



BW LUMIA

Eagle Hills

Site of the residential complex

(011) 788 88 88



<b>Price:</b>	On request	<b>Conditioning:</b>	Split system
<b>Investor:</b>	Eagle Hills	<b>Floors:</b>	9
<b>Location:</b>	SAVSKI VENAC, Savamala	<b>Commer. premises:</b>	Yes
<b>Heating:</b>	Central, counter	<b>Ceiling height:</b>	2.80
<b>Parking space:</b>	Underground	<b>Publ. (upd.):</b>	28.01.2022

**Description:**

BW Lumia has 91 residential units of various sizes - from studio to four-bedroom apartments and a penthouse on the last floor. Thanks to the location inside the Elements complex, and depending on the position inside the building, the apartments either have an unobstructed view over the park or the landscaped inner courtyard, while a certain number of units is oriented toward the impressive panorama of the old town. A never-ceasing source of possibilities for a comfortable and fulfilled life will illuminate you from all sides.

A good connection is one of the most important prerequisites for a comfortable and relieved life in the capital. BW Lumia is positioned on a marvelous location which will connect you with the most important routes in Belgrade in any direction you look. It has never been easier to reach a destination you're headed for, whether by car or any of the public transportation routes. You will reach New Belgrade in approximately ten minutes by Gazela and Sava Bridge, the exit to E-75 highway is accessible through the Mostar interchange, while the busy Savska Street will lead you to the old town center. The metro, a long-awaited dream of the people of

Belgrade, will soon become reality, and BW Lumia is close to the planned station at Sava Square. If the tumultuous city transportation is something you wish to avoid, BW Lumia is connected with the entire network of interconnected cycling and walking trails.

BW Lumia is a place where the line between work and pleasure disappears - everything is tailored to an easy and well-organized life. The close proximity of the park and the inner courtyard allow the time for relaxation or a break from work, and for the more active ones, just minutes away are multifunctional courts, tracks and the Sava Promenada. If you want the best conditions for a family life and carefree childhood for your children, there is a kindergarten at the ground floor of the building with a separate entrance, and close by, a school, playground and everything else needed for an unburdened and fulfilled life without compromise. After the relaxing walk by the river, you can always drop by some of your favorite restaurants for a sweet or savory refreshment, while, just minutes away, there is Galerija Belgrade, the best place in the city for shopping, with the largest

selection of restaurants, coffee shops and stores of the most famous brands, as well as the best IMAX cinema in



the region. You can do everything you are used to all over the year, now at an even higher level of comfort. Plenty of different cultural and leisure content defining the modern and urban life in Belgrade await at the immediate vicinity of your new home.

The biggest advantage of BW Lumia is represented by the fact that it is positioned in an ideally coordinated setting between an urban and peaceful environment. BW Lumia is perfectly positioned inside the Elements complex, where the buildings are grouped in such a way to form green pockets, an unusual sight in predominantly residential areas. At any moment, you can find countless possibilities for recreation, relaxation and healthy living in the immediate vicinity of BW Lumia. Thoughtfully landscaped lawns with ambient lighting contribute to an aesthetic and functional atmosphere at any time of day. Cycling, scootering or running will be a great way to relax while you enjoy the view of the river along the Sava Promenada or the greenery of the Sava Park.

In BW Lumia, you will find all those advantages expected from a modern and comfortable life in the capital. Special attention has been paid to each room in the apartments, especially the details making a difference and giving a satisfaction only a new home possesses. The floors in dining rooms, living rooms, and bedrooms are covered in multi-layer parquet, which, aside from giving the functional comfort, represent a special visual experience. In your new apartment, you can feel the sophistication and quality at every touch, taking into consideration that all the elements and doors have hinges, handles and doorknobs made by renowned manufacturers. The bathrooms are equipped with acrylic bathtubs in apartments with more than two bedrooms, showers with glass walls in all the apartments, sanitary fixtures of well-known manufacturers, floors and lower wall surface areas covered in tiles. Every apartment has central heating, as well as a multi-split air-conditioning system with an outer unit, or several of them for the whole apartment, and inner units for the living room and every bedroom. Apartments with three bedrooms and more have private residential storage rooms, while the garbage disposal system is available for all 91 residential units.

## Infrastructure

BW Lumia is located at the very front of the Elements complex, not far from the Sava Park and it faces Savska Street, Nikolaj Kravcov Street, as well as the new route which connects Sava Square with the Art Center. Situated in the fourth row from the Sava River, this nine-story building has an excellent connection with all the key points in Belgrade.

<b>Osnovna škola "Isidora Sekulić":</b>	500 m	<b>Kindergarten:</b>	200 m
<b>Pijaca "Zeleni Venac":</b>	700 m	<b>Dom Zdravlja Savski Venac:</b>	1000 m
<b>Park:</b>	50 m	<b>Shop:</b>	100 m
<b>Tram (№ 7, 9, 11, 12):</b>	250 m	<b>Bus (№ 78, 83, E1):</b>	250 m



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