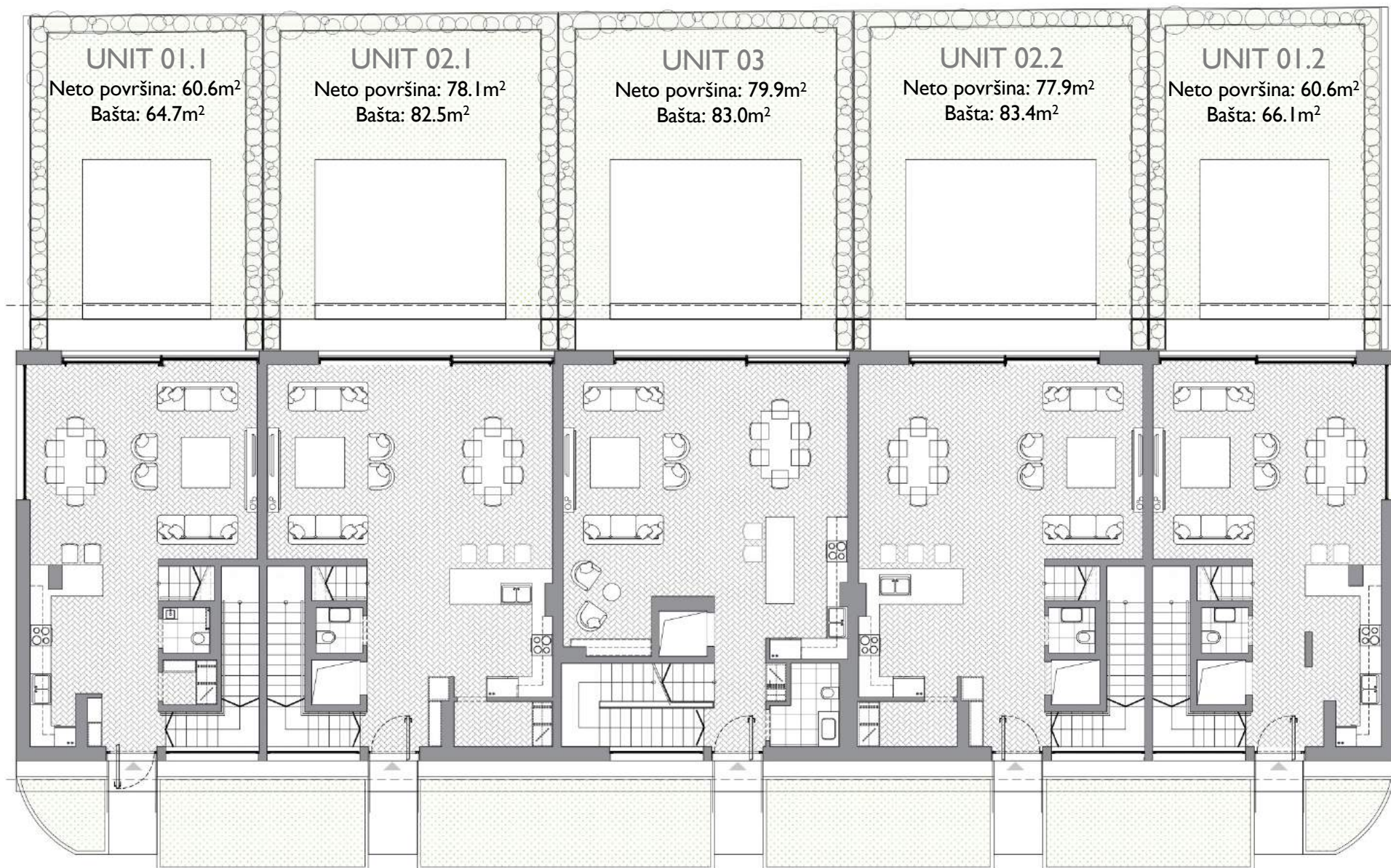
UNIT 02.2
Neto površina: 82.6m²

UNIT 01.2
Neto površina: 65.2m²



OSNOVE

PRIZEMLJE



OSNOVE

PRVI SPRAT

UNIT 01.1

Neto površina: 75.6m²

UNIT 02.1

Neto površina: 82.2m²

UNIT 03

Neto površina: 81.1m²

UNIT 02.2

Neto površina: 82.3m²

UNIT 01.2

Neto površina: 75.6m²



OSNOVE

GORNJI SPRAT

UNIT 01.1

Neto površina: 55.8m²
Terasa: 26.3m²

UNIT 02.1

Neto površina: 52.3m²
Terasa: 36.6m²

UNIT 03

Neto površina: 57.5m²
Terasa: 37.3m²

UNIT 02.2

Neto površina: 52.2m²
Terasa: 36.6m²

UNIT 01.2

Neto površina: 55.4m²
Terasa: 27.4m²



OSNOVE

KUĆA / UNIT	Podrum (m ²)	Prizemlje (m ²)	Prvi sprat (m ²)	Gornji sprat (m ²)	Ukupno neto površina jedinice (m²)	Bašta (m ²)	Terasa (m ²)	Ukupna korisna neto površina (m²)
KUĆA 1 / UNIT 01.1.	65.9	60.6	75.6	55.8	257.9	64.7	26.3	348.9
KUĆA 2 / UNIT 02.1.	82.7	78.1	82.2	52.3	295.3	82.5	36.6	414.4
KUĆA 3 / UNIT 03.	82.2	79.9	81.1	57.5	300.7	83.0	37.3	421.0
KUĆA 4 / UNIT 02.2.	82.6	77.9	82.3	52.2	295.0	83.4	36.6	415.0
KUĆA 5 / UNIT 01.2.	65.2	60.6	75.6	55.4	256.8	66.1	27.4	350.3

Svaka jedinica ima 2 parking mesta uključena u cenu.

Za detaljne planove pogledajte osnove svake stambene jedinice.

ENTERIJER

Prilikom projektovanja enterijera vodili smo računa da koristimo visokokvalitetne materijale i proizvode koji su estetski i sa potrebnom funkcionalnošću.

U cenu jedinice uključeni su sledeći materijali završne obrade enterijera.



ENTERIJER

PROZORI I VRATA

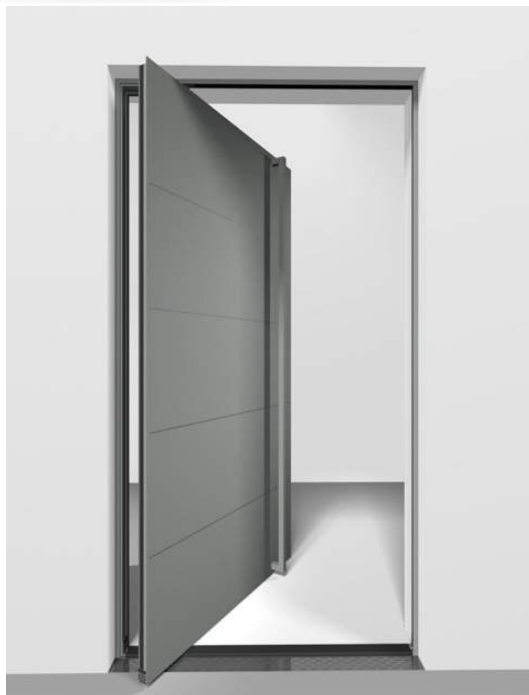


SVI PROZORI I KLIZNI PROZORI

BRAND: REYNAERS

SERIES: MASTERLINE 8

DREIFACHVERGLASSUNG



SPOJNA VRATA

BRAND: REYNAERS

SERIES: MASTERLINE 8

140cm x 300cm



UNUTRAŠNJA VRATA

BRAND: BOSAL

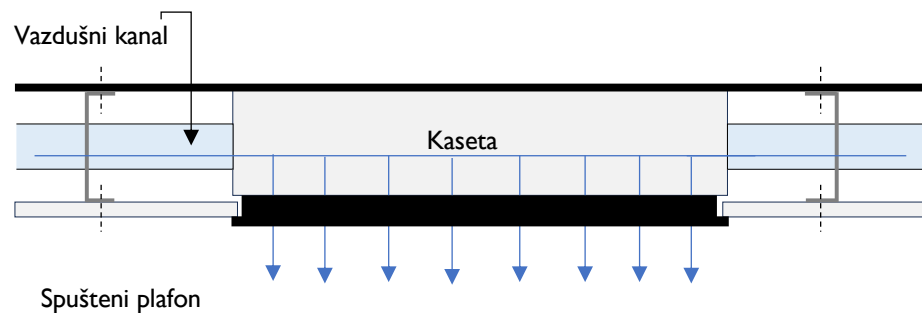
SERIES: INTEGRAL DOOR

90 cm und 100cm x 285cm

ENTERIJER

HLAĐENJE / GREJANJE

Svaka stambena jedinica ima sopstveni sistem hlađenja i grejanja koji se kontroliše iz podruma. Ceo sistem je raspoređen preko plafona na svim spratovima i može se regulisati pojedinačno za svaku prostoriju.



ENTERIJER

SMART HOUSE SYSTEM

Sistem upravljanja je Zennio.

ZENNIO TOUCH DISPLAY 7" ZVI Z70 V2



ZENNIO TOUCH DISPLAY 3,5" ZVI Z35 V2



- Otvaranje i zatvaranje ulaznih vrata
- Nadzor kamere
- Regulacija temperature
- Prekidači za sve prostorije
- Otvaranje i zatvaranje prozora
- Otvaranje i zatvaranje ulazne kapije
- Interfon

ENTERIJER

PARKET

DNEVNI BORAVAK, KUHINJA, HODNICI, SPAVAĆE SOBE, RADNE SOBE I OSTAVE



TROSLOJNI PARKET
BRAND: TARA CONCEPT
NATURAL OILED OAK
COLOR: SKY GREY NATURA
14CM X 130CM



ENTERIJER

KERAMIKA

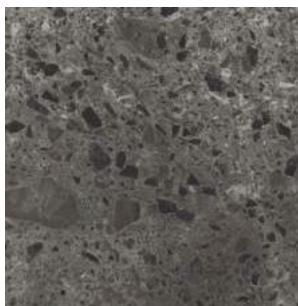
TOALETI I KUPATILA

ZIDOVI



BRAND: ARIOSTEA
PRODUKT: ULTRA
TEKNOSTONE SMOKE
GRÖSSE: 300CM X 100CM X 0,6CM

PODOVI



BRAND: ARIOSTEA
PRODUKT: FRAGMENTA
FULL BODY NERO
OMBRATO
GRÖSSE: 75CM X 175CM X 1CM

PODRUM, STEPENIŠTE I VEŠARNICE

PODOVI



BRAND: COTTO D'ESTE
PRODUKT: BLENDSTONE
DEEP NATURAL
GRÖSSE: 60CM X 60CM X 1.4CM

ENTERIJER

SANITARIJE

BRAND – AXOR BY HANSGRÖHE



SINGLE LEVER BATH MIXER
FLOOR – STANDING
WITH ZERO HANDLE
SERIES: UNO



SINGLE LAVER BATHN MIXER
SERIES: TALIS E
170mm



OVERHAED SHOWER
SERIES: 75 IJET WITH
WALL CONNERCTOR



HAND SHOWER
SERIES: 75 IJET



SINGLER LAVER BASIN MIXER
SERIES: UNO
37.10cm x 19.80cm



HAND SHOWER HOLDER
SERIES: 75 IJET



SHOWER HOSE
160cm

ENTERIJER

SANITARIJE



WC PLATE
BRAND: TECE
SERIES: SQUARE



RIMLESS WALL HUNG TOILET
WITH SOFT CLOSE SEAT
BRAND: CIELO
GLOSS WHITE



OVAL WASHBASIN
BRAND: CIELO
COLOR: GLOSS WHITE



BATHTUB
BRAND: TREESSE
SERIES: INCA
ITEM CODE: V388BL
DIMENSION:
150cm und 180cm x 80cm x 60cm



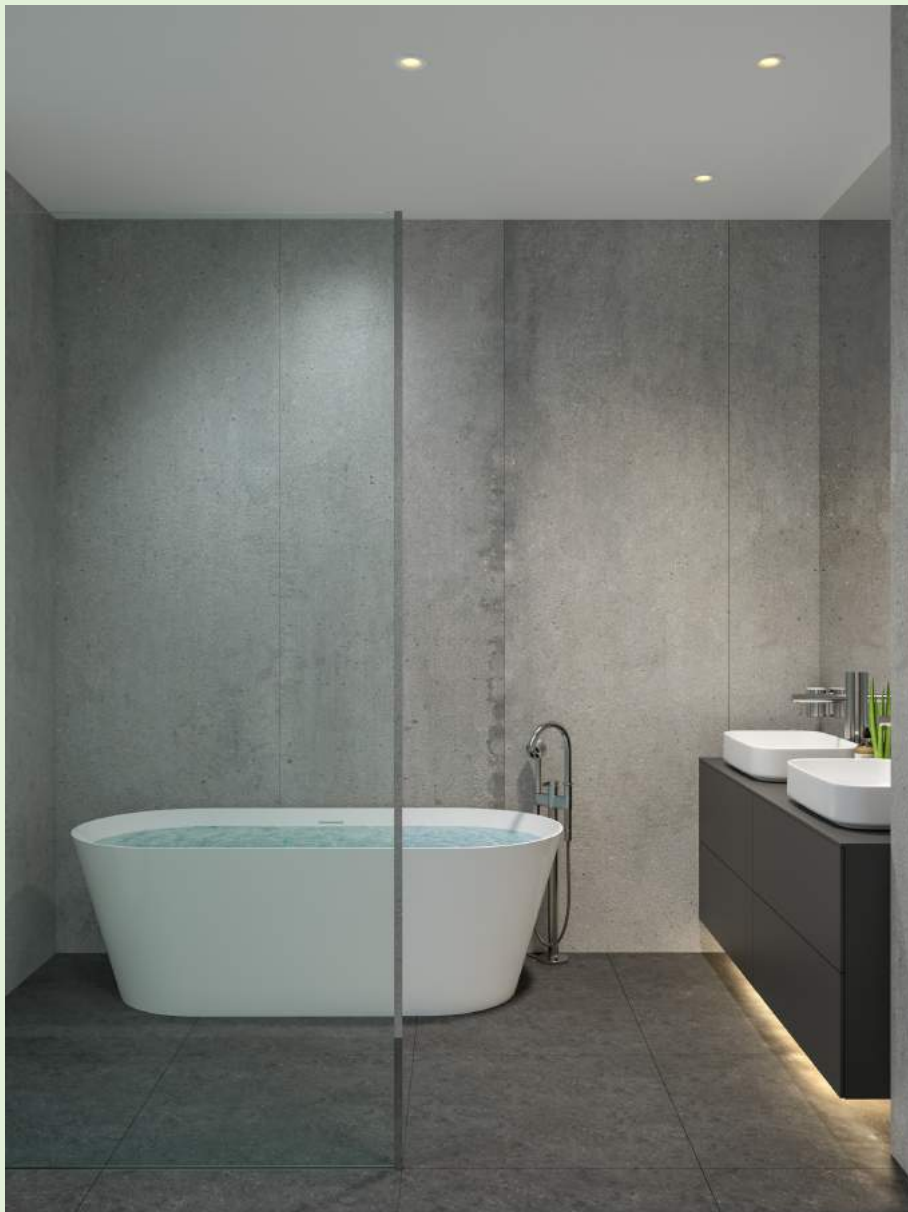
SHOWER CHANNEL
BRAND: ACO
SERIES: DRAINPROFILE S+ PLATE
80CM



KUPATILO



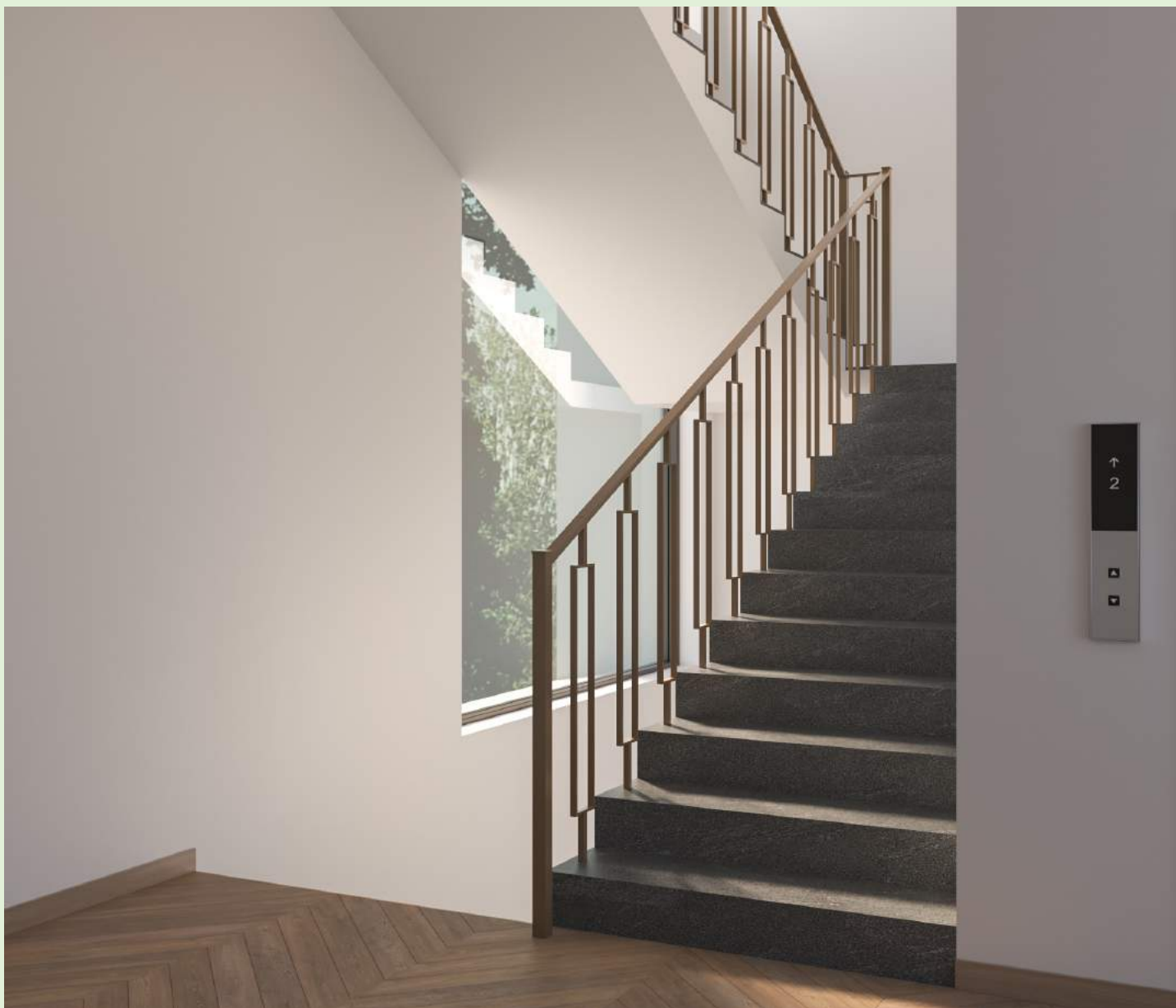
KUPATILO



STEPENIŠTE



STEPENIŠTE



KONTAKT

INVESTITOR

LOTUS REAL ESTATE MANAGEMENT D.O.O.

Strahinjica bana 33
11000 Belgrade – Serbia
info@lotusre.global

Project Manager

ALEKSANDAR FILIPOVIĆ

+381 69 380 55 00
aleksandar.filipovic@lotusre.global

EXKLUSIVNI AGENT

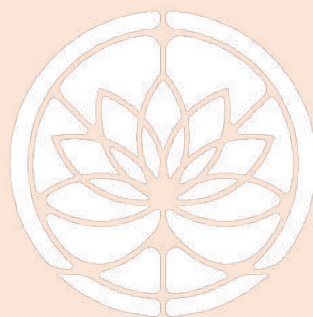
NEKRETNINE OBRADOVIĆ D.O.O.

Terazije 27
11000 Belgrade – Serbia

Sales Manager

MARKO VUKOVIC

+381 63 867 3560 / +381 11 409 3903
info@nekretnineobradovic.rs



D' HOME

TOWNHOUSE RESIDENCE

VELISAVA VULOVIĆA 33 – DEDINJE – BELGRADE

FEBRUARY 2024

PROJECT

Type Residential building
Land lot Nr. 22647 KO
Municipality Savski venac
District Dedinje
Street Velisava Vulovica 33
Place Belgrade Serbia

START OF CONSTRUCTION:

JULY 17TH 2023

END OF CONSTRUCTION:

SEPTEMBER 30TH 2024

INVESTOR

LOTUS REAL ESTATE MANAGEMENT D.O.O.
Strahinjica bana 33
11000 Belgrade – Serbia

FINANCING BANK

OTP BANKA SRBIJA A.D.
Corporate MID Department
Region Belgrad
Bulevar Zorana Đinđića 50a
11070 Belgrade – Serbia

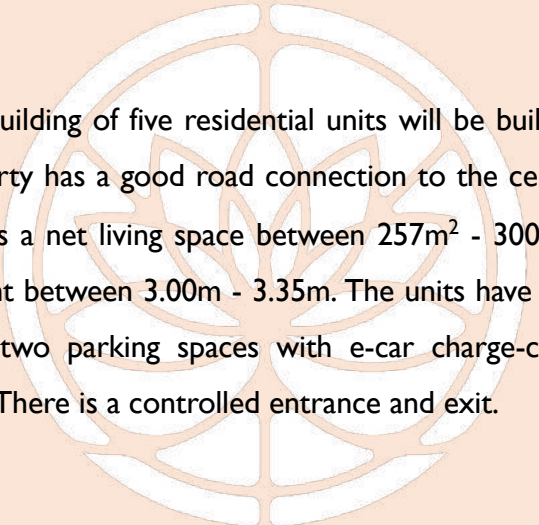
ARCHITECT

STUDIO KOOPERATIVA D.O.O.
Bulevar Maršala Tolbuhina 20/2
11070 Belgrade – Serbia

GENERAL CONTRACTOR

DMA KOPING D.O.O.
Milana Rakića 80
11050 Belgrade – Serbia





By the end of September 2024, a building of five residential units will be built in "DEDINJE", the residential and villa district of Belgrade. The property has a good road connection to the center of Belgrade and is located in a green area of the city. Each unit has a net living space between 257m² - 300m² and with five own gardens. The living spaces have a net ceiling height between 3.00m - 3.35m. The units have a basement, ground floor, first floor and a top floor. Each house has two parking spaces with e-car charge-connection. The entire property is surrounded and protected by walls. There is a controlled entrance and exit.



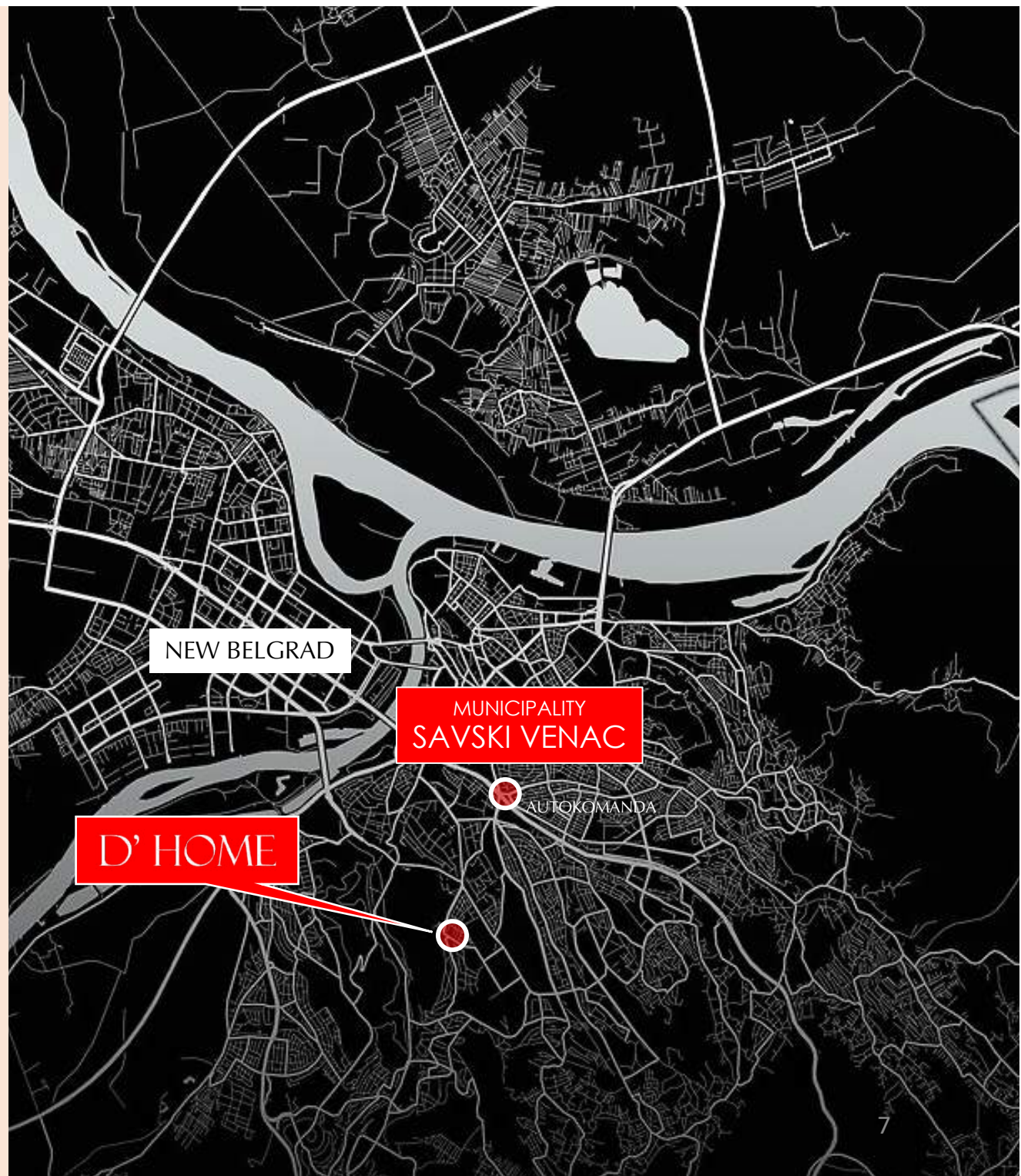


LOCATION

The building is located in the chic and quiet villa and residential area "Dedinje" of the city-municipality Savski venac, street Velisava Vulovica 33 street, Belgrade.

Not far from the location is the castle of the King of Serbia. By car, it takes 10 minutes to reach the Autokomanda, the connection to the highway to Novi Sad and Niš. The center traffic circle Slavia can be reached by car in 12 minutes.

The Maxi supermarket and the restaurant Dedinje (formerly Restaurant Jerry) are a 7 to 10 minute walk away.



D'HOME is an exquisite, luxury townhouse residence located in the prestigious area of Dedinje. Comprising only 5 exclusive units, this property redefines the standards of opulence and tranquility, offering residents a lifestyle characterized by unparalleled freedom.

Pushing the boundaries in both architecture and standards, D'HOME stands as a testament to sophistication and excellence. The residence goes beyond limits to set new standards of luxury living, providing an atmosphere of serenity that feels boundless.

Situated in an idyllic location in Dedinje, this gated residential community boasts Swiss standards and quality. Surrounded by protective walls and lush trees, the property ensures strict control over pedestrian, bicycle, and vehicle access. With 24/7/365 video surveillance and security measures in place, residents enjoy peace of mind and a secure living environment.

The design of D'HOME incorporates the latest and highest quality building materials, seamlessly blending contemporary aesthetics with top-level comfort. The residence incorporates cutting-edge technology to enhance the overall living experience.

D'HOME features apartments with 4 to 5 sleeping rooms, providing ample space for relaxation and privacy. The interiors are crafted with meticulous attention to detail, reflecting a commitment to luxury and elegance.

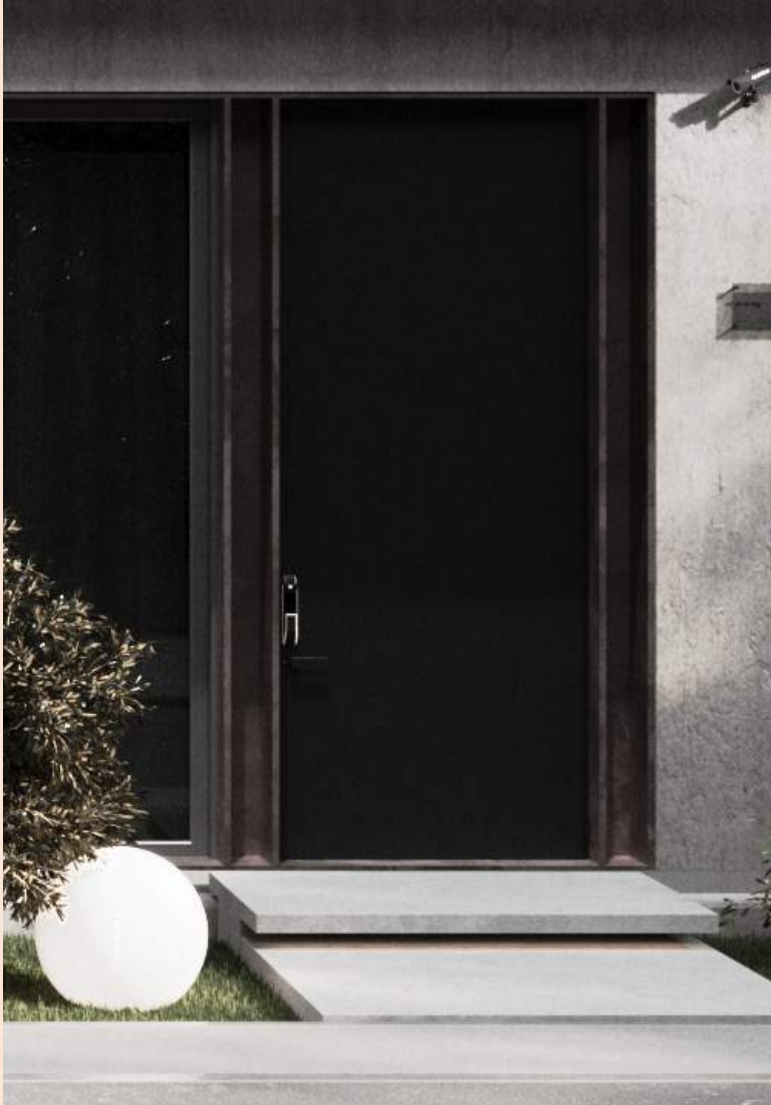








Main entrance of each townhouse



WHAT MAKES D'HOME SPECIAL ?

IDEAL LOCATION

Located a mere 10 minutes away from the heart of Belgrade city centre, D'HOME offers convenience and accessibility.

CLEAN AIR

Nestled in a peaceful part of Dedinje, the property is surrounded by trees, ensuring a tranquil atmosphere and clean air.

CULTURAL AND HISTORICAL CONTENT

The residence is in proximity a few minutes waling distance to the King Aleksandar residence, adding a touch of cultural and historical richness to the surroundings.

GASTRONOMIC OFFERS

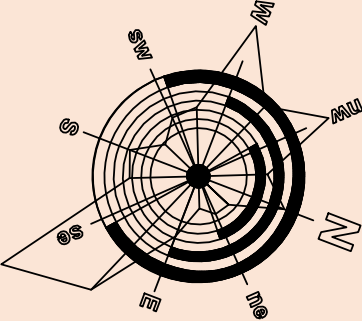
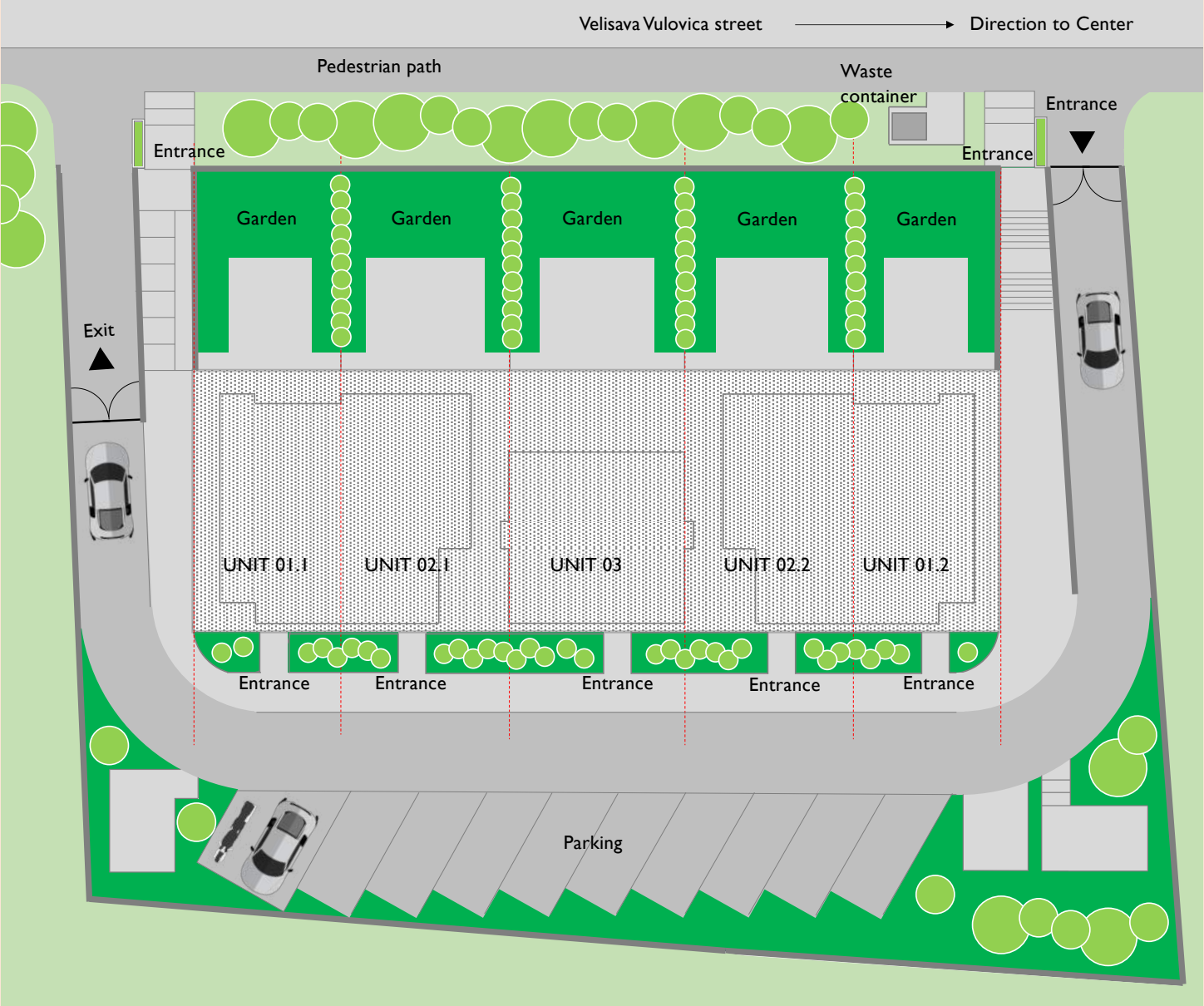
Residents can enjoy culinary delights with the convenience of walking distance to the renowned restaurant Jerry.

RECREATIONAL CONTENT

For recreational activities, Hyde Park is nearby, and the natural beauty of Avala is just a 40-minute drive by car.

D'HOME IS NOT JUST A RESIDENCE; IT'S A STATEMENT OF REFINED LIVING, WHERE LUXURY MEETS CONVENIENCE AND EXCLUSIVITY MEETS TRANQUILITY.

SITUATION PLAN



FLOORPLANS

BASEMENT

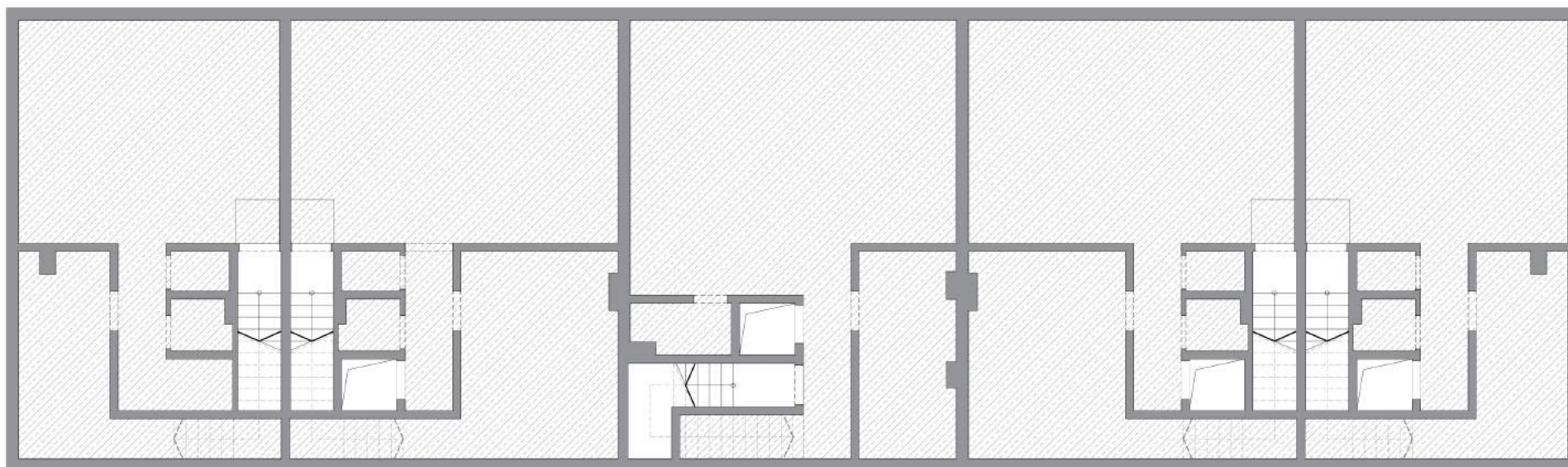
UNIT 01.1
Net surface: 65.9m²

UNIT 02.1
Net surface: 82.7m²

UNIT 03
Net surface: 82.2m²

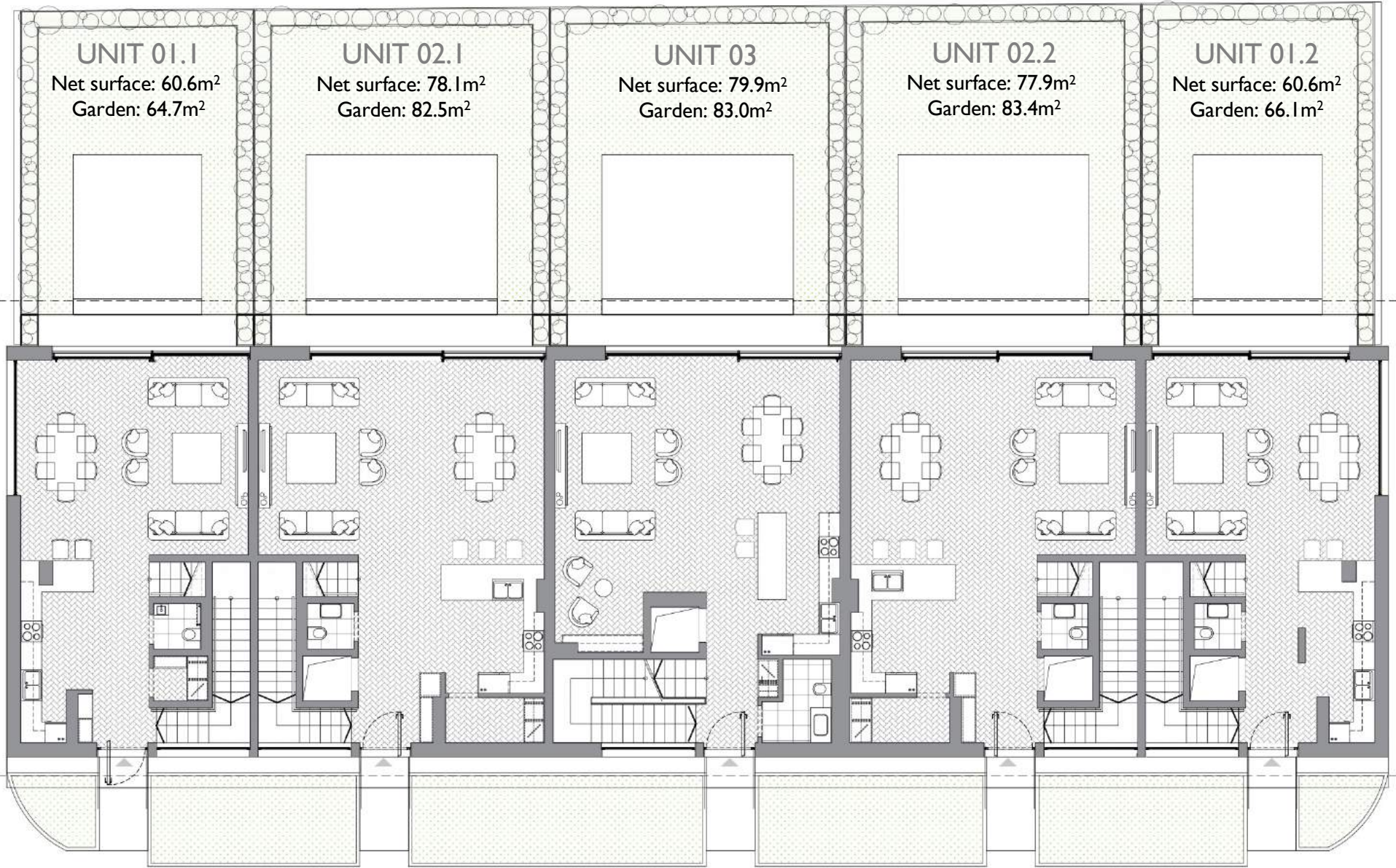
UNIT 02.2
Net surface: 82.6m²

UNIT 01.2
Net surface: 65.2m²



FLOORPLANS

GROUND FLOOR



FLOORPLANS

FIRST FLOOR

UNIT 01.1

Net surface: 75.6m²

UNIT 02.1

Net surface: 82.2m²

UNIT 03

Net surface: 81.1m²

UNIT 02.2

Net surface: 82.3m²

UNIT 01.2

Net surface: 75.6m²



FLOORPLANS

TOP FLOOR

UNIT 01.1

Net surface: 55.8m²

Terrace: 26.3m²

UNIT 02.1

Net surface: 52.3m²

Terrace: 36.6m²

UNIT 03

Net surface: 57.5m²

Terrace: 37.3m²

UNIT 02.2

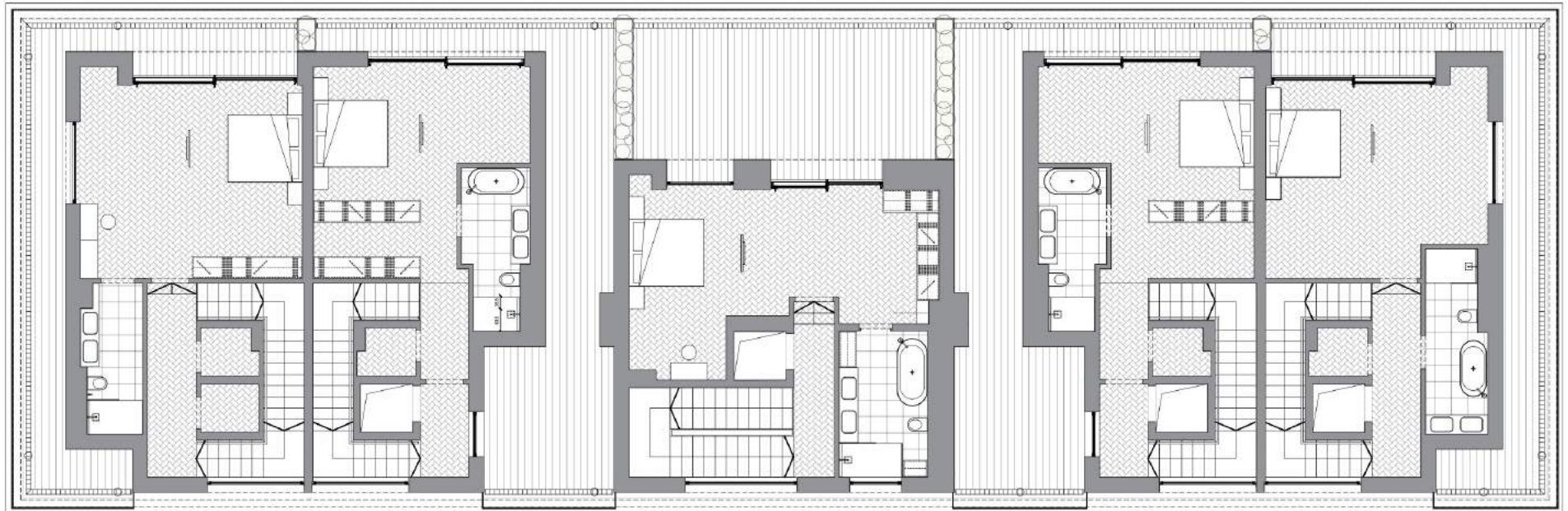
Net surface: 52.2m²

Terrace: 36.6m²

UNIT 01.2

Net surface: 55.4m²

Terrace: 27.4m²



FLOORPLANS

HOUSE / UNIT	Basement (m ²)	Ground floor (m ²)	First floor (m ²)	Top floor (m ²)	Total unit (m ²)	Garden (m ²)	Terrace (m ²)	Total useable Area (m ²)
HOUSE 1 / UNIT 01.1.	65.9	60.6	75.6	55.8	257.9	64.7	26.3	348.9
HOUSE 2 / UNIT 02.1.	82.7	78.1	82.2	52.3	295.3	82.5	36.6	414.4
HOUSE 3 / UNIT 03.	82.2	79.9	81.1	57.5	300.7	83.0	37.3	421.0
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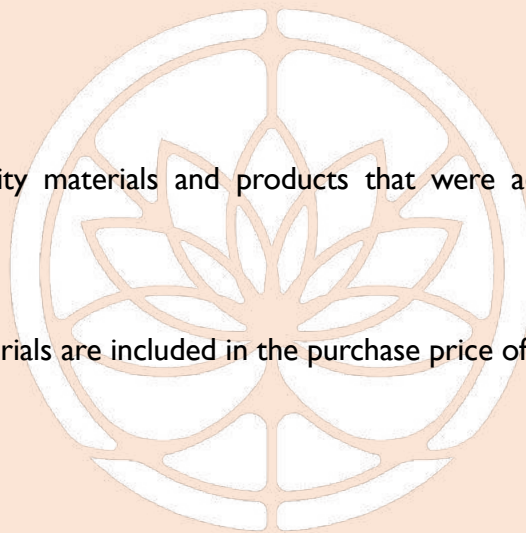
Each unit has 2 parking spaces included

For detailed plans see FLOORPLANS per unit

INTERIOR FITTING

For the interior, we use high-quality materials and products that were aesthetically unique and of necessary functionality.

The following interior finishing materials are included in the purchase price of a unit.



INTERIOR FITTING

WINDOWS & DOORS

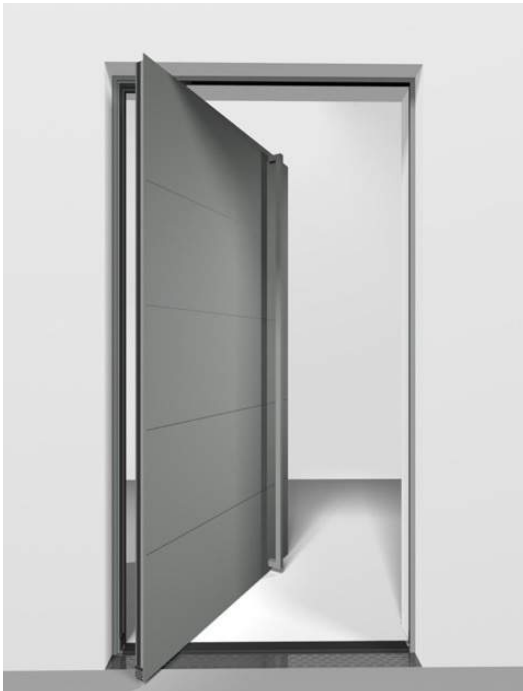


ALL WINDOWS AND SLIDING WINDOWS

BRAND: REYNAERS

SERIES: MASTERLINE 8

DREIFACHVERGLASSUNG



EXTERNAL DOOR

BRAND: REYNAERS

SERIES: MASTERLINE 8

140cm x 300cm



INTERIOR DOORS

BRAND: BOSAL

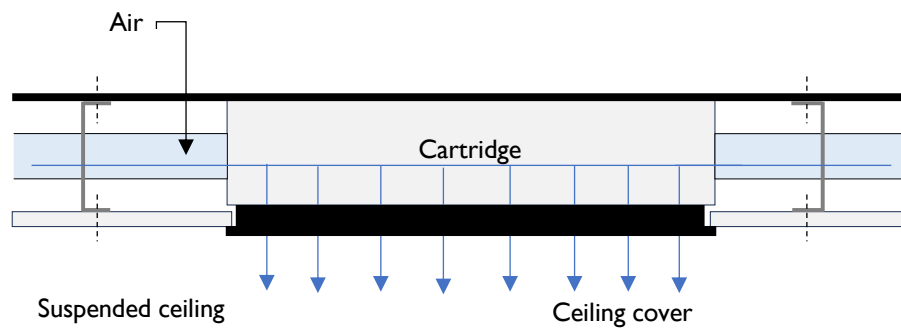
SERIES: INTEGRAL DOOR

90 cm und 100cm x 285cm

INTERIOR FITTING

COOLING / HEATING

Each residential unit has its own cooling and heating system which is controlled from the basement. The entire system is distributed across all floors via the ceiling and can be regulated individually for each room.



INTERIOR FITTING

SMART HOUSE SYSTEM

The following functions are controlled via Zennio smart house system.

ZENNIO TOUCH DISPLAY 7" ZVI Z70 V2



ZENNIO TOUCH DISPLAY 3,5" ZVI Z35 V2



- Opening and closing the entrance door
- Camera monitoring
- Temperature control
- Light switch for all rooms
- Opening and closing the windows
- Opening and closing the entrance gate
- Intercom system

INTERIOR FITTING

PARQUET

LIVING ROOM, KITCHEN, HALLWAYS, BEDROOM, STUDY AND STORAGE ROOMS.



THREE-LAYER PARQUET
BRAND: TARA CONCEPT
NATURAL OILED OAK
COLOR: SKY GREY NATURA
14CM X 130CM



INTERIOR FITTING

CERAMIC TILES

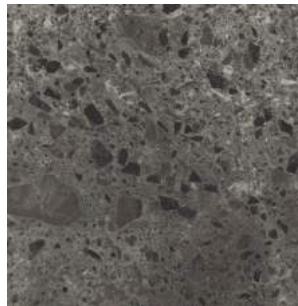
TOILET AND BATHROOM

WALLS



BRAND: ARIOSTEA
PRODUKT: ULTRA
TEKNOSTONE SMOKE
GRÖSSE: 300CM X 100CM X 0,6CM

FLOORS



BRAND: ARIOSTEA
PRODUKT: FRAGMENTA
FULL BODY NERO
OMBRATO
GRÖSSE: 75CM X 175CM X 1CM

CELLAR, STAIRCASE AND LAUNDRY ROOMS

FLOORS



BRAND: COTTO D'ESTE
PRODUKT: BLENDSTONE
DEEP NATURAL
GRÖSSE: 60CM X 60CM X 1.4CM

INTERIOR FITTING

SANITARY FACILITIES

BRAND – AXOR BY HANSGRÖHE



SINGLE LEVER BATH MIXER
FLOOR – STANDING
WITH ZERO HANDLE
SERIES: UNO



SINGLE LAVER BATHN MIXER
SERIES: TALIS E
170mm



OVERHAED SHOWER
SERIES: 75 IJET WITH
WALL CONNERCTOR



HAND SHOWER
SERIES: 75 IJET



SINGLER LAVER BASIN MIXER
SERIES: UNO
37.10cm x 19.80cm



HAND SHOWER HOLDER
SERIES: 75 IJET



SHOWER HOSE
160cm

INTERIOR FITTING

SANITARY FACILITIES



WC PLATE
BRAND: TECE
SERIES: SQUARE



RIMLESS WALL HUNG TOILET
WITH SOFT CLOSE SEAT
BRAND: CIELO
GLOSS WHITE



OVAL WASHBASIN
BRAND: CIELO
COLOR: GLOSS WHITE



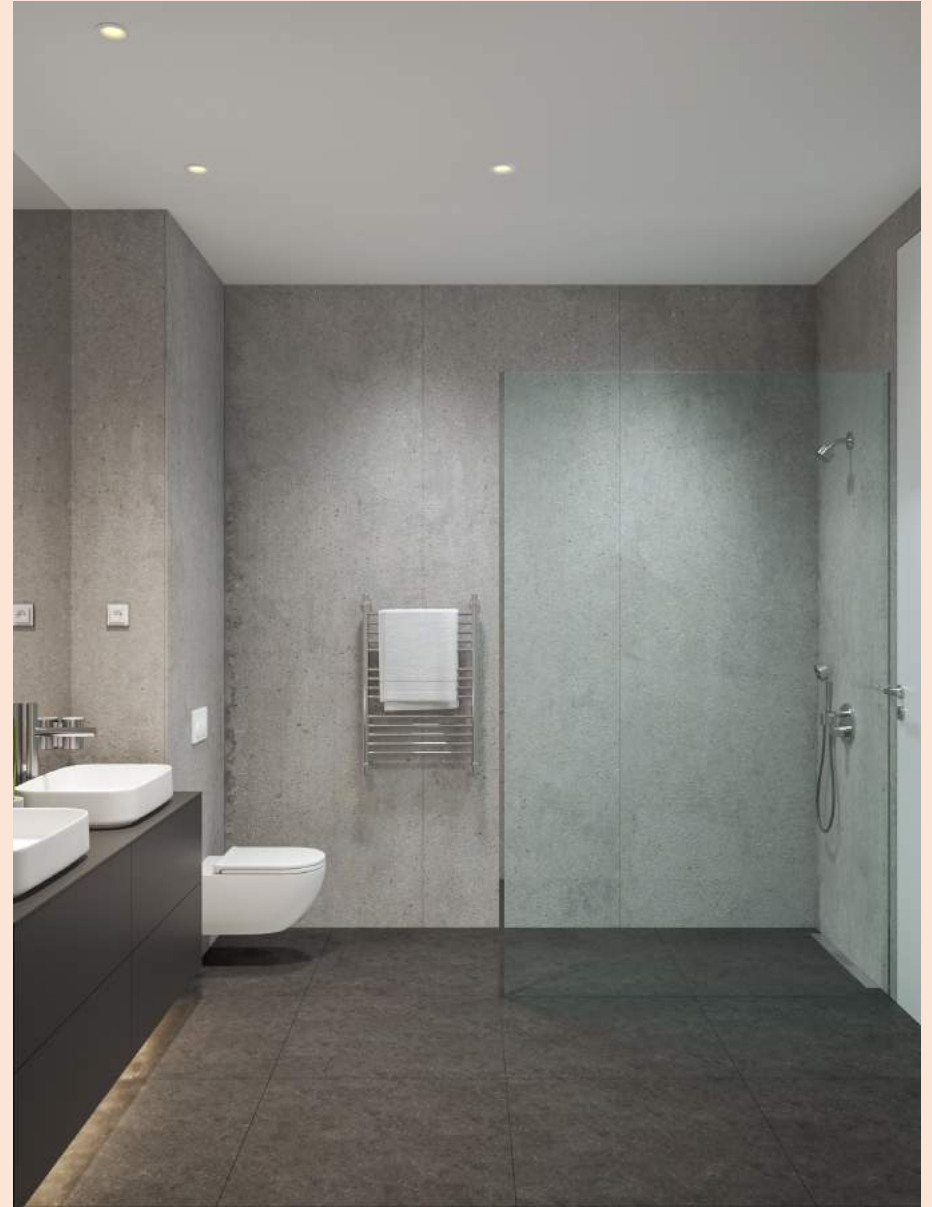
BATHTUB
BRAND: TREESSE
SERIES: INCA
ITEM CODE: V388BL
DIMMENSION:
150cm und 180cm x 80cm x 60cm



SHOWER CHANNEL
BRAND: ACO
SERIES: DRAINPROFILE S+ PLATE
80CM



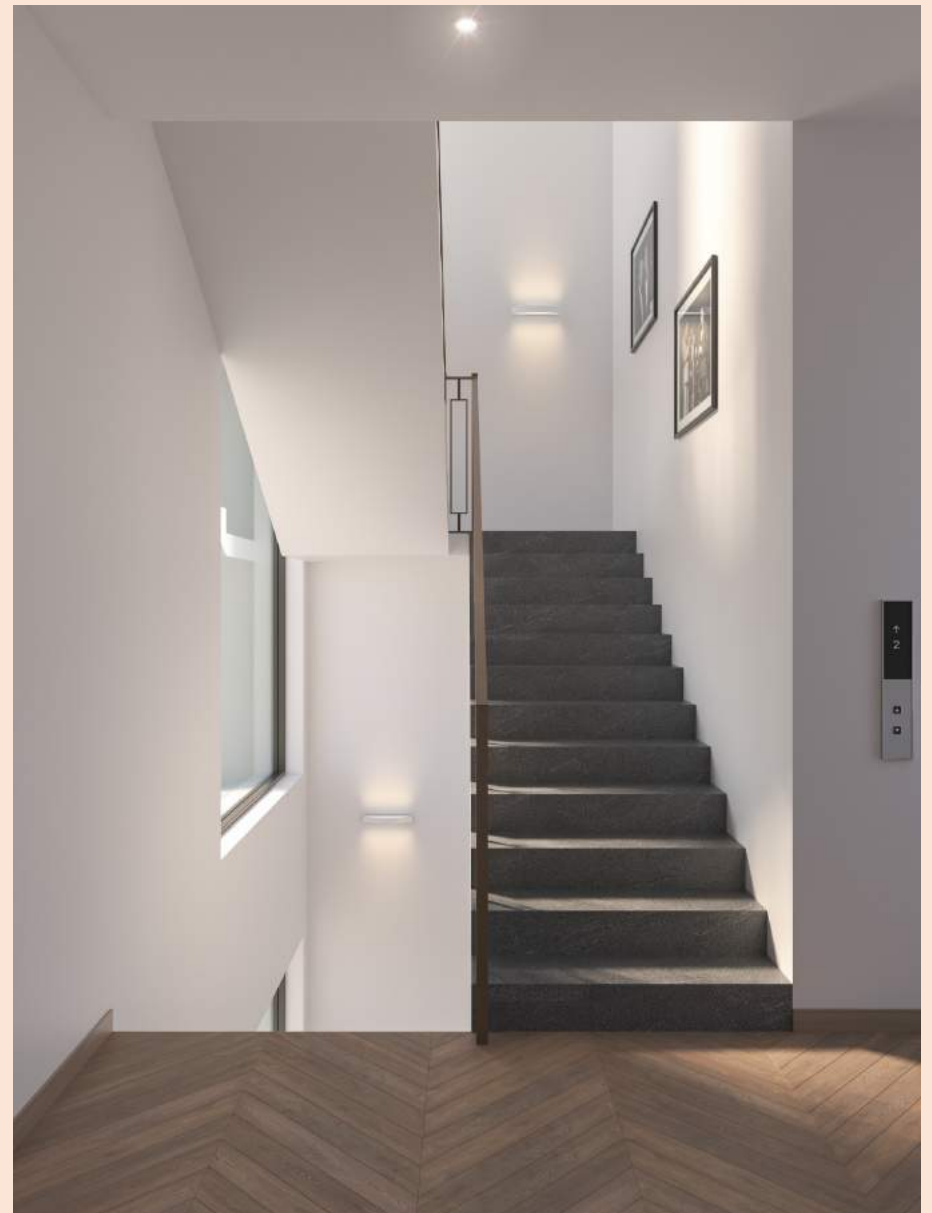
THE BATH ROOM



THE BATH ROOM



THE STAIRS



THE STAIRS



CONTACT

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