

Strong performance of the residential market



▼ Arrows indicate change from the previous quarter



Increase of residential projects in New Belgrade Municipality

- In addition to the several large scale schemes in New Belgrade currently under construction, PSP Farman commenced the construction of the tower within its West 65 complex, which will be one of the tallest in Belgrade, with a height of 155m. Another new popular project in New Belgrade is Sakura Park by Goldberg Real Estate.
- The old part of the city also has a fair share of residential developments such as the Belgrade Waterfront project, which will feature more than 6,000 residential units, including the 42-floor BW Tower, which will feature 220 apartments and the first St. Regis hotel in Belgrade. In addition, the construction of the first phase of mixed-use project K District recently commenced. Other projects under construction include Kneza Miloša Residence, Green Residence, East Side as well as Central Garden and Kapija Vračara, both of which are close to completion.
- The residential market in Belgrade has recently been recording positive results, on both the supply as well as the demand side. The absorption rate of new apartments continues to surge, and the most popular projects on the market record high sales volumes even prior to construction start.
- According to the Republic Geodetic Authority, the highest average price for new build apartments during the first half of 2018 was recorded in the municipality of Savski Venac, at around €2,650 psqm, while the lowest average price was recorded in the municipality of Čukarica, with around €1,330 psqm.

PROJECTS UNDER CONSTRUCTION

Project	Investor
Ablok 4 th phase	Deka Inženjering
Blok 32	PMC Inženjering
Wellport 1 st phase	Shinkun & Binui Group
Sakura Park	Goldberg Real Estate
Park 11	Energoprojekt
West 65 – Tower	PSP Farman
Exing Home 65	Exing B&P
Savada 3	Neimar V
Central Garden 4 th phase	AFI Europe and Shikun & Binui Group
Green Residences	BS Investment Group
BW Waterfront*	Eagle Hills
Skyline 1 st phase	AFI Europe
Kneza Miloša Residence	Yossi Avrahami and Almogim Holdings
K District 1 st phase	Kalemegdan Development
Kapija Vračara	Aleksandar Group
Panorama Voždovac	Alpros Invest
East Side	Granit Invest
Zelena Avenija 3 rd phase	Montex
Zemunске Kapije 2 nd phase	The Building Directorate of Serbia
Zemun Gornji Grad	Merin Properties

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