

D' HOME

TOWNHOUSE RESIDENCE

VELISAVA VULOVIĆA 33 – DEDINJE – BELGRADE



INVESTOR:
LOTUS REAL ESTATE MANAGEMENT D.O.O.
ARCHITECT:
STUDIO KOOPERATIVA D.O.O.
GENERAL CONTRACTOR:
DMA KOPING D.O.O.



BELGRADE CHIC VILLAS DISTRICT
WALL PROTECTED
OWN GARDENS & PARKING SPACES
CONNECTED & CONTROLLED

SERENITY ATMOSPHERE



5

EXCLUSIVE UNITS



10

PARKING PLACES

PARKING

TWO PARKING SPACES PER UNIT.
E-CAR CHARGE-CONNECTION.
ENTRANCE AND EXIT ARE UNDER VIDEO SURVEILLANCE.





Step into your new home





BELGRADE DEDINJE VELISAVA VULOVICA 33 STREET

IT TAKES 10 MINUTES BY CAR TO REACH
AUTOKOMANDA, WHERE YOU CAN ACCESS
THE HIGHWAY TO NOVI SAD AND NIŠ.
THE SLAVIJA TRAFFIC CIRCLE IS ONLY 12
MINUTES AWAY BY CAR.

LOCATED JUST A SHORT DISTANCE FROM
THE RESIDENCE OF THE HEIR APPARENT TO
THE SERBIAN THRONE.



BASEMENT

HOUSE 1 / UNIT 01.1.	65.9m ²
HOUSE 2 / UNIT 02.1.	82.7m ²
HOUSE 3 / UNIT 03.	82.2m ²
HOUSE 4 / UNIT 02.2.	82.6m ²
HOUSE 5 / UNIT 01.2.	65.2m ²

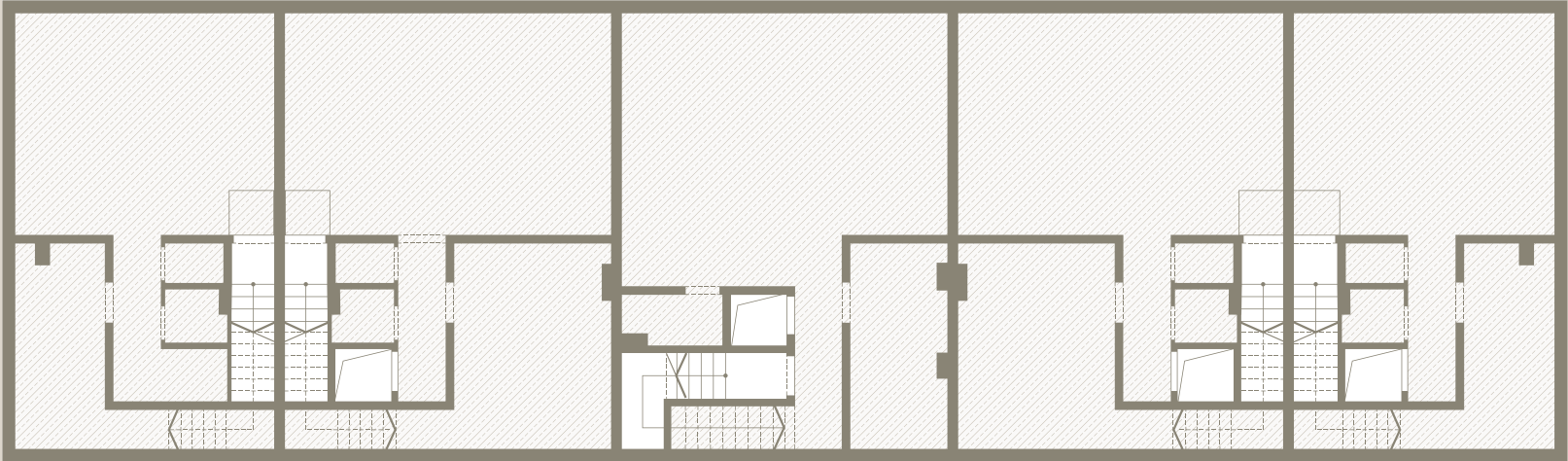
UNIT 01.1
HOUSE 1

UNIT 02.1
HOUSE 2

UNIT 03
HOUSE 3

UNIT 02.2
HOUSE 4

UNIT 01.2
HOUSE 5



GROUND FLOOR

HOUSE 1 / UNIT 01.1.	60.6m ²
HOUSE 2 / UNIT 02.1.	78.1m ²
HOUSE 3 / UNIT 03.	79.9m ²
HOUSE 4 / UNIT 02.2.	77.9m ²
HOUSE 5 / UNIT 01.2.	60.6m ²

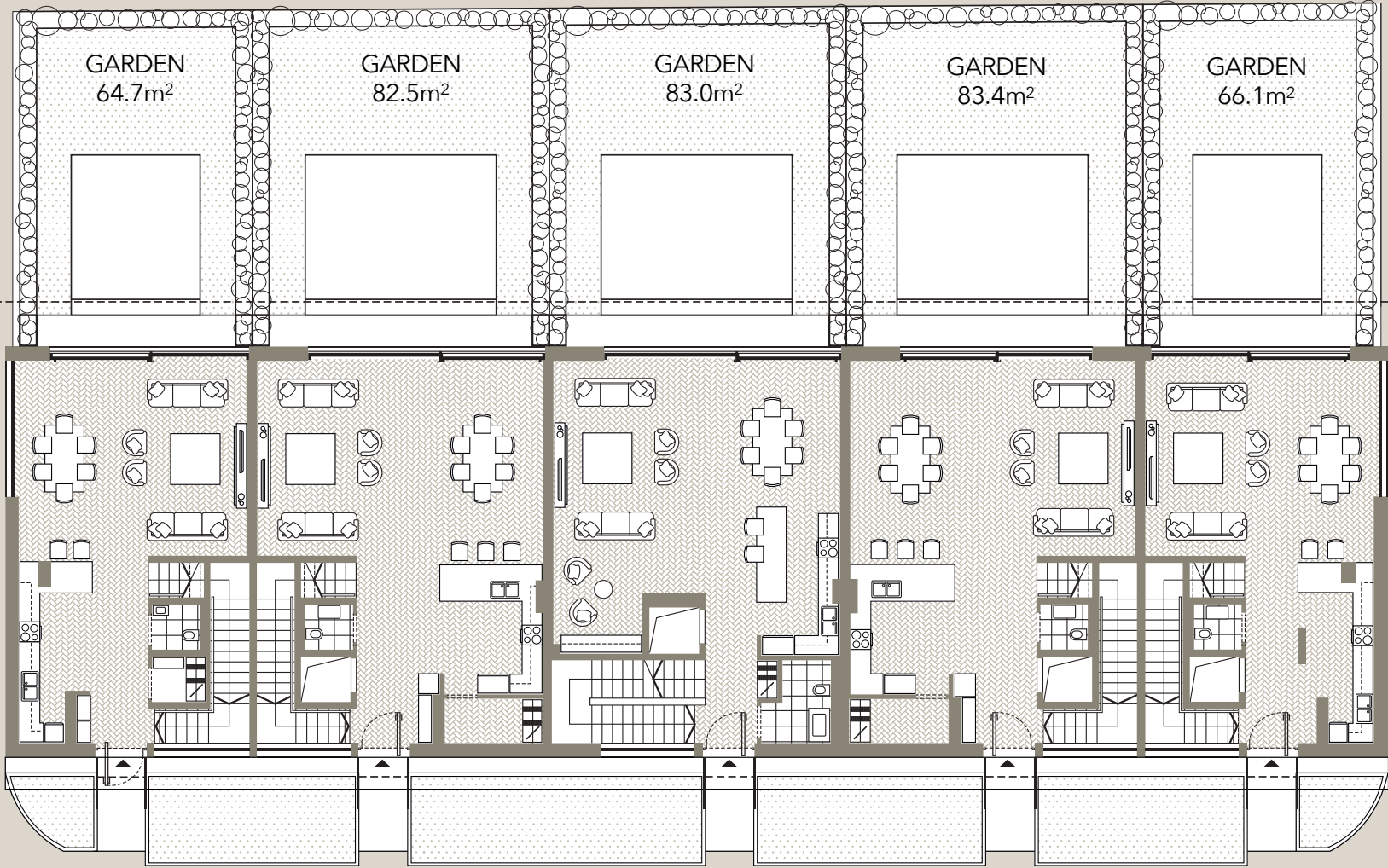
UNIT 01.1
HOUSE 1

UNIT 02.1
HOUSE 2

UNIT 03
HOUSE 3

UNIT 02.2
HOUSE 4

UNIT 01.2
HOUSE 5



FIRST FLOOR

HOUSE 1 / UNIT 01.1.	75.6m ²
HOUSE 2 / UNIT 02.1.	82.2m ²
HOUSE 3 / UNIT 03.	81.1m ²
HOUSE 4 / UNIT 02.2.	82.3m ²
HOUSE 5 / UNIT 01.2.	75.6m ²

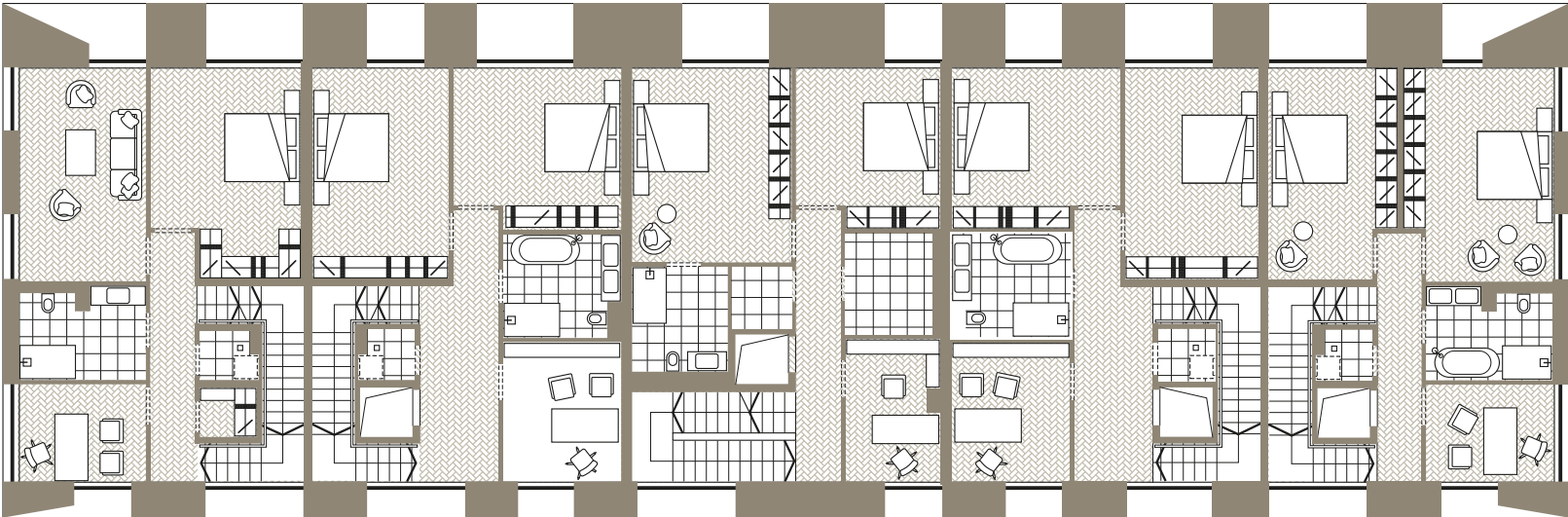
UNIT 01.1
HOUSE 1

UNIT 02.1
HOUSE 2

UNIT 03
HOUSE 3

UNIT 02.2
HOUSE 4

UNIT 01.2
HOUSE 5



TOP FLOOR

2

HOUSE 1 / UNIT 01.1.	55.8m ²
HOUSE 2 / UNIT 02.1.	52.3m ²
HOUSE 3 / UNIT 03.	57.5m ²
HOUSE 4 / UNIT 02.2.	52.2m ²
HOUSE 5 / UNIT 01.2.	55.4m ²

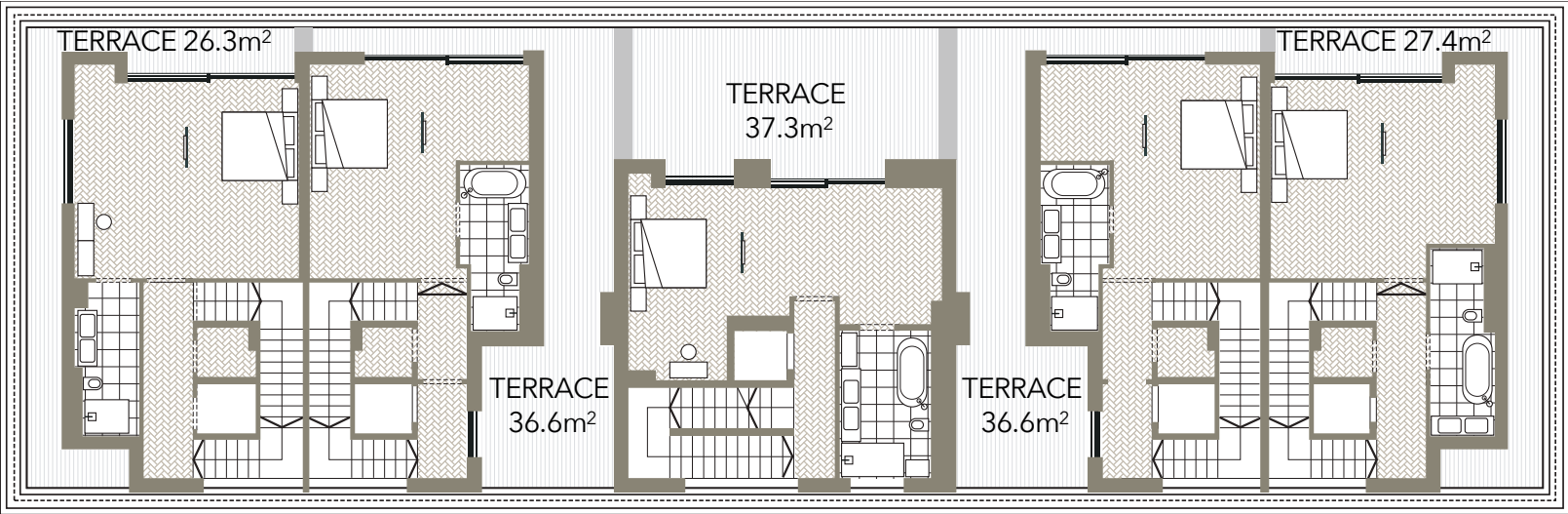
UNIT 01.1
HOUSE 1

UNIT 02.1
HOUSE 2

UNIT 03
HOUSE 3

UNIT 02.2
HOUSE 4

UNIT 01.2
HOUSE 5





HOUSE 1

TOTAL

257.9m²

TOTAL USABLE AREA

348.9m²

HOUSE 2

TOTAL

295.3m²

TOTAL USABLE AREA

414.4m²

HOUSE 3

TOTAL

300.7m²

TOTAL USABLE AREA

421.0m²

HOUSE 4

TOTAL

295.0m²

TOTAL USABLE AREA

415.0m²

HOUSE 5

TOTAL

256.8m²

TOTAL USABLE AREA

348.9m²

Premium
MATERIAL

DOOR AND WINDOW SYSTEM



EXTERNAL DOOR

BRAND: REYNAERS

SERIES: MASTERLINE 8
140cm x 300cm

WINDOWS & DOORS

ALL WINDOWS AND SLIDING WINDOWS

BRAND: REYNAERS

SERIES: MASTERLINE 8
TRIPLE-GLAZING





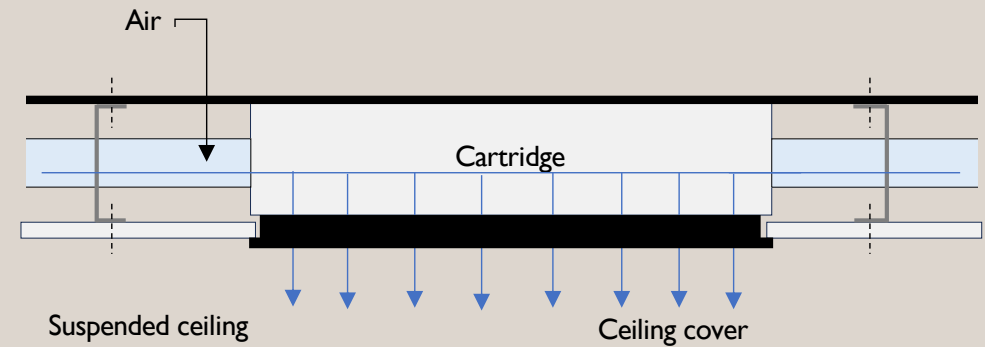
INTERIOR DOORS

BRAND: BOSAL

SERIES: INTEGRAL DOOR

90 cm und 100cm x 285cm

COOLING AND 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.



COMMUNICATION AND CONTROL 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

BATHROOM STYLE



STAIRCASE STYLE



CERAMIC TILES

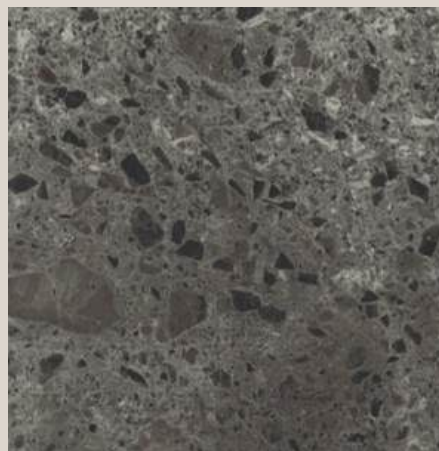
TOILET AND BATHROOM

WALLS



BRAND: ARIOSTEA
PRODUCT: ULTRA
TEKNOSTONE SMOKE
SIZE: 300CM X 100CM X 0,6CM

FLOORS



BRAND: ARIOSTEA
PRODUCT: FRAGMENTA
FULL BODY NERO - OMBRATO
SIZE: 75CM X 175CM X 1CM

CELLAR, STAIRCASE AND LAUNDRY ROOMS

FLOORS



BRAND: COTTO D'ESTE
PRODUCT: BLENDSTONE
DEEP NATURAL
SIZE: 60CM X 60CM X 1.4CM

SANITARY FACILITIES

BRAND - AXOR BY HANS GROHE



SINGLE LAVER BATHN MIXER
SERIES: TALIS E
170mm



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



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



OVERHAED SHOWER
SERIES: 75 1JET WITH
WALL CONNERCTOR



HAND SHOWER
SERIES: 75 1JET

HAND SHOWER HOLDER
SERIES: 75 1JET



SHOWER HOSE
160cm



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



PARQUET

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



BRAND:	EKO JAVOR
SIZE:	14mm x 90mm x 400mm to 1200mm
MATERIAL:	NATURAL OAK
FITTING:	TWO-LAYER PARQUET

Interior design IDEAS

not in the sales price included

LIVING ROOM AND KITCHEN





MASTER BEDROOM





KITCHEN



CONTACT

Investor and Developer

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