

An aerial night-time rendering of a modern townhouse development. The townhouses are arranged in a U-shape around a central area featuring a swimming pool, a tennis court, and a clubhouse. The buildings have large windows and balconies, some with cars parked in front. The surrounding area is dark, with some trees and distant lights visible.

A NEW GATED TOWNHOUSE COMMUNITY

UPLIFE

A townhouse, not an apartment

25 minutes from central Belgrade - for less than the average price per m² in the city

Vrčin, Belgrade · completion - late 2027

MARKET CONTEXT

Belgrade housing is getting pricier faster than incomes

The average price per m² keeps climbing citywide, while new apartments get smaller - no room for a car, a yard, or a playground.

€3,269

average price per m² across
Belgrade, June 2026

€4,000-4,500

price per m² in central
Belgrade districts

€2,970-3,200

price per m² in
New Belgrade

Approximate Belgrade real estate market data, 2026 (Nekretnine.rs, City Expert)

POSITIONING

A townhouse outside the city for the price of a flat in a commuter district

	Apartment in Belgrade (average, €3,269/m ²)	Our townhouse (from €2,000/m ²)
What you get	Walls in a concrete box	A 2-storey townhouse + land
Parking	Often separate, extra cost	1–2 spaces included
Yard / garden	No	Yes
Pool, sports, playground, BBQ	No	Shared gated grounds
Security	Intercom	Gated community, security
Finish	Often shell & core	Interior finish completed
To central Belgrade	-	25 minutes by car

LOCATION · VRČIN

25 minutes - and you're in central Belgrade

The community sits near Vrčin, on the approach to Belgrade - about the same time you'd spend stuck in traffic from Novi Beograd. The difference: quiet, space and your own townhouse, not neighbours through the wall.

Gated, secured grounds

Shared pool and sports areas

Guest parking

Shared green grounds

Completion - approximately late 2027



ARCHITECTURE

A modern format, ready to live in

Floor-to-ceiling windows, warm stone façades, a private entrance for every block. The interior finish is complete - walls, floors and plumbing are done; the final look and furnishing are up to you.

100 m²

2 storeys + 1 parking space · €200,000

150 m²

2 storeys + 2 parking spaces · €350,000

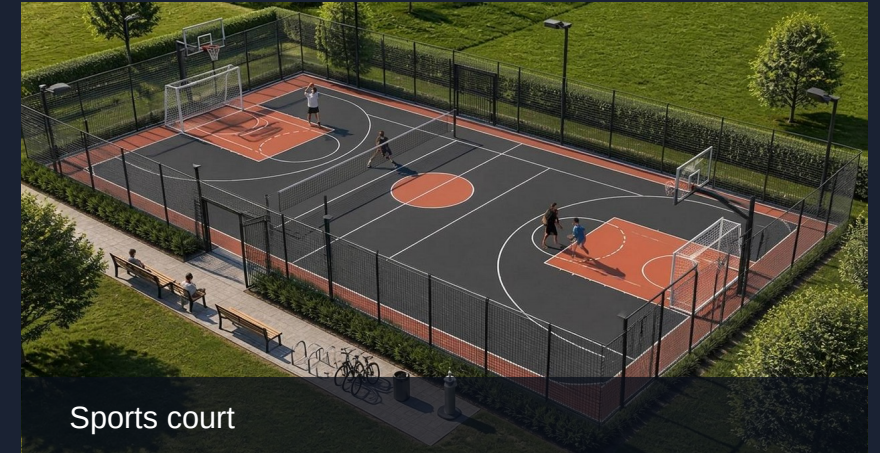


GROUNDS & LEISURE

Everything that used to require a separate club



Pool at the heart of the community



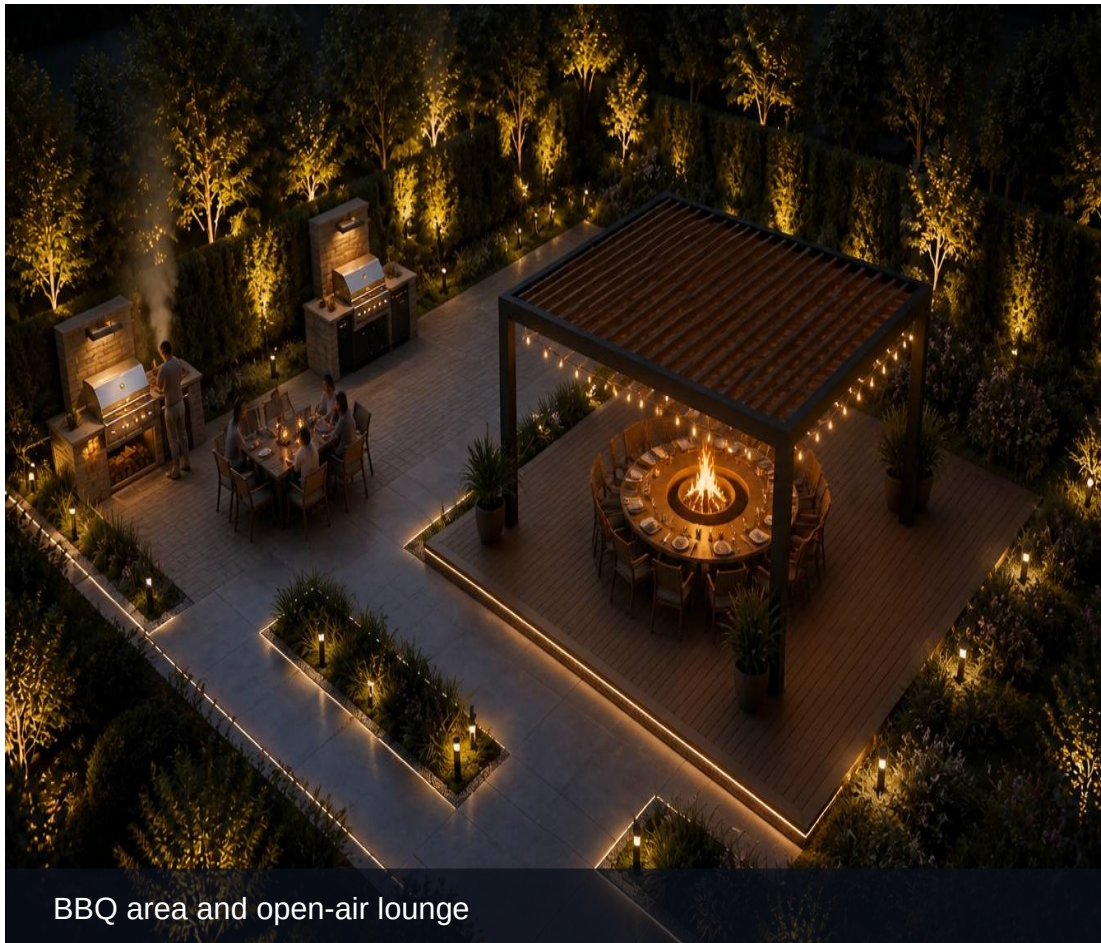
Sports court



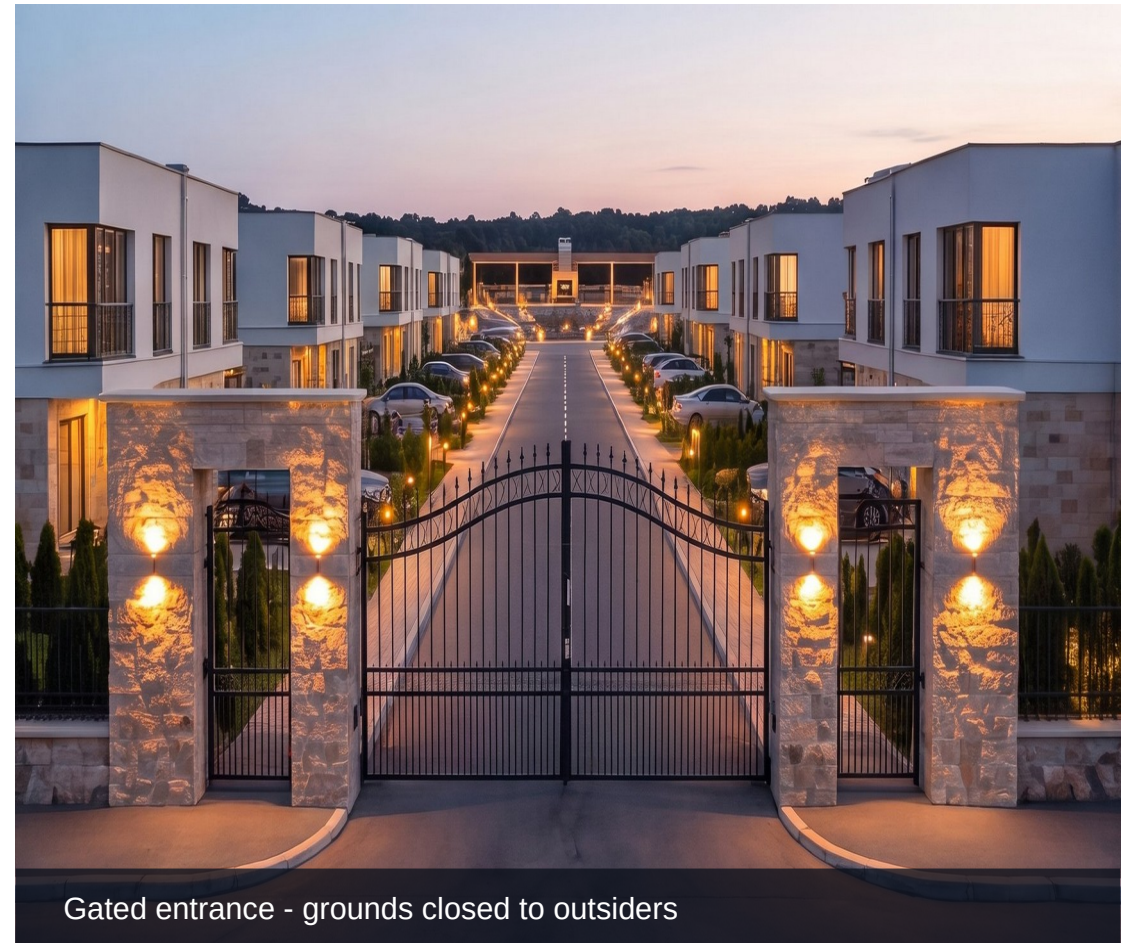
Playground

GROUNDS & SECURITY

Gather with neighbours. Lock the gate and relax.



BBQ area and open-air lounge



Gated entrance - grounds closed to outsiders

INTERIOR

Interior finish is done. The final touch is yours



Living room & kitchen



Bedroom



Bathroom

PURCHASE TERMS

Two configurations to choose from

100 m²

€200,000

2 storeys

1 parking space

Interior finish completed

Access to all amenities

150 m²

€350,000

2 storeys

2 parking spaces

Interior finish completed

Access to all amenities

WHO IT'S FOR

One community, three reasons to buy

Families

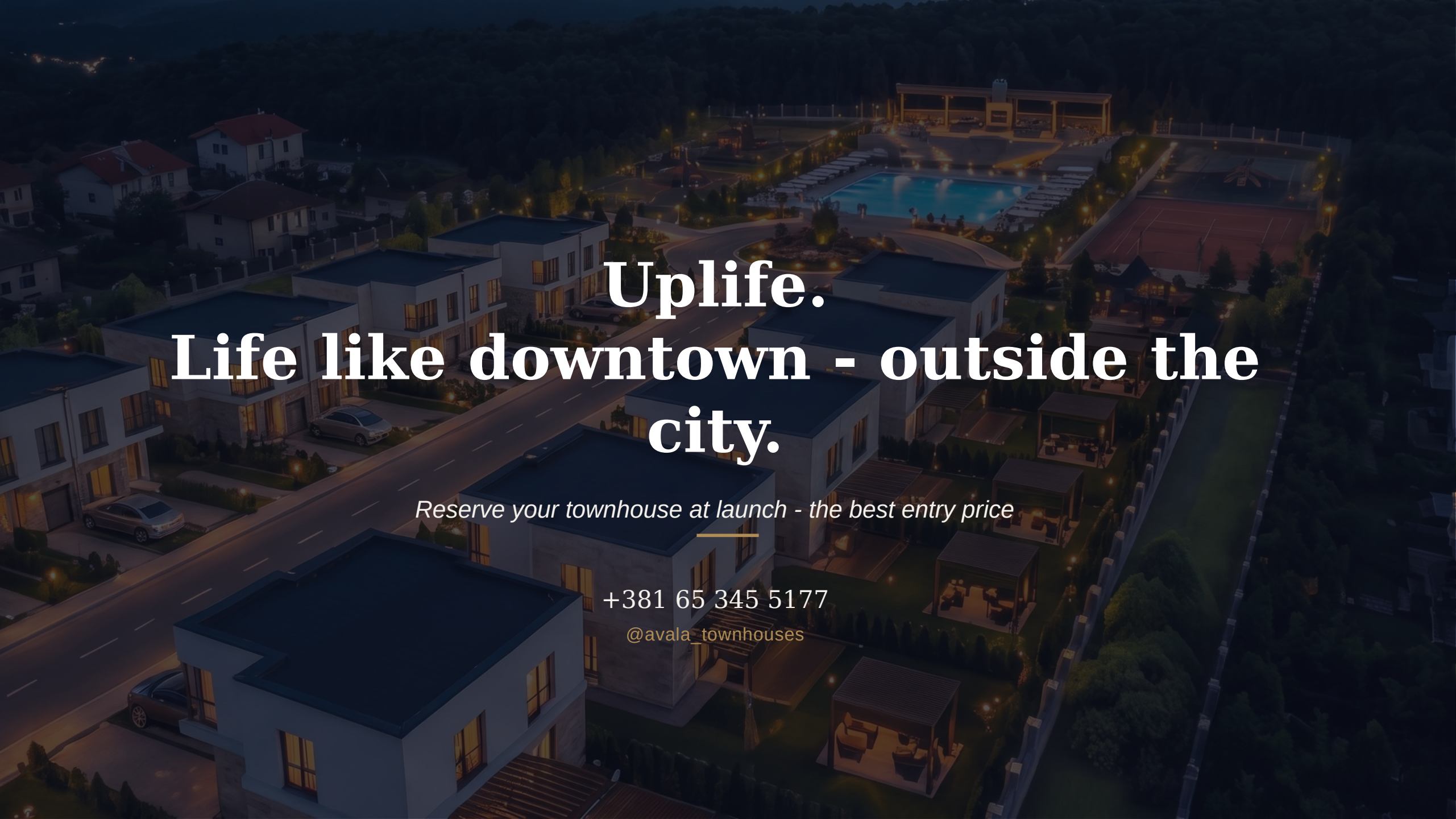
A yard and safety for the kids, instead of a flat with no room for a second car and neighbours overhead.

Expats & remote professionals

Work from a quiet garden - Belgrade is 25 minutes away when you need it.

Investors

A growing area next to Belgrade, rental demand outpacing supply - entry price below the city average.

An aerial night-time rendering of a modern townhouse development. The townhouses are arranged in a row, with some featuring private patios and outdoor furniture. In the background, there is a large swimming pool, a tennis court, and a clubhouse. The scene is illuminated by warm lights from the buildings and cool blue lights from the pool and surrounding landscape.

Uplife. Life like downtown - outside the city.

Reserve your townhouse at launch - the best entry price

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