

SERBIA

Residential Market Snapshot

Second Quarter | 2018



Overview

The construction sector continues to flourish, more specific 4,962 building permits were issued in the period January-April 2018, representing an increase of 11%, as compared to the corresponding period in 2017. The number of constructed residential units grew by app. 40% in 2017, when 4,478 units were delivered to Belgrade residential market.

Occupier focus

Belgrade residential market preserves the strong demand, more specific within the projects reflecting good location price-quality balance. Since the situation on the residential market has been booming in the previous period, the end-users have become more sophisticated than ever, knowing precisely what they are looking for, from apartment structures to a choice of finishing works, from aesthetic design and attention to details, to additional features.

Solid demand for residential units continues, since in the first half of 2018, more than 8,000 units were sold in Belgrade. As usual, Zvezdara municipality keeps marking the highest figures, followed by Vozdovac and New Belgrade municipalities.

Investor focus

International investors have introduced not just quality-wise new benchmarks of living, but have introduced architecturally speaking new concepts of living, which presume condominiums that combine living and working with special amenities.

In that regard, one of the most active investors on Serbian real estate market, Israeli AFI Europe is currently developing a new symbol of Belgrade, a downtown high-rise complex Skyline Belgrade. Once completed, the mixed-use project will include two residential towers, office tower, shopping and wellness zone with numerous additional amenities. UAE investor Eagle Hills has announced the development of the sixth building within Belgrade Waterfront project. After Residences, ParkView, Vista and Magnolia, a building named Arcadia is announced and should comprise 244 residential units.

While the development of the large residential project, condominium Vozdove Kapije continues as per investor's plans with the 2nd phase planned for completion 2018-year-end, Israeli Shikun & Binui Group commenced the preparation works on its new project, first New Belgrade's condominium WellPort. The project involves the development of 500 residential units, while the first phase will bring 95 units. My Aviv residential project will be developed in Zvezdara municipality by Israeli investor Aviv Arlon, featuring 76 residential units in two buildings.

Outlook

The strong construction activity is expected to continue in the upcoming months, having in mind the large number of projects currently under construction, as well as the residential projects announced for development.

MARKET INDICATORS

Asking sales prices in Belgrade's central municipalities (EUR/sq m incl. VAT)

Municipality	Mid-end projects	High-end projects
Vracar	1,700-2,200	2,400-3,000
City Center	1,900-2,200	2,500-3,000
New Belgrade	1,600-2,000	2,200-2,500
Vozdovac	1,500-1,700	1,700-2,200
Dedinje	1,800-2,200	2,700-3,200

Large-scale residential projects under construction

LOCATION	PROJECT	INVESTOR	TOTAL SIZE
Downtown	Central Garden	AFI Europe and Shikun & Binui Group	500 units, 4 th phase/67 units
Downtown	Skyline	AFI Europe	134 units/1 st phase
Downtown	Kneza Milosa Residences	Almogim Holdings, Yossi Avrahami	226 units/ preparation phase
Vozdovac	Vozdove Kapije	Shikun & Binui Group	700 units, 1 st phase/129 units, 2 nd phase/106 units
New Belgrade	Blok 32	PMC inzenjering	127 units
New Belgrade	West 65	PSP Farman	450 units, 4 th phase/100 units
New Belgrade	WellPort	Shikun & Binui Group	500 units, 1 st phase/95 units –
New Belgrade	ABlok	Deka Inzenjering	900 units/4 th phase 108 units
Downtown	Belgrade Waterfront	Eagle Hills	BW Residences/ 296 units, BW Vista/228 units, BW Parkview/ 244 units
Zvezdara	Moj Aviv	Aviv Arlon	76 units / preparation phase
Zvezdara	East Side	Granit Invest	347 units
Juzni Boulevard	Kapija Vracara	Aleksandar gradnja	250 units
Zemun	Zemunске Kapije	The Building Directorate of Serbia	1,700 units, 1 st phase/323 units, 2 nd phase/366 units
Zemun	Zelena Avenija	Montex	239 units, 3 rd phase / 90 units

Source: CBS International, part of Cushman & Wakefield Group



Moj Aviv, 76 units



WellPort, 500 units

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