

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

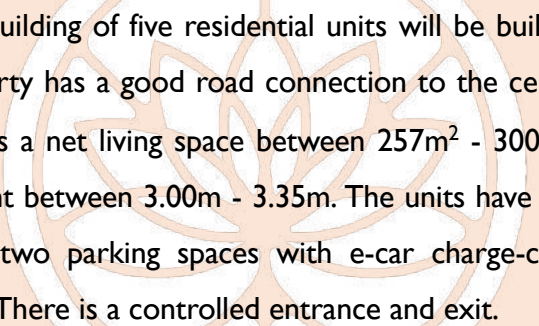
ARCHITECT

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.



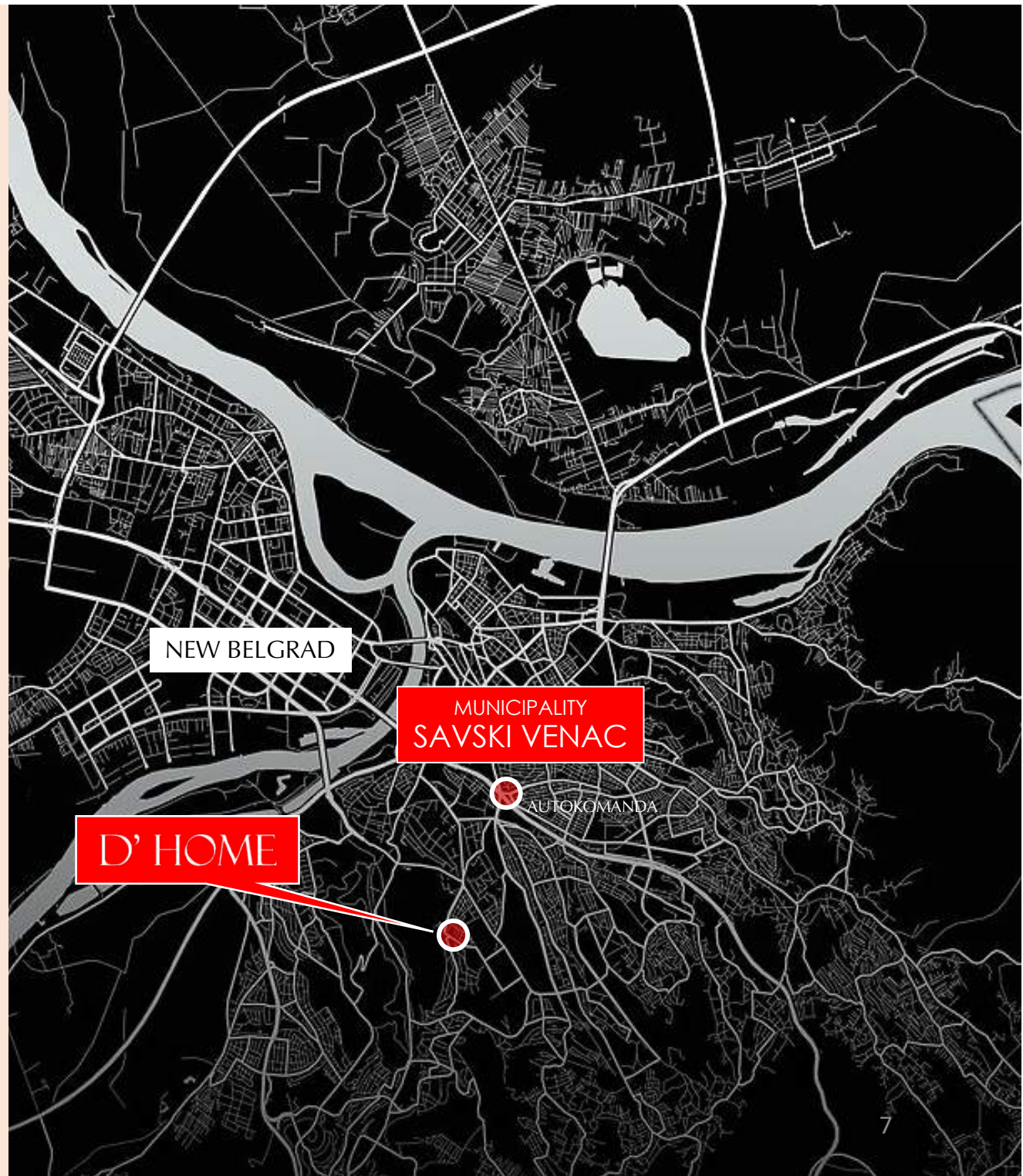


LOCATION

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

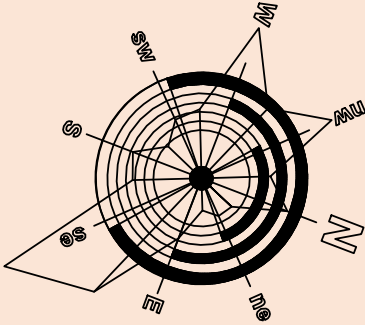
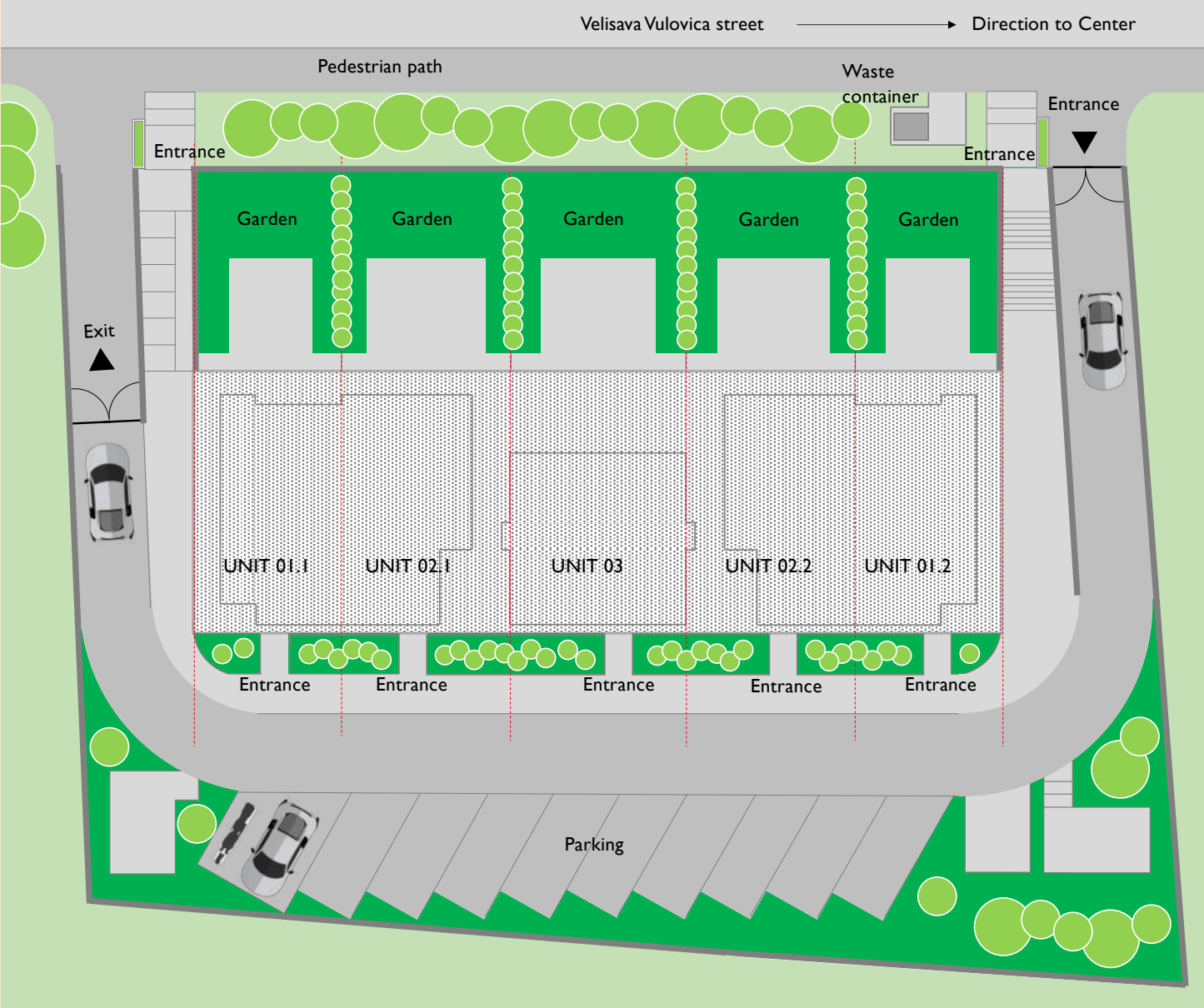
Residents can enjoy culinary delights with the convenience of walking distance to the renowned restaurant Jerry.

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

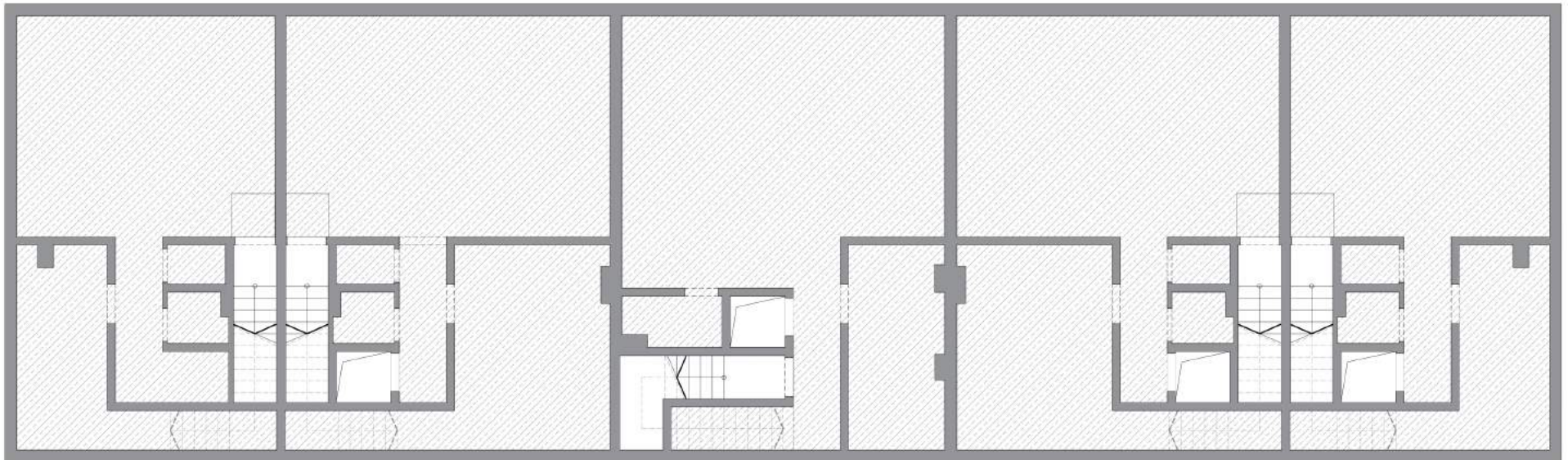
UNIT 01.1
Net surface: 65.9m²

UNIT 02.1
Net surface: 82.7m²

UNIT 03
Net surface: 82.2m²

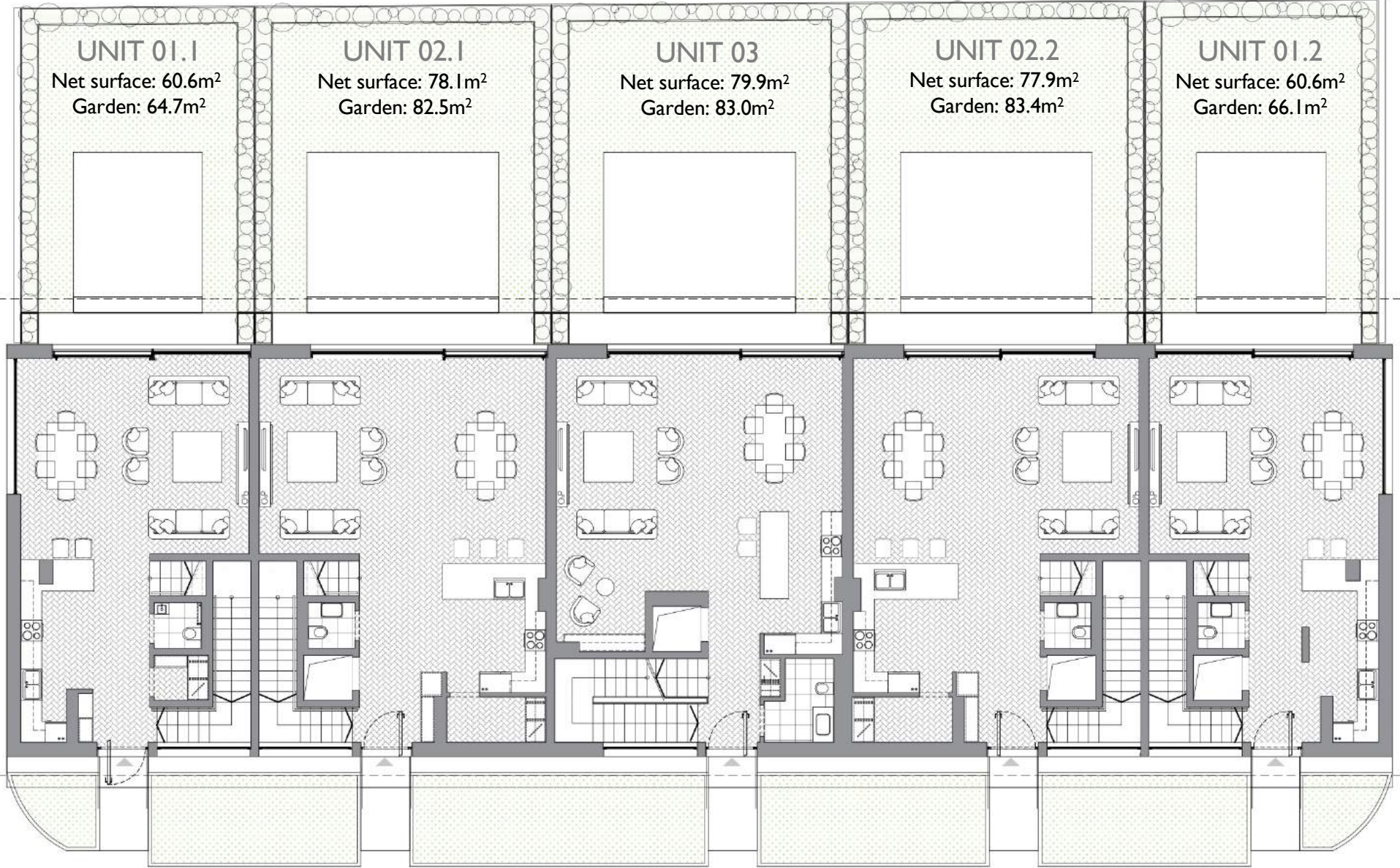
UNIT 02.2
Net surface: 82.6m²

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

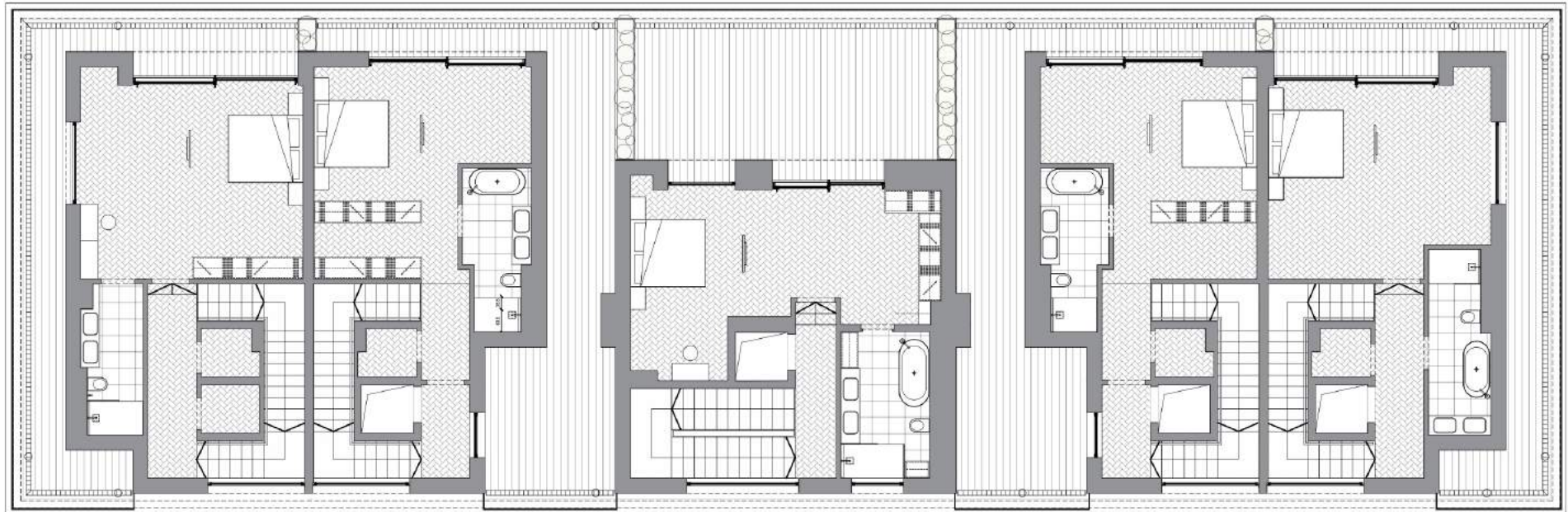
Net surface: 57.5m²
Terrace: 37.3m²

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
HOUSE 4 / UNIT 02.2.	82.6	77.9	82.3	52.2	295.0	83.4	36.6	415.0
HOUSE 5 / UNIT 01.2.	65.2	60.6	75.6	55.4	256.8	66.1	27.4	350.3

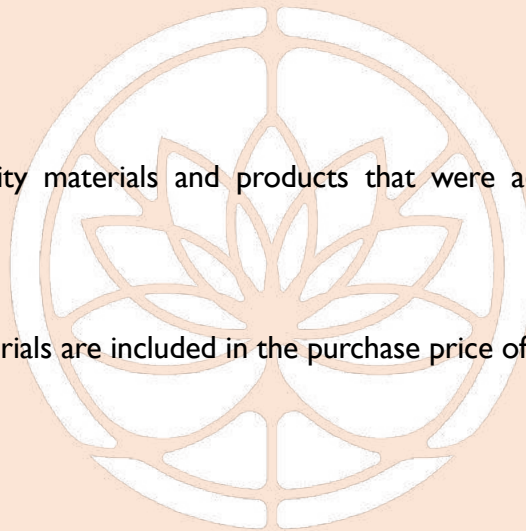
Each unit has 2 parking spaces included

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

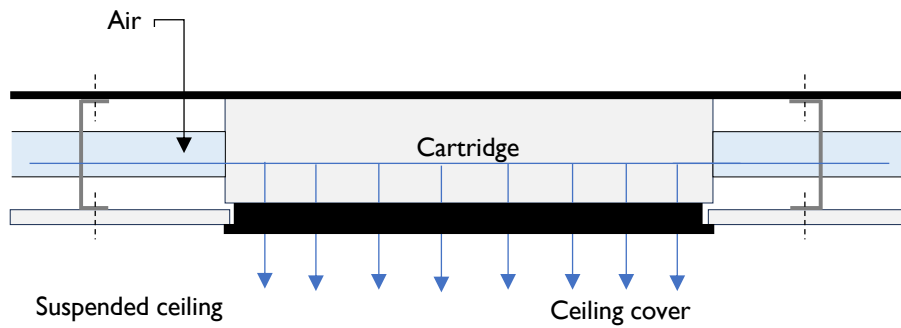
SERIES: INTEGRAL DOOR

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

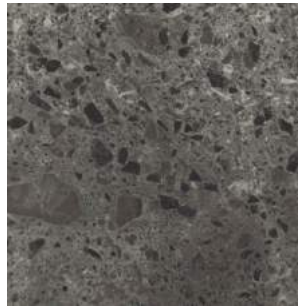
TOILET AND BATHROOM

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 HANSGROHE



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



SINGLE LAVER BATHN MIXER
SERIES: TALIS E
170mm



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



OVERHAED SHOWER
SERIES: 75 IJET WITH
WALL CONNERCTOR



HAND SHOWER
SERIES: 75 IJET



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



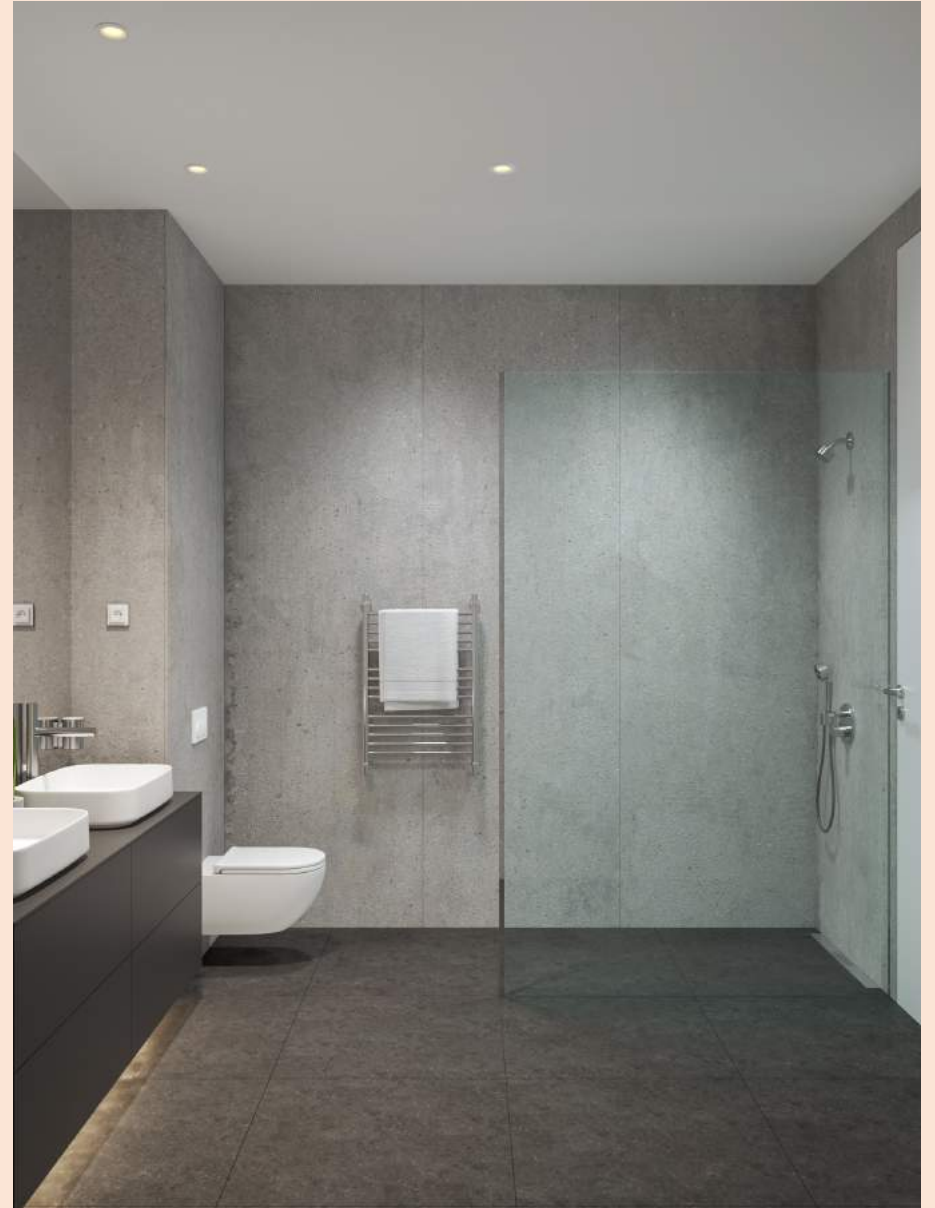
BATHTUB
BRAND: TRESSE
SERIES: INCA
ITEM CODE: V388BL
DIMMENSION:
150cm und 180cm x 80cm x 60cm



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



THE BATH ROOM



THE BATH ROOM



THE STAIRS



THE STAIRS



CONTACT

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