



BW MAGNOLIA

Eagle Hills

Site of the residential complex

0800 300 888



Price: -----	from 2 886 €/sqm	Floors: -----	Po+P+4+Ps
VAT: -----	included	Floor size: -----	from 58 m ²
Investor: -----	Eagle Hills	Documentation: -----	Building permit ROP- BGDU-8878-WA-7/2018
Location: -----	SAVSKI VENAC, Savamala	Commer. premises: -----	Yes
Parking space: -----	Underground	Publ. (upd.): -----	15.11.2018 (29.01.2019)
Implementation period: -----	08.2020		

Description:

Whether you're looking to live or invest, BW Magnolia offers the best of both worlds - a safe and secluded location within an easy walking distance of the city's cosmopolitan commercial and recreational center. Nestled close to the majestic Sava river, overlooking Bristol park and surrounded by greenery on all sides, BW Magnolia is a haven of peaceful security in dynamic surroundings. The low-rise building with a community courtyard offers stunning apartments designed for exclusivity and harmony.

BW Magnolia is at a perfect connecting point of commercial and recreational landmarks, with Belgrade's business and historic centers within easy walking distance. Situated in the eastern sector of Belgrade Waterfront, BW Magnolia is close to the famous bohemian district of Savamala. || Key attractions within Belgrade Waterfront include a wealth of trendy bars, specialty restaurants, and world-class retail outlets, just minutes away. BW Magnolia offers the best of both worlds: a safe and secluded location within an easy walking distance of the city's cosmopolitan center.

BW Magnolia has been designed to optimize the land potential, balancing the building and surrounding structures with tranquil green spaces. The main aim was to maximize connectivity and access to green spaces, while giving residences a sense of intimacy and individual privacy. The fully enclosed inner courtyard will be dedicated to the privacy of BW Magnolia residents and their guests. It will be equipped with sitting areas, a children's playground and BBQ facilities. Greenery will seclude the common space from the surrounding public space, providing a safe and peaceful environment.

BW Magnolia supports residents with modern facilities built to a high specification. These include underground parking and capacious storage units for tenants, round-the-clock security, complementary garden maintenance services and the convenience of ground floor retail outlets. Serenity is rare in cities. Rarer still in such an outstanding location within one of the most exciting upcoming capitals in Europe. BW Magnolia offers the perfect lifestyle balance, providing the residents with superb recreational choices.

BW Magnolia is a low-rise building housing 110 stylish residential units of varying sizes. Choose from a broad selection of apartments to suit your every need. Most residences include a private balcony, while all



apartments on the ground floor include a private garden. Every BW Magnolia apartment boast a choice of fine materials used for all aspects of the interior design. Space has been intelligently put to full use, leaving ample room for comfort with a practical layout of the floorplan. Smart furnishings and modern design await your personal touch. The quality of the finishing works throughout all the apartments will reveal the detailed attention that has been put into every aspect of BW Magnolia. Each unit meets the highest standards of modern design, while premium materials provide a sense of true refinement. Parquet flooring can be found in all living rooms, dining rooms and hallways. Bathrooms are equipped with the latest fixtures from renowned brands, including acrylic bathtubs and showers. Floors and walls are tiled with marble-like patterns. BW Magnolia provides a wealth of facilities for everyone, ensuring everything you might need is close at hand. Couples will be drawn to its stylish, smaller apartments, while families with children will welcome the larger apartments more generous with space.

Infrastructure

Residents will enjoy immediate access to the completely renovated Sava bridge, linking the old city center with New Belgrade.

Gazela Bridge enables easy passage in and out of the town, while the airport is just a 15-minute drive away.

Primary school "Isidora Sekulić":	500 m	Kindergarten:	100 m
Farmer's market "Zeleni Venac":	700 m	Savski Venac:	1000 m
Park:	50 m	Shop:	50 m
Tram (№ 7, 9, 11, 12):	400 m	Bus (№ 15, 16, 27E, 35, 43, 60, 65, 67, 68, 71, 72, 75, 77, 78, 83, 84, 95, E1, E6, EK01):	500 m



Images:



