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TEMIŠVARSKA

# Urban Villas

—  
A Home  
As Individual  
As You Are

# — Perfect Balance of Tranquility and Exclusivity

One of the outstanding Belgrade residential areas –  
Senjak, lies in a short distance from Belgrade city centre.

Senjak has long been one of Belgrade's most cherished  
neighbourhoods, often described as district of Embassies  
and their Residences.

Surrounded by the Hyde Park and the Topčider Park greenery, this perfect plot is located within stately mansions and an eclectic mix of cafés and restaurants.

Temišvarska Urban Villas perfectly blend into this residential area of Belgrade.

In view of the micro location, this property is perfectly positioned and the infrastructure is ideal too. Integration of working, living, playing, learning and shopping creates a sense of life.

Nearby amenities include Museums – African Art Museum and Museum of King Petar I; Parks – Hyde Park, Topčider Park, Ada Ciganlija, Hippodrome; Markets - Senjak open market, Maxi & Aroma Supermarkets, Banks as well as famous restaurants - Šeher, Cafe Café and Fish, Grafičar, Careva čuprija, Quan ju de, Bizu, Mydan. Established schools like The International School of Belgrade, German School Belgrade and French School Belgrade are situated in this cosy residential enclave.



Museum of King Petar I



Ada Ciganlija



Hippodrome



Topčider Park

## LOCATION

## Walking Distances

The International School of Belgrade

German School Belgrade

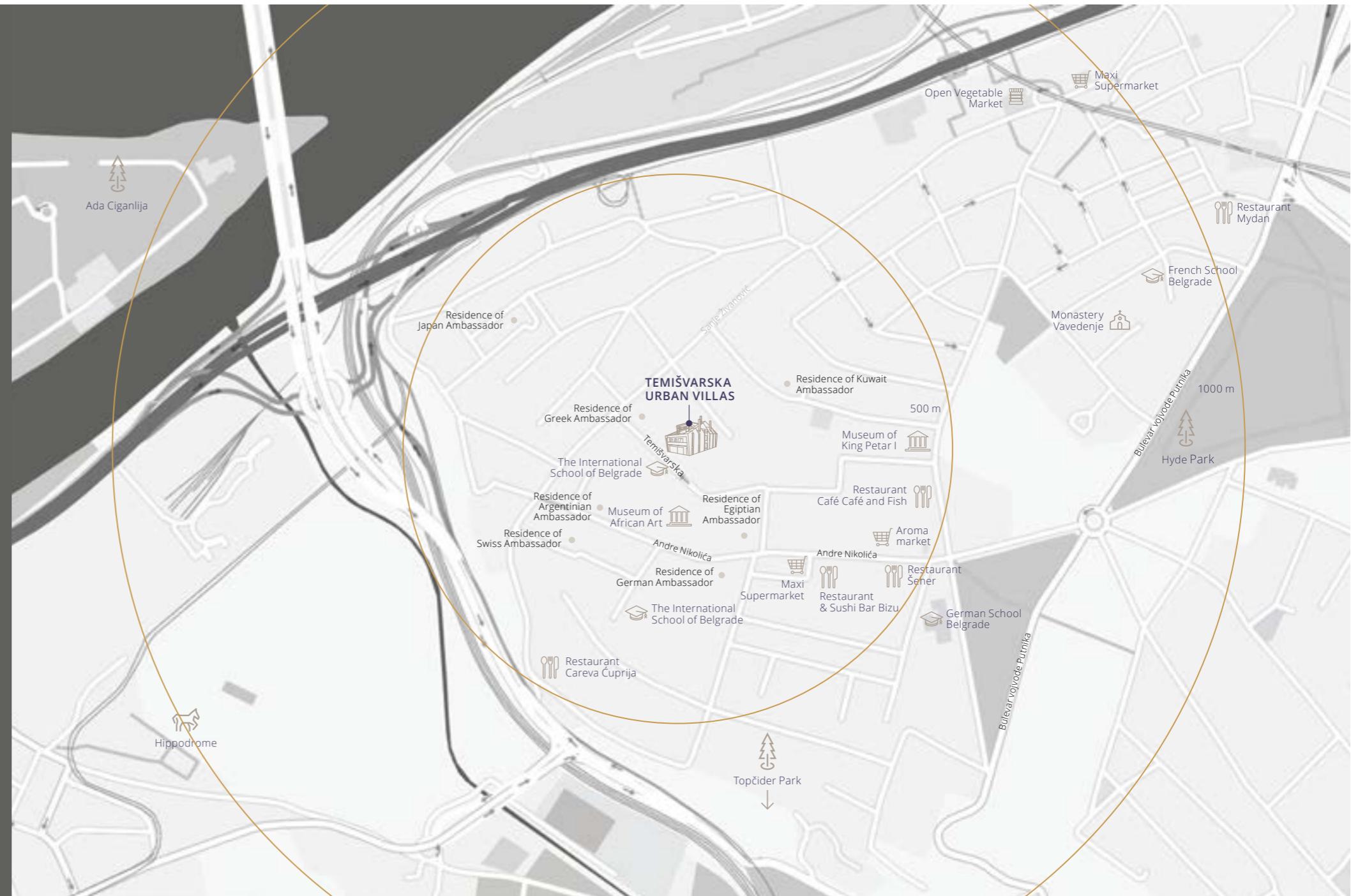
Hyde Park

Topčider Park

Maxi Supermarket

Aroma Market

- 0 min
- 5 min
- 5 min
- 10 min
- 3 min
- 3 min





## Landmark Building

Here, in prime and uniquely beautiful location of Belgrade, we are currently developing Temišvarska Urban Villas featuring two Villas with private gardens and one stunning Penthouse with a view over Belgrade that will fit elegantly in this high-class surrounding.

Living, where Belgrade is the most beautiful – high quality property, which luxury level increases even more owing to its outstanding location.

The building design is an innovative pioneer of contemporary art of building tending to be landmark of Senjak. It is characterized by fresh thinking of modern design, sophisticated cubature as well as an elegant facade, which remind of a luxury yacht.

Temišvarska Urban Villas are the perfect synergy of luxury living and modern ambience. The layout for each Villa is exquisitely planned with emphasis on modern urban lifestyle and equipped with quality fittings.



## A home as Individual as You are

The beautifully proportioned Temišvarska Urban Villas are dominated by light and space: generously sized rooms with sliding floor-to-ceiling window elements and whole walls of glass allow for a liberated living atmosphere.

The design is executed with subtle restraint: sophisticated, functional and attractive.

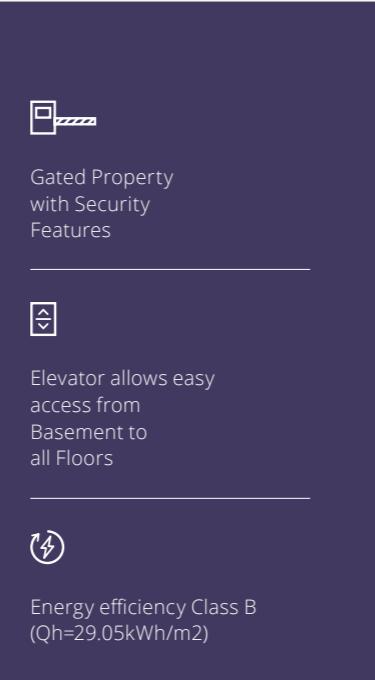
Temišvarska Urban Villas have been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes.





Villa

# Villa 1



## BASEMENT

- 3pcs comfort Carparks
- Fitness/Wine Cellar, Laundry Room, Utility/Storage



## GROUND FLOOR

- Large-sized Living room with Floor-to-Ceiling Glazing
- Cosy Fireplace
- Study/Media Room
- Spacious Kitchen and Dining Area
- Bathroom
- Terrace
- Beautiful Landscape Garden



## 1<sup>ST</sup> FLOOR

- Ultra spacious and luxurious Master Bedroom complete with walk in Wardrobe and Master Bathroom
- Two spacious Bedrooms with Bathroom

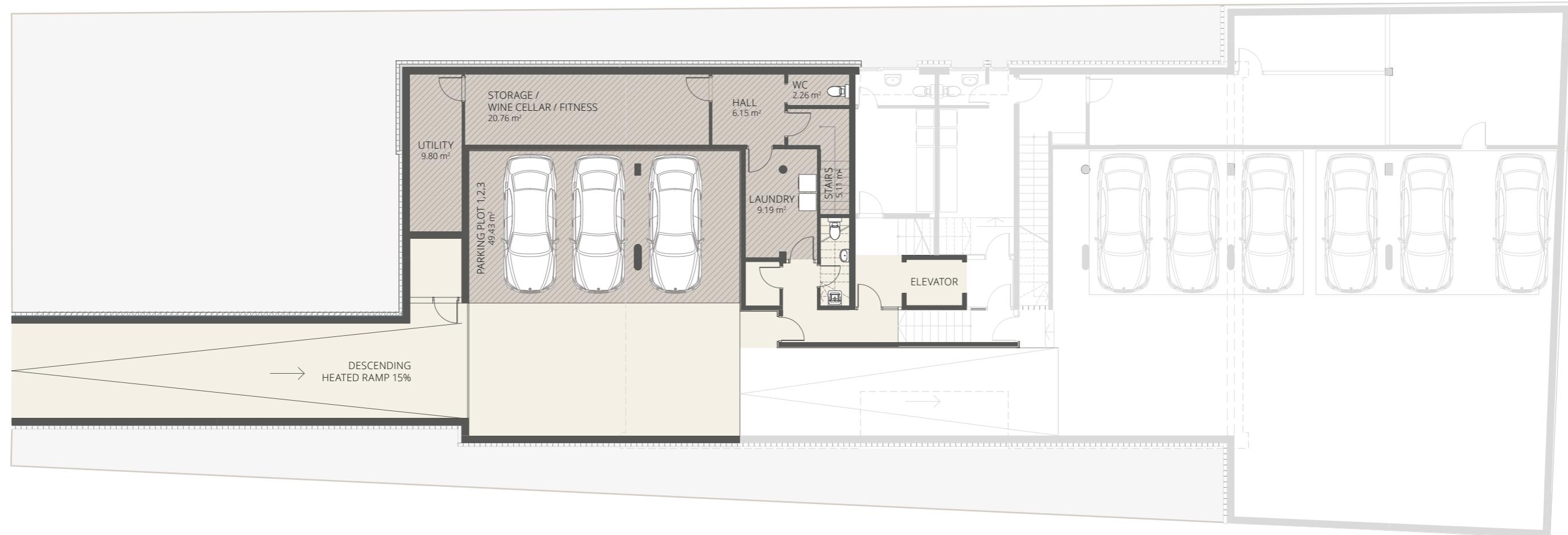


# Villa 1

SENJAK, BEOGRAD  
K.P. 11194/2

**BASEMENT** **103.24 m<sup>2</sup>**

BASEMENT AREA	103.24 m <sup>2</sup>
GROUND FLOOR	99.74 m <sup>2</sup>
1 <sup>ST</sup> FLOOR	79.67 m <sup>2</sup>
TOTAL INTERIOR AREA	282.65 m <sup>2</sup>
GARDEN	282.97 m <sup>2</sup>



# Villa 1

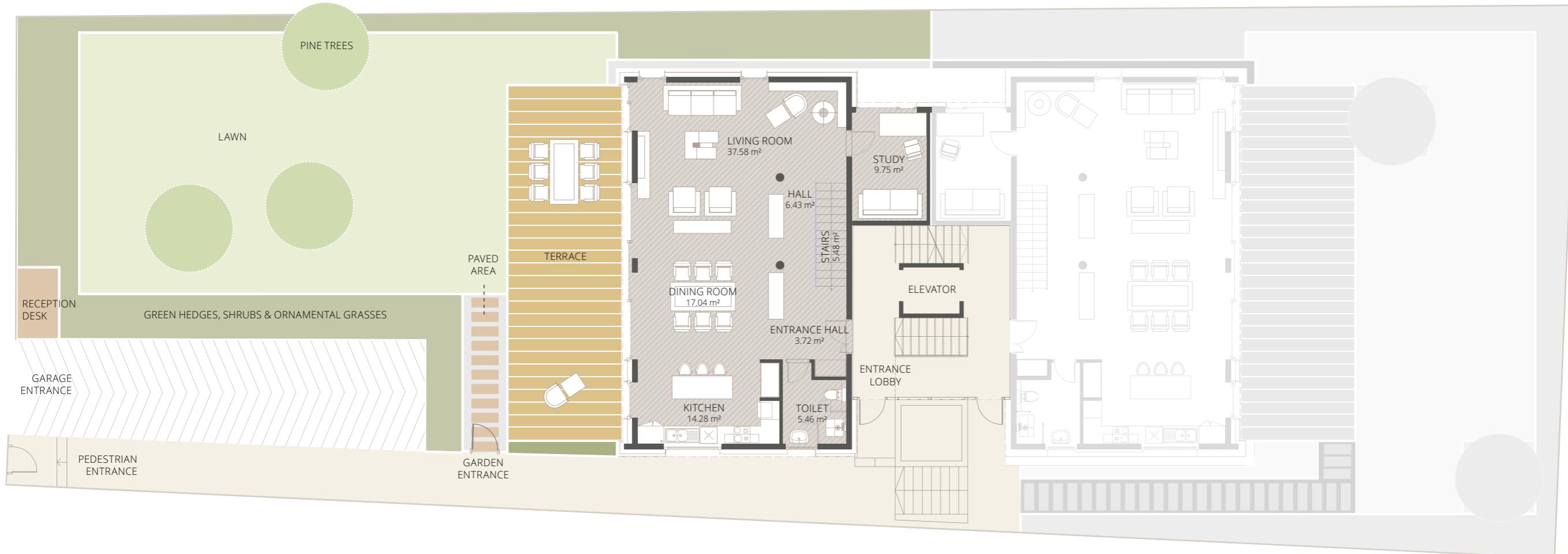
SENJAK, BEOGRAD  
K.P. 11194/2

**GROUND FLOOR** **99.74 m<sup>2</sup>**

BASEMENT AREA	103.24 m <sup>2</sup>
GROUND FLOOR	99.74 m <sup>2</sup>
1 <sup>ST</sup> FLOOR	79.67 m <sup>2</sup>
TOTAL INTERIOR AREA	282.65 m <sup>2</sup>

**GARDEN** **282.97 m<sup>2</sup>**

TERRACE	49.40 m <sup>2</sup>
GREENERY	233.57 m <sup>2</sup>

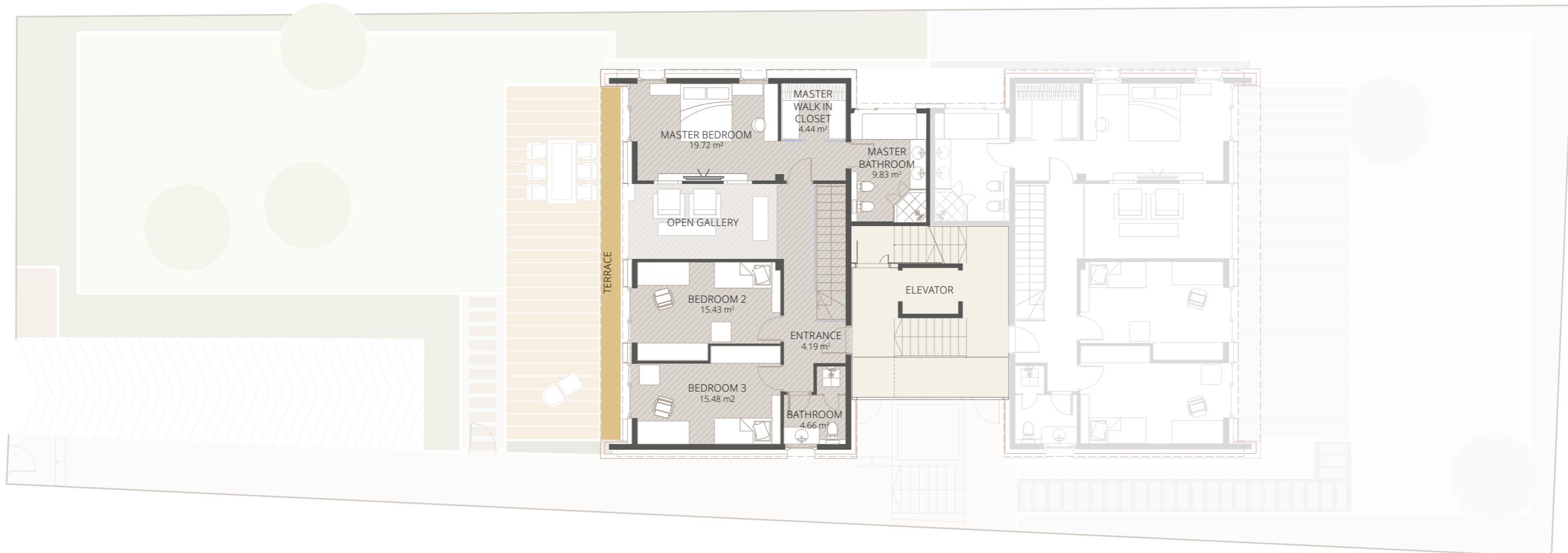


# Villa 1

SENJAK, BEOGRAD  
K.P. 11194/2

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GROUND FLOOR	99.74 m <sup>2</sup>
1 <sup>ST</sup> FLOOR	79.67 m <sup>2</sup>
TOTAL INTERIOR AREA	282.65 m <sup>2</sup>
GARDEN	282.97 m <sup>2</sup>





The total interior area of Villa 1 is 282.65 m<sup>2</sup>, including Basement, Groundfloor and 1st Floor.

Large-sized living area with floor-to-ceiling glazing facing beautiful landscape garden provide space for representative receptions or social events.

In addition, it includes a modern elevator and comfort car spaces to accommodate large limousines with roof boxes in the underground car park. Facilities in the Basement level include fitness room/wine cellar, utility and bike storage as well as laundry room.

You can also be assured that your new home will provide exemplary levels of comfort, sound insulation, energy efficiency and intelligent technologies.

It will be a pleasure to live in this home among its light and elegant spaces, you will have the freedom to express your own character and create a home as individual as you are.



2

Villa

# Villa 2



Gated Property  
with Security  
Features



Elevator allows easy  
access from  
Basement to  
all Floors



Energy efficiency Class B  
(Qh=29.05kWh/m<sup>2</sup>)



## BASEMENT

- 3pcs comfort Carparks
- Fitness/Wine Cellar, Laundry Room, Utility/Storage



## GROUND FLOOR

- Large-sized Living room with Floor-to-Ceiling Glazing
- Cosy Fireplace
- Study/Media Room
- Spacious Kitchen and Dining Area
- Bathroom
- Terrace
- Beautiful Landscape Garden



## 1<sup>ST</sup> FLOOR

- Ultra spacious and luxurious Master Bedroom complete with walk in Wardrobe and Master Bathroom
- Two spacious Bedrooms with Bathroom

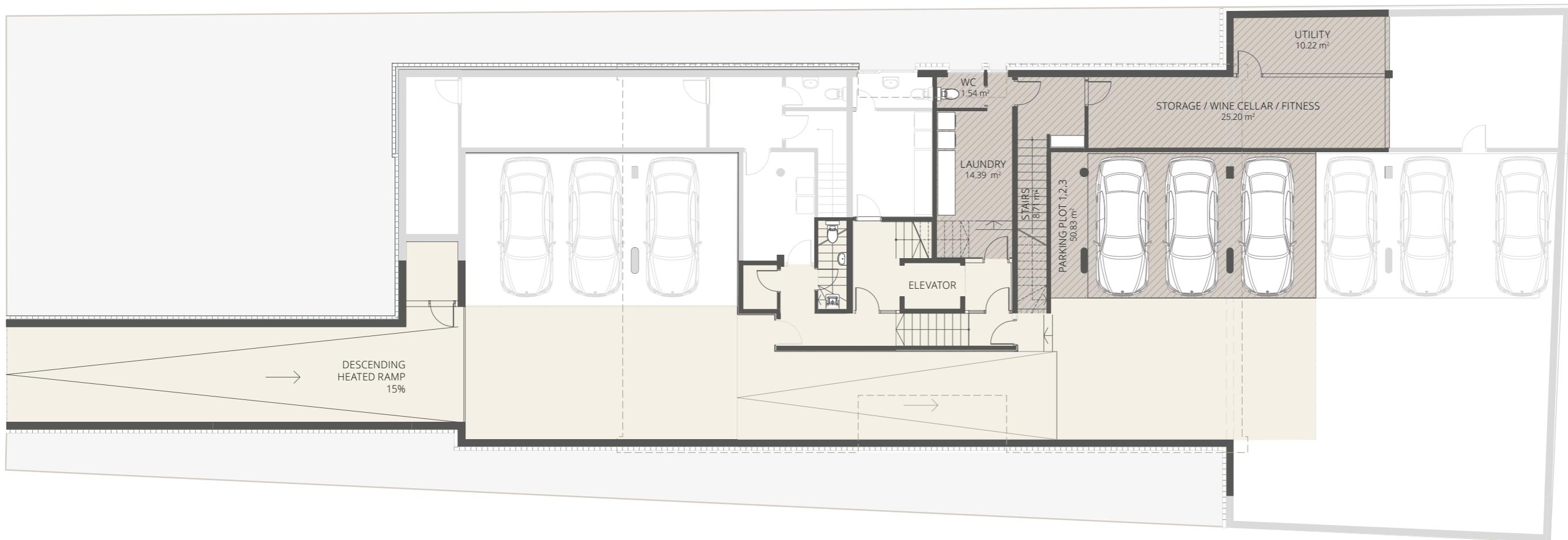


# Villa 2

SENJAK, BEOGRAD  
K.P. 11194/2

**BASEMENT** **110.89 m<sup>2</sup>**

BASEMENT AREA	110.89 m <sup>2</sup>
GROUND FLOOR	99.74 m <sup>2</sup>
1 <sup>ST</sup> FLOOR	79.67 m <sup>2</sup>
TOTAL INTERIOR AREA	290.30 m <sup>2</sup>
GARDEN	259.04 m <sup>2</sup>



# Villa 2

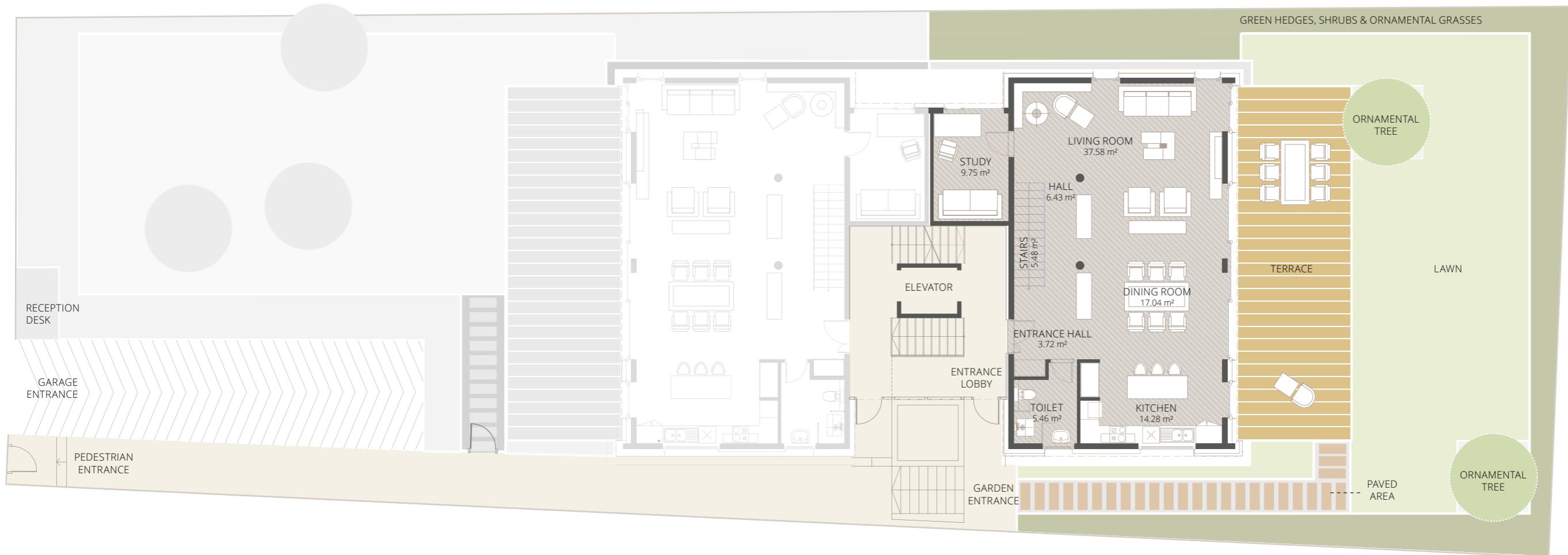
SENJAK, BEOGRAD  
K.P. 11194/2

**GROUND FLOOR** **99.74 m<sup>2</sup>**

BASEMENT AREA	110.89 m <sup>2</sup>
GROUND FLOOR	99.74 m <sup>2</sup>
1 <sup>ST</sup> FLOOR	79.67 m <sup>2</sup>
TOTAL INTERIOR AREA	290.30 m <sup>2</sup>

**GARDEN** **259.04 m<sup>2</sup>**

TERRACE	49.40 m <sup>2</sup>
GREENERY	209.64 m <sup>2</sup>

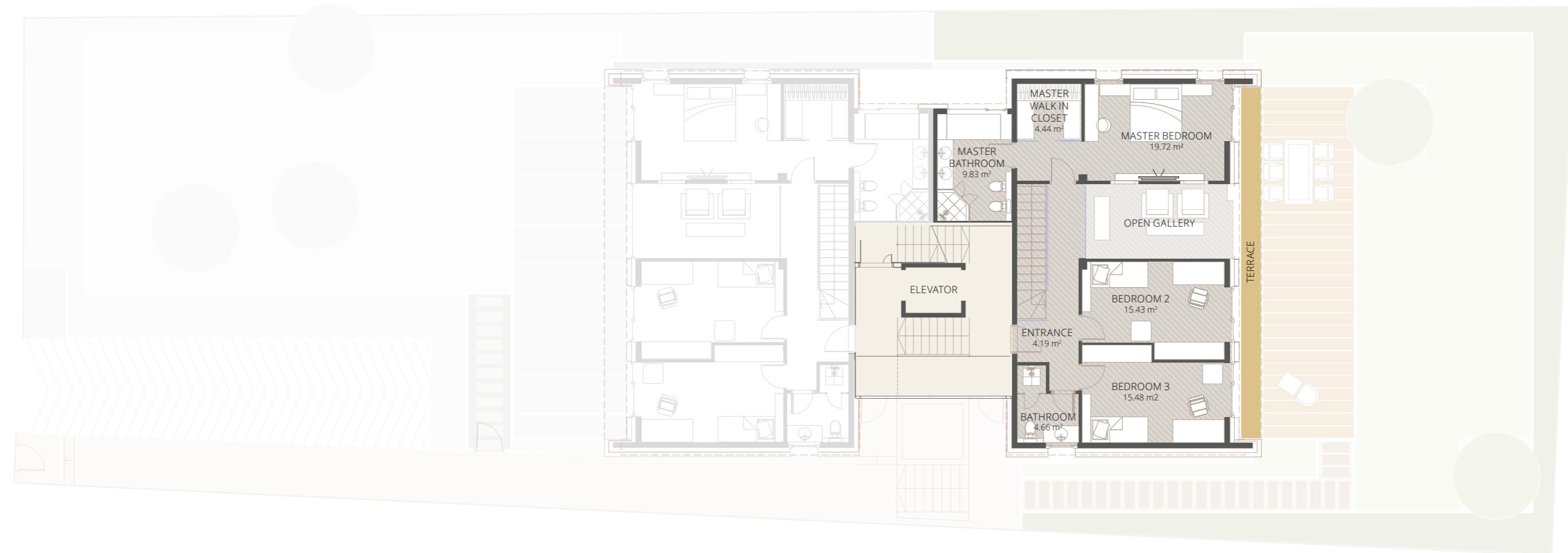


# Villa 2

SENJAK, BEOGRAD  
K.P. 11194/2

**1<sup>ST</sup> FLOOR** 79.67 m<sup>2</sup>

BASEMENT AREA	110.89 m <sup>2</sup>
GROUND FLOOR	99.74 m <sup>2</sup>
1 <sup>ST</sup> FLOOR	79.67 m <sup>2</sup>
TOTAL INTERIOR AREA	290.30 m <sup>2</sup>
GARDEN	259.04 m <sup>2</sup>





The total interior area of Villa 2 is 290.30 m<sup>2</sup>, including Basement, Groundfloor and 1st Floor.

Large-sized living area with floor-to-ceiling glazing facing beautiful landscape garden provide space for representative receptions or social events.

In addition, it includes a modern elevator and comfort car spaces to accommodate large limousines with roof boxes in the underground car park. Facilities in the Basement level include fitness room/wine cellar, utility and bike storage as well as laundry room.

You can also be assured that your new home will provide exemplary levels of comfort, sound insulation, energy efficiency and intelligent technologies.

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P

Penthouse

# Penthouse



Gated Property  
with Security  
Features



Elevator allows easy  
access from  
Basement to  
all Floors



Energy efficiency Class B  
(Qh=29.05kWh/m<sup>2</sup>)



## BASEMENT

- 3pcs comfort Carparks
- Laundry Room, Toilet, Utility/Storage

## 1<sup>ST</sup> FLOOR

- Large-sized Living room with Floor-to-Ceiling Glazing
- Cosy Fireplace
- Spacious Kitchen and Dining Area
- Wardrobe and Toilet
- Ultra spacious and luxurious Master Bedroom complete with Master Bathroom
- Two spacious Bedrooms with Bathroom
- Terraces alongside both the living space and bedrooms



## STUDIO & TERRACE

- Spacious and luxurious Studio with Bathroom
- Ultra spacious Terrace with lush greenery and a stunning view over Belgrade

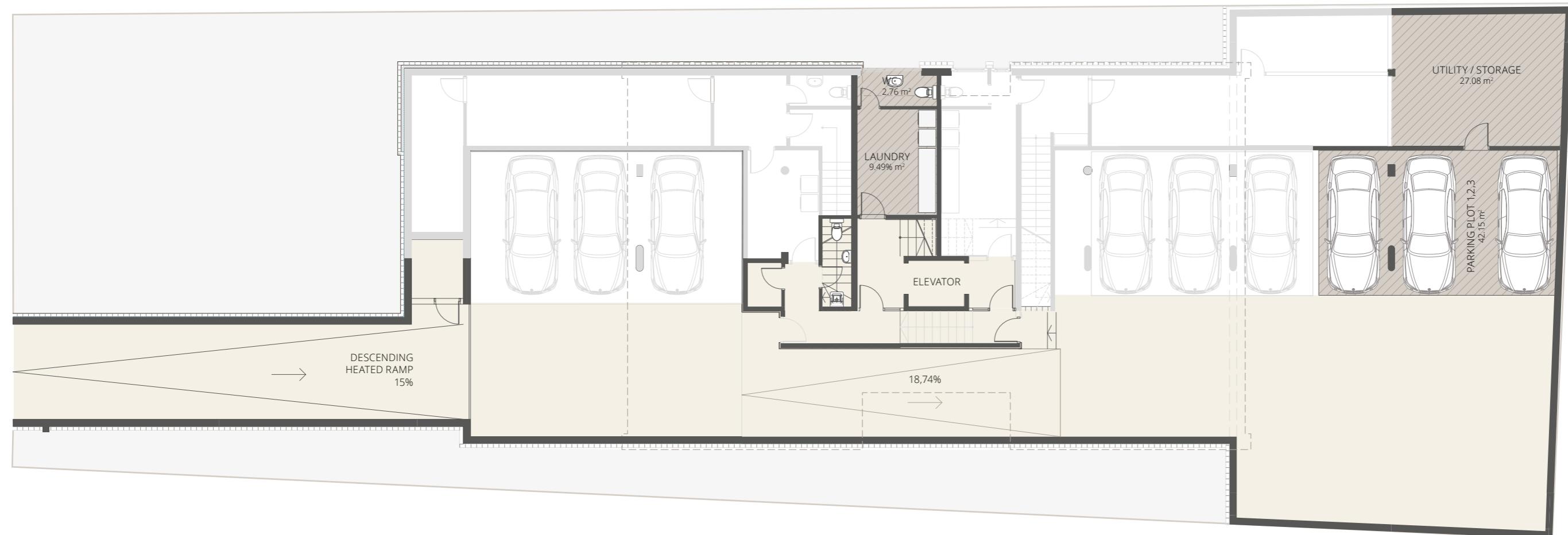


# Penthouse

SENJAK, BEOGRAD  
K.P. 11194/2

**BASEMENT** **81.48 m<sup>2</sup>**

BASEMENT AREA	81.48 m <sup>2</sup>
1 <sup>ST</sup> FLOOR	175.88 m <sup>2</sup>
2 <sup>ND</sup> FLOOR	27.80 m <sup>2</sup>
TOTAL INTERIOR AREA	285.16 m <sup>2</sup>
TERRACE	84.34 m <sup>2</sup>



# Penthouse

SENJAK, BEOGRAD  
K.P. 11194/2

**1<sup>ST</sup> FLOOR** **175.88 m<sup>2</sup>**

BASEMENT AREA	81.48 m <sup>2</sup>
1 <sup>ST</sup> FLOOR	175.88 m <sup>2</sup>
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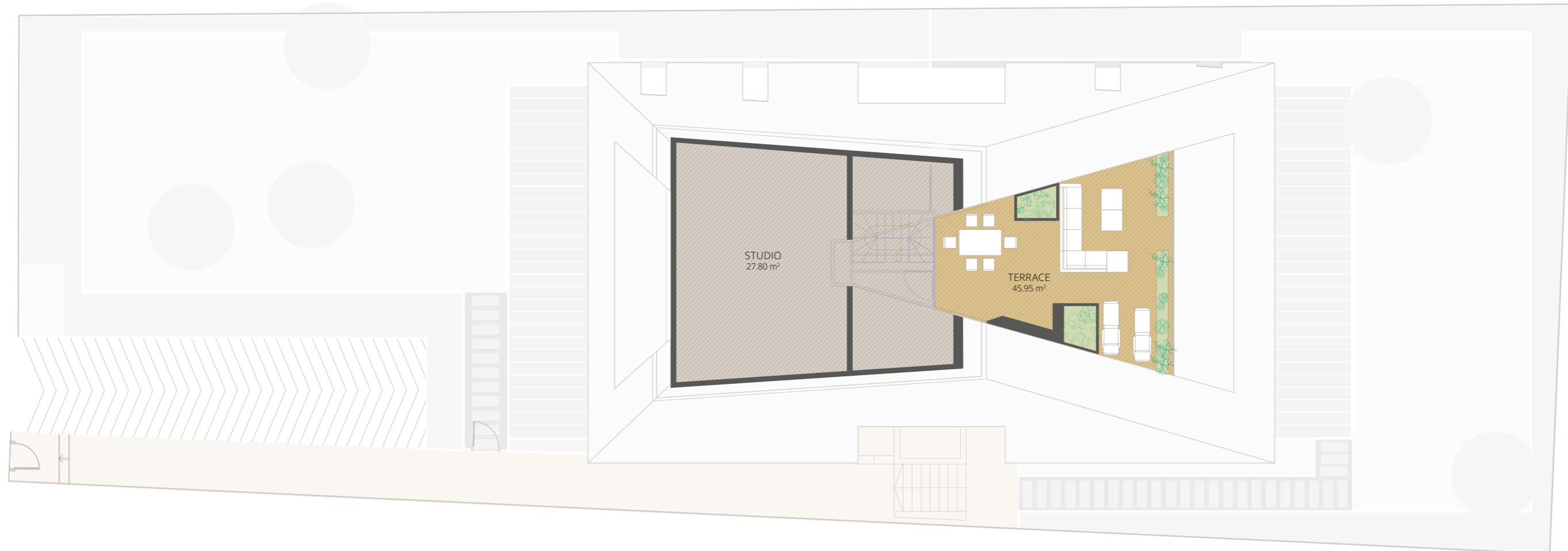


# Penthouse

SENJAK, BEOGRAD  
K.P. 11194/2

**2<sup>ND</sup> FLOOR** **27.80 m<sup>2</sup>**

BASEMENT AREA	81.48 m <sup>2</sup>
1 <sup>ST</sup> FLOOR	175.88 m <sup>2</sup>
2 <sup>ND</sup> FLOOR	27.80 m <sup>2</sup>
TOTAL INTERIOR AREA	285.16 m <sup>2</sup>
TERRACE	84.34 m <sup>2</sup>





Rich in character and quality, the design of the Penthouse makes the most of its unique position at the heart of Senjak. Floor to ceiling windows to both sides of the two storey apartment introduce a wealth of natural light while establishing a powerful relationship with the skyline.

Terraces alongside both the living spaces and bedrooms on the lower floor and the bedroom located on the upper level enhance the direct sense of connection with the city beyond, dissolving the boundaries between inside and outside living.



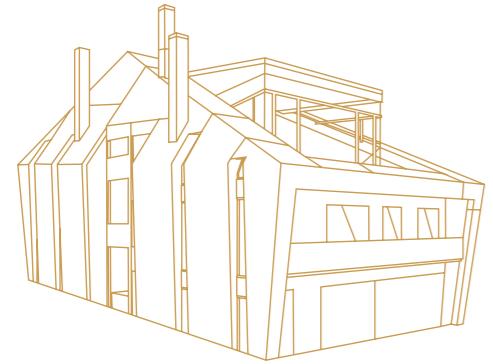
Interior is sophisticated, elegant and engaging with an emphasis on exquisite finishes, natural textures and fine detailing. The principal living space is generous and open, yet subtly delineated by statement features such as the bespoke fireplace.

The staircase between the two levels of the duplex apartment is another key element of the overall design creating a sculptural impact. At the same time, the plan of the Penthouse offers a welcome degree of flexibility.



## Penthouse Terrace





FINVEST d.o.o. +381 (0) 63 10 30 325  
Generala Anrija 34a office@finvest.rs  
11040 Belgrade / Serbia finvest.rs

All CGIs included in this brochure are indicative of final specification and are subject to change.

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