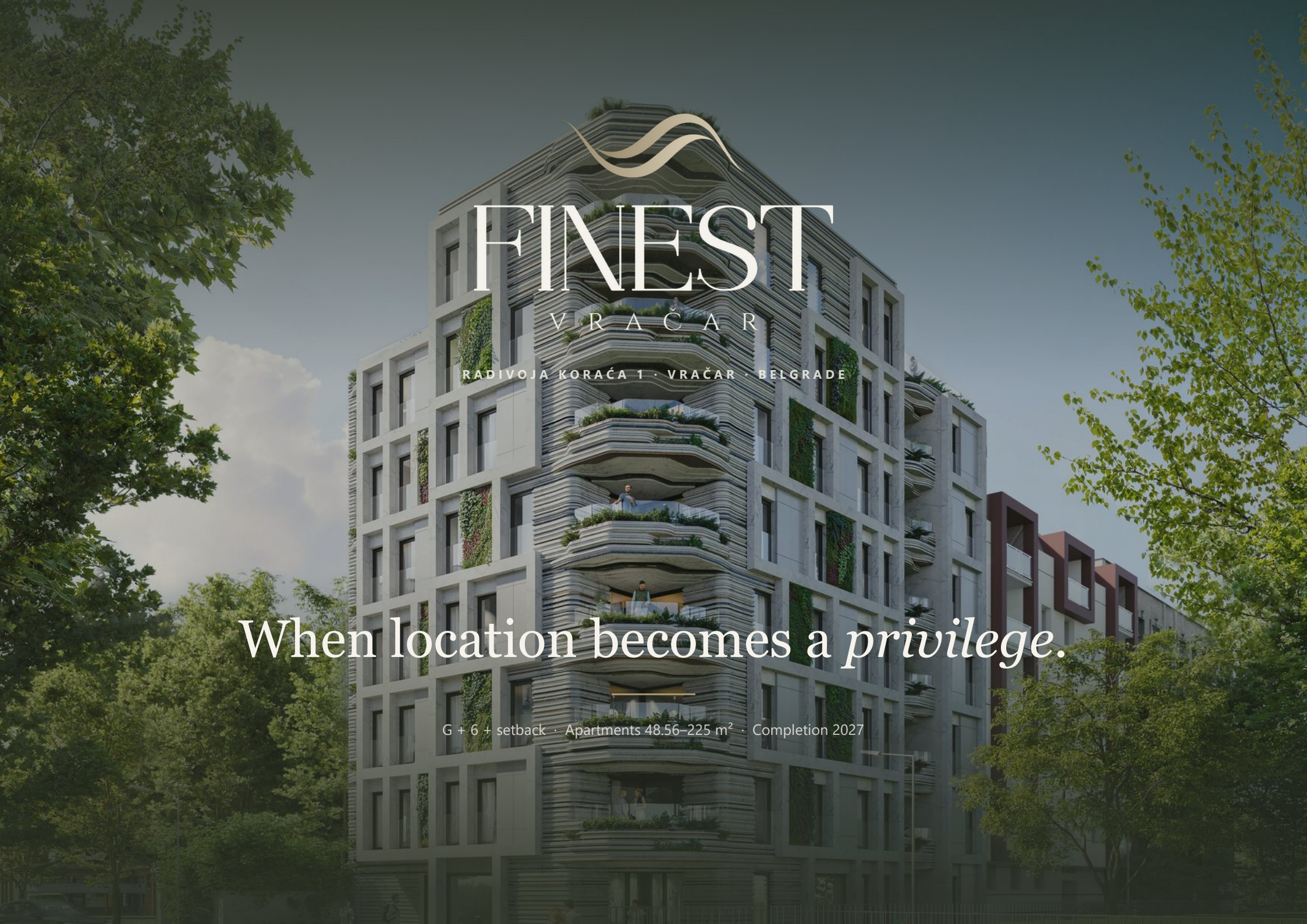




FINEST

V R A Č A R

RADIOVA KORAĆA 1 · VRAČAR · BELGRADE

When location becomes a *privilege*.

G + 6 + setback · Apartments 48.56–225 m² · Completion 2027

THE PROJECT

A view that *stays*.

On Vračar, where an open outlook is genuinely rare, we present homes turned towards greenery and natural light. Contemporary architecture, carefully selected materials and considered detailing create spaces that hold their own today and keep their value in the years ahead.

Vračar, Belgrade

LOCATION

48.56–225 m²

APARTMENTS

G + 6 + setback

FLOORS

2027

COMPLETION



ARCHITECTURE

A form that *reveals itself from every angle.*

Finest Vračar is shaped as a combination of calm, regular lines and pronounced curved terraces. Depending on the viewing angle, the facade changes rhythm and depth, while pale materials and planting tie the different sides of the building into one coherent whole.

Recognisable from every angle.

Regular stone frames give the facade a calm base, while curved terraces appear at the corner of the building and change its rhythm. The result is an architecture that looks different from each perspective, yet keeps the same character.

The terrace as an extension of the home.

The curved terraces are not an addition to the facade but one of its main elements. They follow the layout of the apartments and open them towards light and view, creating a natural transition between interior and exterior space.



Terrace detail



ARCHITECTURE

Stone, light and *greenery*.

A pale stone facade, curved terraces and carefully integrated planting give Finest Vračar its recognisable character. On the corner at Radivoja Koraća 1, the architecture opens towards light and greenery, joining clear lines with softer, curved forms.

Planting as part of the architecture.

Green areas and plantings are integrated into the facade and the terraces as a constituent part of them. On the front side of the building the view stays open onto greenery, with no other building directly opposite, which gives the apartments more light and a sense of openness.

A corner that opens up space.

The corner position lets the building take light from several directions and its architecture be read from different perspectives. Instead of one dominant facade, Finest Vračar has several equal faces towards the street and its surroundings.



View from the park — day



Lobby

The entrance and reception are conceived as a continuation of the building's character: natural stone, warm wood tones, planting and careful lighting create a pleasant, understated atmosphere from the moment you step in.



Seating area



Reception desk



Entrance hall

SPECIFICATION

Quality you can see. *Details you can feel.*

The specification brings together quality materials, contemporary technical solutions and a neutral aesthetic — with carefully selected finishes throughout.

01 Facade

The light stone facade defines the character of the building and ties its calm lines to the greenery and the rounded terraces.

02 Windows and glazing

Aluminium frames with high-quality thermally insulated glazing, designed with a focus on energy efficiency, acoustic insulation and durability.

03 Timber flooring

Premium wide-format engineered oak flooring in natural or lightly toned finishes, suitable for underfloor heating.

04 Bathrooms and tiling

First-grade large-format porcelain tiles from established Italian manufacturers in neutral tones, with contemporary sanitaryware and carefully detailed wet areas.

05 Entrance doors

Security entrance doors with appropriate acoustic and thermal insulation, finished to match the apartment interior and the shared areas.



Kitchen and dining area



SPECIFICATION

06 Internal doors

Contemporary doors of restrained design, with quality ironmongery and finishes matched to the interior.

07 Heating and cooling

A heat-pump heating and cooling system designed to the technical requirements of the building, with a focus on even comfort and energy efficiency.

08 Electrical installations

Contemporary electrical installations, an ample number of outlets, provision for internet and TV, and provision for integrating smart-home systems on request.

09 Garage and car lift

Three underground levels for parking and supporting technical areas, with standard parking spaces.

10 Terraces

External-grade stone paving, weather-resistant and visually matched to the facade and the architecture of the project.



Living room



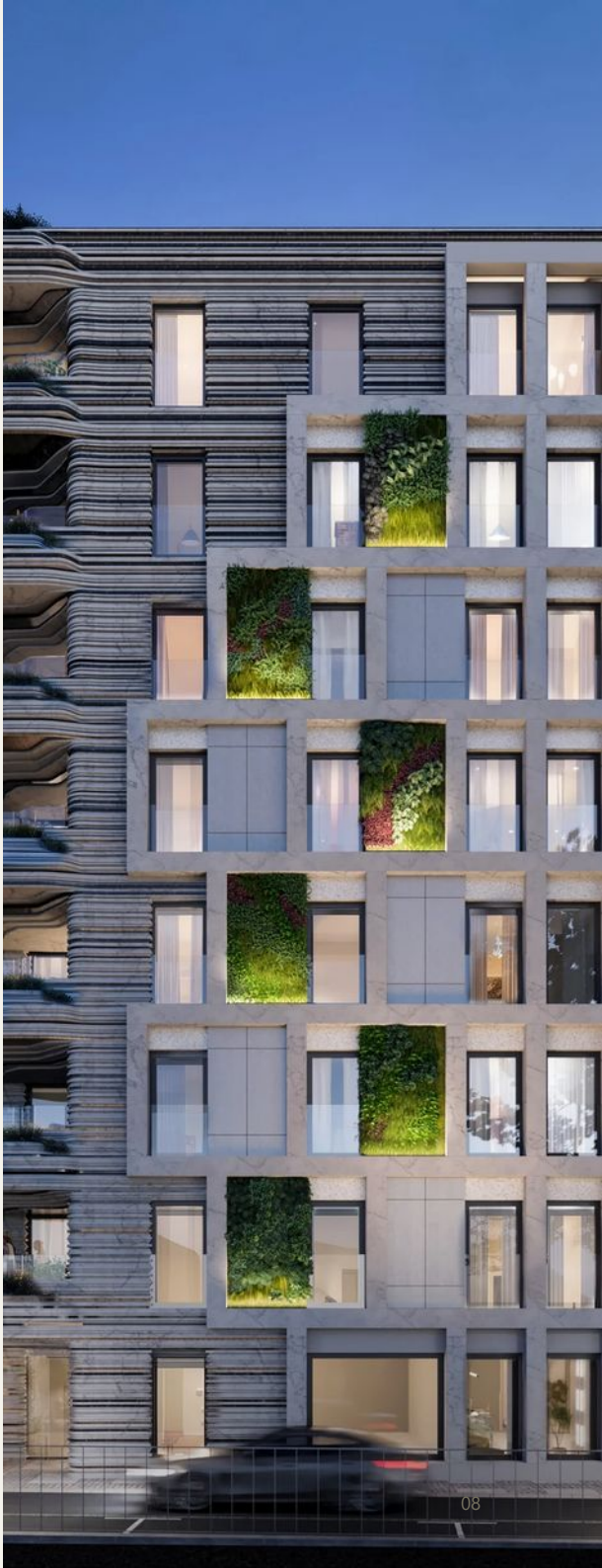
APARTMENTS

Space shaped around *your way of living*

A good home is defined not only by its floor area, but by how it uses space, natural light and the view. Finest Vračar offers carefully designed apartments in a range of layouts and sizes, from compact city apartments to spacious family residences.

TYPE	LAYOUT	FLOOR	AREA	ORIENTATION
Type 01	One-bedroom	Floors 1–4	48 m ²	Radivoja Koraća
Type 02	Two-bedroom	Floors 1–4	80 m ²	Vojvode Šupljikca
Type 03	Two-bedroom	Floors 1–4	85 m ²	Radivoja Koraća and Vojvode Šupljikca
Type 04	Three-bedroom	Floors 5–6	111 m ²	Vojvode Šupljikca
Type 05	Three-bedroom	Floors 5–6	103 m ²	Radivoja Koraća
Type 06	Four-bedroom	Floors 1–4	167 m ²	On request
Type 07	Five-bedroom	Floors 3–6	225 m ²	On request

Type 06 and Type 07 — floor plans and details on request.



Type 01

One-bedroom · 48 m²

Layout	One-bedroom
Floor	Floors 1-4
Orientation	Radivoja Koraća
Total area	48 m ²
Terrace	2.7 m ²
Bathrooms	1

ROOMS

Hallway	6.7 m ²
Living and dining room	19.4 m ²
Kitchen	4.9 m ²
Storage	1.9 m ²
Bedroom	7.6 m ²
Bathroom	4.5 m ²
Terrace	2.7 m ²



3D floor plan



Living room



Living room with dining area

Type 02

Two-bedroom · 80 m²

Layout	Two-bedroom
Floor	Floors 1–4
Orientation	Vojvode Šupljikca
Total area	80 m ²
Terrace	2.6 m ²
Bathrooms	2

ROOMS

Hallway	12.6 m ²
Living and dining room	27.1 m ²
Kitchen	5.7 m ²
Master bedroom	15 m ²
Bedroom	9.1 m ²
Bathroom	5.5 m ²
Bathroom	4.3 m ²
Terrace	2.6 m ²



3D floor plan



Living room



Living room with kitchen

Type 03

Two-bedroom · 85 m²

Layout	Two-bedroom
Floor	Floors 1–4
Orientation	Radivoja Koraća and Vojvode Šupljikca
Total area	85 m ²
Terrace	9.17 m ²
Bathrooms	2

ROOMS

Hallway	8.6 m ²
Living and dining room	30.2 m ²
Kitchen	3.9 m ²
Master bedroom	12.6 m ²
Bedroom	14.6 m ²
Bathroom	3.8 m ²
Bathroom	3.8 m ²
Terrace	9.17 m ²



3D floor plan



Living room



Living room with kitchen

Type 04

Three-bedroom · 111 m²

Layout	Three-bedroom
Floor	Floors 5–6
Orientation	Vojvode Šupljikca
Total area	111 m ²
Terrace	10.8 m ²
Bathrooms	3

ROOMS

Hallway	19.4 m ²
Living and dining room	32.8 m ²
Kitchen	4.3 m ²
Storage	1.6 m ²
Master bedroom	11.4 m ²
Bedroom	9.6 m ²
Bedroom	8.9 m ²
Bathroom	3.8 m ²
Bathroom	3.7 m ²
Guest toilet	4 m ²
Terrace	8.4 m ²
Terrace	2.4 m ²



3D floor plan



Kitchen with island



Living room

Type 05

Three-bedroom · 103 m²

Layout	Three-bedroom
Floor	Floors 5–6
Orientation	Radivoja Koraća
Total area	103 m ²
Terrace	4.3 m ²
Bathrooms	3

ROOMS

Hallway	11.4 m ²
Living and dining room	27.8 m ²
Kitchen	5.7 m ²
Master bedroom	17.7 m ²
Master bedroom	15 m ²
Bedroom	9.1 m ²
Bathroom	5.5 m ²
Bathroom	4.8 m ²
Bathroom	4 m ²
Terrace	4.3 m ²



3D floor plan



Living room



Living room — view towards the terrace

Six addresses *the whole city knows.*

Kalenić, Hram Svetog Save, Čuburski park and other recognisable points of Vračar are part of the immediate surroundings. Places people usually cross the city for become part of everyday life here — reachable on foot and naturally connected with life at this address.



01	Beogradsko dramsko pozorište	CULTURE
02	Sports centres "Mirko Sandić" and "Radnički"	SPORT
03	Tašmajdan and Čubura parks	PARKS
04	Đeram and Kalenić markets	EVERYDAY LIFE
05	Hram Svetog Save	CITY LANDMARK
06	Narodna biblioteka Srbije	KNOWLEDGE

RADIVOJA KORAĆA 1 · CRVENI KRST · VRAČAR

CONTACT · SALES

Book a *private viewing*.

Get to know Finest Vračar through a detailed presentation of the project, the available apartments and the purchase terms. Our sales team is available for any information and to arrange an appointment.

ADDRESS	Radivoja Koraća 1, 11000 Belgrade
PHONE	+381 63 424 888
EMAIL	prodaja@finestvracar.rs
OPENING HOURS	Mon – Fri · 09:00 – 18:00 · Sat · 10:00 – 14:00
WEB	finestvracar.rs/en

SALES REPRESENTATIVE

ORVAS
REALTY

Visualisations are illustrative. The final appearance and specification are defined by the project and the contract.

