



Belgrade
Arbor

Priroda i urbano u
savršenoj harmoniji

Nature Meets the Urban in Perfect Harmony

Priroda i urbano u savršenoj harmoniji

Nature Meets the Urban in
Perfect Harmony



Sadržaj

Content

01
Uvod i vizija projekta
Introduction and Project Vision

02
Lokacija
Location

03
Investitor i pouzdanost
Investor and Reliability

04
**Stambeni prostor
i stanovi**
Residential
Space and Apartments

05
**Poslovni
prostor**
Business
Premises

06
**Lifestyle i
pogodnosti**
Lifestyle
and Benefits

07
Arhitektura i dizajn
Architecture and Design

Uvod i vizija projekta

Introduction and Project Vision

01

Novo poglavlje prestižnog stanovanja

A New Chapter in Prestigious Living

U gradu koji se stalno menja i raste, Belgrade Arbor izranja kao nova urbana ikona. Samostalna, prepoznatljiva, oblikovana dizajnom, funkcijom i skladom sa prirodom.

Ovo nije samo prostor za život, već način života koji redefiniše ritam svakodnevice u srcu Novog Beograda.

In a city that is constantly evolving and growing, Belgrade Arbor emerges as a new urban icon. Independent, distinctive, shaped by design, purpose, and harmony with nature.

This is more than a place to live, it's a lifestyle that redefines the rhythm of modern life in the heart of New Belgrade.

Zgrada u kojoj se živi drugačije

A Different Way to Live

Udobnost, svetlost, vazduh i prostor. Belgrade Arbor je pažljivo oblikovan kako bi spojio mirnu privatnost sa urbanom dinamikom - od krovne bašte s panoramskim pogledom do pažljivo dizajniranih stanova, među kojima su i oni sa dvostrukom orijentacijom. Svaki detalj je osmišljen da pruži više od kvadrature: osećaj kvaliteta, slobode i sigurnosti.

Comfort, air, space, and light. Belgrade Arbor is carefully crafted to blend peaceful privacy with the pulse of the city - from a rooftop garden with skyline views to intelligently designed apartments with dual orientations. Every detail offers more than just square meters: it brings a sense of quality, freedom, and peace of mind.





Lokacija

Location

02

U srcu Novog Beograda

In the Heart of New Belgrade

Belgrade Arbor se nalazi na jednoj od najprestižnijih lokacija na Novom Beogradu, neposredno uz kompleks West 65 i svega nekoliko minuta od Airport City-ja. Okružen školama, tržnim centrima, biciklističkim stazama i zelenilom, pozicioniran je u samom životnom epicentru.

Zahvaljujući pažljivo odabranoj mikrolokaciji, stanari uživaju u svemu što urbana sredina nudi, a da pritom ne gube osećaj mira i privatnosti.

Belgrade Arbor is located in one of New Belgrade's most sought-after areas, right next to the West 65 complex and just minutes from Airport City. Surrounded by schools, shopping centers, bike lanes, and green spaces, this address places you in the very epicenter of daily life.

Thanks to its carefully chosen micro-location, residents enjoy everything an urban environment offers, without losing the feeling of calm and privacy.

Puls grada, u tišini sopstvenog doma

The Pulse of the City, in the Silence of Your Home

Za razliku od mnogih savremenih projekata koji stvaraju osećaj pretrpanosti, Belgrade Arbor donosi otvorenost i disanje prostora, velike zelene površine, široke ulice i orijentaciju ka svetlosti. Ovo je mesto gde ne živite "u zgradi", već živite sa pogledom.

Unlike many modern developments that feel crowded and enclosed, Belgrade Arbor brings openness and breathing space — expansive greenery, wide streets, and layouts oriented toward light. This isn't just living in a building — it's living with a view.

Sve što vam je potrebno — na par koraka

Everything You Need — Just Steps Away

- West 65 (3 min)
- Savremena škola (2 min)
- Airport City (4 min)
- Hangar Food Market (4 min)
- Blizina javnog prevoza, tržnih centara i restorana
- Direktan pristup biciklističkim stazama i gradskim bulevarima
- 68 minuta vozom do Subotice
- 40 minuta vozom do Novog Sada





















- West 65 (3 min)
- Savremena School (2 min)
- Airport City (4 min)
- Hangar Food Market (4 min)
- Close to public transport, shopping, and dining
- Direct access to bike lanes and city boulevards
- 68 minutes by train to Subotica
- 40 minutes by train to Novi Sad





Udaljenost od lokacija

Distances from Locations

 Teretana u zgradi Gym in the building  1 min	 Supermarket u zgradi Supermarket in the building  1 min	 Podzemni parking u zgradi Underground parking  1 min	
 Železnička stanica Tošin bunar Railway station Tošin bunar  3 min	 Savremena osnovna škola Savremena elementary school  2 min	 Airport City Belgrade Airport City Belgrade  4 min	 Hangar Food Market Hangar Food Market  4 min
 Blok A Block A  4 min	 Savski kej Sava quay  7 min	 Aerodrom Airport  9 min	

Investitor i pouzdanost

Investor and Reliability

03

Pouzdan partner u stvaranju vašeg doma

A Reliable Partner in Bringing Your Home to Life

Belgrade Arbor je projekat kompanije **Perose Property Group**, investitora sa dokazanim rezultatima i jasnom filozofijom: svaki kvadratni metar doprinosi funkciji, kvalitetu i dugoročnoj vrednosti. Njihovo iskustvo u realizaciji rezidencijalnih i komercijalnih projekata ogleda se u doslednosti dizajna, pažljivom izboru saradnika i posvećenosti detaljima.

Belgrade Arbor is developed by **Perose Property Group**, an investor known for proven results and a clear philosophy: every square meter contributes to functionality, quality, and long-term value. Their experience in residential and commercial real estate is reflected in consistent design language, careful partner selection, and an eye for detail.

Dokazana stručnost kroz realizovane projekte

Proven Expertise Through Completed Projects

- AD Residence, Zemun
- Harmony Homes, Kragujevac
- Stari Mlin, Kragujevac
- Više desetina stambenih jedinica širom Srbije

U Belgrade Arboru, ova priča dostiže novu fazu. Spoj urbanog ambijenta i vrhunskog izvođenja.

- AD Residence, Zemun
- Harmony Homes, Kragujevac
- Stari Mlin, Kragujevac
- Dozens of residential units across Serbia

With Belgrade Arbor, that journey enters a new chapter. Combining vibrant city life with high-end execution.





Stambeni prostor i stanovi

Residential Space and Apartments

04

Život u skladu sa vama

Life in Harmony With You

U Belgrade Arboru, svaki stan je osmišljen tako da ne bude samo mesto stanovanja, već prostor koji raste s vama. Otvoreni rasporedi, prirodno osvetljenje, dvostruka orijentacija i elegantni detalji stvaraju osećaj lakoće, udobnosti i privatnosti.

At Belgrade Arbor, each apartment is designed not just as a living unit — but as a personal space that evolves with you. Open layouts, abundant daylight, dual orientation, and elegant details create a sense of comfort, privacy, and flow.

Pametno dizajnirani, promišljeno pozicionirani

Intelligently Designed, Thoughtfully Positioned

- Stanovi različitih tipova i površina: od jednosobnog do četvorosobnog
- Panoramske penthouse jedinice na šestom, povučenom spratu, sa privatnim baštama
- Ukupno 208 stambenih jedinica
- Moguća dvostruka orijentacija u određenim stanovima
- Stanovi obasjani prirodnim svetlom
- Prostrani dnevni boravci povezani sa kuhinjom i trpezarijom
- Velike staklene površine koje brišu granicu između unutrašnjeg i spoljnog prostora
- Visina plafona i osećaj "prostranosti" u svakom kutku
- One-bedroom to four-bedroom units
- Panoramic apartments on the recessed 6th floor with private terraces
- A total of 208 residential units
- Most units offer dual orientation
- Apartments bathed in natural light
- Spacious living areas connected to open kitchens and dining zones
- Large glass surfaces that blur the line between indoors and outdoors
- High ceilings and an airy, expansive feel in every room





Krovnna oaza

Rooftop Oasis

Stanarima je na raspolaganju privatna bašta na vrhu zgrade, mesto za jutarnju kafu, večernji odmor ili miran trenutak pod otvorenim nebom.

Residents have access to a private rooftop garden, a space for a morning coffee, an evening unwind, or a quiet moment under the open sky.

Planovi stanova

Available Floorplans

1.

Tip stana
1 soba

2.

Tip stana
1.5 soba

3.

Tip stana
2 sobe

4.

Tip stana
2.5 sobe

5.

Tip stana
3 sobe

6.

Tip stana
4 sobe

1.

Tip stana

1 soba/garsonjera

Broj stana Unit number A2.11

DIMENZIJE
DIMENSIONS

Površina stana Apartment area 26.97 m²

Površina terase Terrace area 4.83 m²

Ukupna površina Total area 31.80 m²



2.

Tip stana

1.5 soba

Broj stana Unit number B1.08

DIMENZIJE
DIMENSIONS

Površina stana Apartment area 44.72 m²

Površina terase Terrace area 7.60 m²

Ukupna površina Total area 52.32 m²



3.
Tip stana
2 sobe



Broj stana Unit number	B1.06
DIMENZIJE DIMENSIONS	
Površina stana Apartment area	46.11 m ²
Površina terase Terrace area	8.20 m ²
Ukupna površina Total area	54.31 m ²



4.
Tip stana
2.5 sobe



Broj stana Unit number	B1.09
DIMENZIJE DIMENSIONS	
Površina stana Apartment area	58.85 m ²
Površina terase Terrace area	9.87 m ²
Ukupna površina Total area	68.72 m ²



5.
Tip stana
3 sobe



Broj stana	Unit number	B1.07
		DIMENZIJE DIMENSIONS
Površina stana	Apartment area	69.66 m ²
Površina terase	Terrace area	11.31 m ²
Ukupna površina	Total area	80.97 m ²



6.
Tip stana
4 sobe



Broj stana	Unit number	B1.01
		DIMENZIJE DIMENSIONS
Površina stana	Apartment area	87.93 m ²
Površina terase	Terrace area	9.07 m ²
Ukupna površina	Total area	97 m ²





Poslovni prostor

Business Premises

05

Poslovni prostor i lokali na prestižnoj adresi

Commercial Spaces and Retail Units at a Prestigious Address

Belgrade Arbor nudi 31 poslovni prostor prilagođen dinamici savremenog poslovanja. Čak 18 lokala u prizemlju, sa izlozima ka prometnim ulicama, idealni su za maloprodaju, ugostiteljstvo ili uslužne delatnosti koje zahtevaju visoku vidljivost i direktan kontakt sa klijentima. U unutrašnjem delu zgrade, od polovine kompleksa ka tišoj zoni u pozadini, smešteni su prostrani kancelarijski prostori. Fleksibilni, funkcionalni i odvojeni od svakodnevne užurbanosti, sa direktnim pristupom parkingu i infrastrukturom prilagođenom savremenom poslovanju, ovi prostori pružaju idealne uslove za kompanije koje traže radni ambijent visokih standarda na prestižnoj lokaciji.

Belgrade Arbor offers 31 commercial units tailored to the dynamics of modern business. As many as 18 ground-floor units, with storefronts facing busy streets, are ideal for retail, hospitality, or service industries that require high visibility and direct client interaction. In the inner section of the building, moving from the center of the complex toward the quieter rear zone, the layout opens into spacious office areas. Flexible, functional, and separated from the everyday hustle, with direct access to parking and infrastructure adapted to contemporary business needs, these spaces provide ideal conditions for companies seeking a high-standard working environment in a prestigious location.

Idealno za firme koje žele više

Designed for Companies That Want More

- Lokali i kancelarije različitih kvadratura
- Pogodni za showroom, studio, konsultantske ili uslužne delatnosti
- Direktna ulazna ulica, prirodno osvetljenje
- Mogućnost prilagođavanja enterijera specifičnim potrebama
- Parking mesta za zaposlene i klijente u podzemnoj garaži
- Blizina West 65 i Airport City poslovnog čvorišta
- Direktna ulazna ulica kroz posebno izdvojen i elegantno oblikovan ulaz
- Retail and office spaces of varying sizes
- Ideal for showrooms, studios, consulting, or boutique services
- Direct street access and natural lighting
- Interiors that can be customized to business needs
- Dedicated underground parking for employees and clients
- Proximity to West 65 and Airport City business hub
- Direct access from the street through a separate, elegantly designed entrance

Povezanost, funkcionalnost i prestiž

Connectivity, Functionality and Prestige

Ova adresa ostavlja snažan prvi utisak, zahvaljujući prefinjenoj arhitekturi i okruženju koje jasno komunicira profesionalnost i urbani karakter.

This address makes a strong first impression, with refined architecture and surroundings that clearly communicate professionalism and urban character.



Lifestyle i pogodnosti

Lifestyle and Benefits

06

Komfort osmišljen do poslednjeg detalja

Comfort, Designed Down to the Smallest Detail

Belgrade Arbor nije samo mesto za život, već kompletno okruženje koje unapređuje svakodnevicu. Svaka pogodnost u okviru kompleksa osmišljena je da stanarima pruži više komfora, fleksibilnosti i slobodnog vremena.

Belgrade Arbor isn't just a place to live, it's a setting designed to elevate your everyday. Every amenity within the complex is crafted to give residents more comfort, more flexibility, and more time for what truly matters.

Zelena tišina iznad grada

Green Silence Above the City

Zeleno utočište sa pogledom na panoramu Novog Beograda. Namenjena isključivo stanarima, krovna bašta predstavlja prijatan ambijent za opuštanje, rad ili neformalne susrete.

A green sanctuary overlooking New Belgrade's skyline. Reserved exclusively for residents, the rooftop garden provides a calm setting for relaxation, work, or informal meetings.





Privatna teretana

Private Fitness Space

Vaš lični prostor za pokret i balans. Dizajnirana u duhu savremenog življenja, teretana u okviru zgrade omogućava vam da ostanete posvećeni sebi, bez napuštanja kompleksa, bez ometanja.

Your personal space for movement and balance. Designed in line with modern living, the in-house gym lets you stay focused on yourself, without leaving the complex and without distractions.

Privatna krovna bašta

Private Rooftop Garden

Udoban i elegantan kafić na krovu zgrade. Savršeno mesto za jutarnju kafu, sastanak ili predah posle posla.

A comfortable and elegant rooftop café. Perfect for a morning espresso, informal meeting, or a peaceful evening drink.

Poslovni prostor za firme koje žele više

Business Space for Companies That Want More

- Maloprodajni i ugostiteljski objekti u prizemlju
- Bezbednost 24/7 i video nadzor
- Recepcija i kontrolisani pristup
- Prostorije za bicikle
- Savremeni liftovi, široki hodnici, klimatizovani zajednički prostori
- Facility management – svakodnevna briga o funkcionalnosti zgrade
- Retail and hospitality units on the ground floor
- 24/7 security and surveillance
- Reception and controlled access
- Bicycle storage rooms
- Modern elevators, wide corridors, and air-conditioned common areas
- Facility management - consistent, professional upkeep of the building

Arhitektura i dizajn

Architecture and Design

07

Arhitektura koja raste iz ideje

Architecture That Grows from an Idea

Fasada zgrade inspirisana je krošnjama drveća, simbolima rasta, povezanosti i ravnoteže. Ta ideja pretočena je u dizajn koji ne samo da se izdvaja, već i komunicira s prostorom oko sebe. Belgrade Arbor nije samo objekat, već arhitektonska interpretacija života u gradu.

The building's façade is inspired by tree canopies, symbols of growth, connection, and balance. That idea is translated into a design that doesn't just stand out, but interacts with its environment. Belgrade Arbor is more than a structure — it's an architectural interpretation of urban life.

Potpis prepoznatljivog imena

Signed by a Recognized Name

Projekat potpisuje **Bureau Cube Partners**, renomirani domaći arhitektonski biro, sa više od decenije iskustva, čiji portfolio uključuje prestižne projekte poput budućeg Muzeja Nikole Tesle (u saradnji sa Zaha Hadid Architects), kompleksa Kalemegdan Park i brojnih rezidencijalnih zgrada premium klase.

The project is signed by **Bureau Cube Partners**, a renowned local architectural firm with more than a decade of experience, whose portfolio includes prestigious projects such as the upcoming Nikola Tesla Museum (in collaboration with Zaha Hadid Architects), the Kalemegdan Park complex, and numerous premium-class residential buildings.



Estetika koja služi prostoru

Design with Purpose

- 6 spratova, sa povučenim šestim spratom i panoramskim pogledima
- Visok procenat prirodnog svetla u svim jedinicama
- Dvostruka orijentacija stanova gde god je moguće
- Otvoreni rasporedi koji dišu i prilagođavaju se životu
- Kombinacija prirodnih materijala i modernih rešenja
- 6 floors, with a recessed top floor offering panoramic views
- High levels of natural light in all units
- Dual-orientation apartments wherever possible
- Open layouts that breathe and adapt to lifestyle
- A blend of natural materials and modern solutions

Umetnost prostora

The Art of Space

Unutrašnjost je podjednako pažljivo oblikovana. Elegantne linije, kvalitetni materijali, diskretna tehnologija i svetlost koja ulazi iz više pravaca. Svaki kutak odiše promišljenošću i funkcionalnošću.

The interiors are equally thoughtful. Elegant lines, quality materials, discreet technology, and natural light from multiple angles. Every corner reflects intention and intelligent function.





**Više od adrese. Više od kvadrature.
Ovo je prostor u kojem život ima drugačiji tok.**

More Than an Address. More Than Square Meters.
This Is the Space Where Life Takes On a Different Flow.

Investitor / Investor:

Adresa projekta / Project Address:

Prodajni centar / Sales Office:

Kontakt telefon / Contact Telephone:

Sajt / Website:

Perose Property Group

Bulevar heroja sa Košara 13

Tadije Sondermajera 2

+381 69 68 4444

www.belgradearbor.rs

