



WELLPORT

PORT OF GOOD LIFE







# SAIL INTO THE GOOD LIFE



A port. The place of security and new unlimited possibilities. The meeting place and a starting point from which we freely let ourselves into the new challenges. Like the person we find in ourselves, the person who knows the right moment to uncompromisingly move forward, but also when it's good to stop and take time just for yourself.

It is important in life, therefore, to find an anchor, to appreciate the world, but to know that there is a place you can return to. Your port, the place which implies progress and peace at the same time.

It's your turn to sail into the adventure - yes, it's finally on the horizon!  
Sail into the port of good life – **Wellport!**



# ALL COMPASSES LEAD TO HOME



The harmony of home starts with anchoring at the place that perfectly connects peace with city pulse. That's why **Wellport**, your port is strategically located at the ideal place. Indulge yourself in the hedonism of shopping at one of the two largest shopping centers in the region, located not far from you. Feel careless to send your youngest family members to school or faculty. Tell your friends about attractive restaurants and cafes, close to your safe port.

Let each moment be fulfilled with exclusive content, from a movie theatre or a romantic bike ride by the river up to the small pleasures such as short walk to the largest business park in the city – Airport City Belgrade. It's up to you to sail into **Wellport**, port of the good life, the place where every day becomes just perfect.



SC 11. april  
9 min.

15 minute drive  
TO THE AIRPORT



"Buro Struger"  
elementary school  
20 min.



"Ratko Mitrović"  
elementary school  
18 min.



SC Mercator  
6 min.



Faculty of performing arts  
18 min.



Faculty of computer sciences  
21 min.



"Radoje Domanović"  
elementary school  
23 min.



Štark arena  
8 min.



SC UŠĆE  
12 min.



Airport City Belgrade  
1 min.



Megamarket Rodić  
6 min.



Community Health Center  
12 min.



SC Delta City  
16 min.

Bldv Arsenija Čarnojevića

Omladinskih brigada St.

Bldv Milutina Milankovića

Omladinskih brigada St.

Bldv of art

Bldv Milutina Milankovića

Bldv Arsenija Čarnojevića

Omladinskih brigada St.

Jurija Gagarina St.

Jurija Gagarina St.

20 min. to DANUBE and BICYCLE TRACKS

10 min. to SAVA and BICYCLE TRACKS

HIGHWAY E-75



# NEW BELGRADE, NEW FREEDOM



Being one of the largest and at the same time the most progressive districts, New Belgrade is the place where the ambition and relaxation meet.

Like the harmonious encounter of the two biggest rivers in this part of Europe, the Sava and the Danube, New Belgrade today is a great example of organic connection of contemporary art and architecture with the rich history of the city.

Impressive buildings has made this part of the city a symbol of success and creativity, and an inspiration for the construction of **Wellport**, a modern port where everything starts and where we always return to.

# THE HOME IS IN SIGHT!



**Wellport** condominium offers a unique opportunity to become the owner of one of the 500 modernly equipped apartments, which will be developed in four construction phases.

The first phase offers 95 units, with different range of structures created according to your needs - from studios to four-bedroom apartments.

Each structure features several apartment types offering various interior solutions that meet the requirements of each family member.





# HARMONY THAT NEVER SLEEPS



To call a day "perfect" is a subjective feeling. However, there are moments that are fulfilled with universal beauty. Birth of a new day awakens new opportunities, as to a tenant of **Wellport**, the first condominium in New Belgrade our capacities extend beyond the horizon.

Exclusive location and modern architecture at the heart of the central business district provide a new aspect of beauty to the whole city. You will be inspired to take a walk or cycle to the Airport City, the largest business park in the city.

Popular restaurants with international cuisine, bars and shopping malls will fill every day with memorable content. Just as the big boulevards surround, your place of living needs to be abundant with wide range of choices.

Welcome to the port of good life. Welcome to **WELLPORT**.

# ANCHOR



**When we live in a place where we feel safe, that place becomes a home.**

The **Wellport** concept of condominium follows the trends of the highest safety standards, which include unique features such as: smart house ready apartments, with easy implementation of the desirable remote functions, unique way of controlling home appliances and overview of the whole space, even when you're not in there, 24h reception every day of the week, professional maintenance, video surveillance, card access, underground garage and private park. All the things that make **Wellport** residential complex a safe port - for you, your family and friends.







# OASIS



Living a life to the fullest does not imply healthy diet and regular exercises only; it also means organizing your personal environment, in the broadest sense of the word.

Inspired by the pace that modern way of life dictates, **Wellport** is conveniently located in the idyllic private park, designed with a combination of the latest technologies and carefully planned landscaping. For these reasons, every return to your oasis becomes a synonym of harmony.



# A PORT



When choosing your new port, location and infrastructure are definitely the amenities that play a significant role.

**Wellport**, a port of the good life, with its grandeur flatters the architecture of this part of the city. Fulfil the expectations of all family members with ideal location and unique content. Be proud of the memories you will create in your new home.



# "Wherever you go, there's no place like your own private garden"



Inspired by the definition of innovation that implies a change for the better, but also by the luxury that life in the house with a yard entails, we designed idyllic apartments on the ground floor that will give you a pleasure you deserve.

Welcome your friends in your garden, watch your youngest ones feeling happy about their carefree childhood fulfilled with play and indulge yourself with the moments of pleasure provided by your private oasis of peace. And just as every port has a view of the shore, so your private yards bring the hedonism you've dreamed of.









# “Life is a game”



Your private park is a place for fun and relaxation where a beautiful fountain, sports court, open-air gym, pet corner are waiting for you. The elderly tenants can enjoy chess, while the youngest will make their first memories on the playground designed according to their needs.





# “I'll be on time”



Nowadays, the availability of private parking is not only an amenity, but an advantage that goes without saying. The underground garage with video surveillance and plate reader will make your life easier and the day longer just for the time you would otherwise spend finding a parking lot. Life is all about good timing.









# "I'm waiting for you at our place"



Your port is the place where you feel comfortable at any time of a day, but it offers practical content as well. Make a break and take a walk along your new district to your favorite café, say hello to neighbors on your way to the nearest store and take the feeling of home with you wherever you go.



# TOP QUALITY OPENS ALL THE DOORS



**Wellport** is a unique condominium designed to provide premium quality construction with the emphasis on natural materials, carefully selected equipment that is in line with the most modern technologies and energy efficiency requirements.

With the professional advice of our architect, the future tenants will be able to choose the finishing works and equipment from the set of standard and penthouse lines of equipment, from carefully selected top quality choice of renowned foreign producers.

## STANDARD EQUIPMENT:

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- **Joinery:** Aluminum-wood windows of high quality. Aluminum shutters with electric motor.
- **Flooring:** Multilayer parquet of the renowned manufacturer, dimensions 12,14,16 / 100,120, thickness 14mm.
- **Ceramics:**
  - a) Bathroom: Premium quality granite ceramic tiles of Italian brand Florim.
  - b) Kitchen: Premium quality granite ceramic tiles of Italian brand Florim.
- **Sanitaryware:** Toilet bowl LAUFEN pro, with soft close seat and built-in flusher by ROCCA, with accompanying LAUFEN pro acrylic bathtubs, walk-in shower cabins with TECE floor grid. System P or HUPPE shower panel (depending on the shower position in the bathroom) and Hansgrohe faucets.
- **Internal doors:** MDF doors painted with polyurethane paint.
- **Front door:** Security MDF doors with veneered oak on both sides and wooden doorstep.
- **Air conditioning:** In all living rooms and bedrooms, the high quality multi-split system of air-conditioning by Daikin.
- **Heating system:** The building is connected to the central heating system. Built-in for the bathroom(s). radiators and towel dryers in the bathrooms. Floor heating in master bathrooms in apartments with three and more bedrooms.
- **The apartments will be smart house system ready, with preparation that enables control of:**
  - all window shutters in the apartment
  - a water heater
  - floor heating ( in main bathroom of the apartments with 3+ bed rooms)
  - air-conditioning unit in the living room
  - calorimeters

## PENTHOUSE EQUIPMENT:

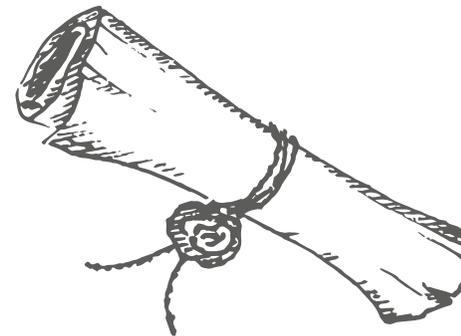
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- **Joinery:** Aluminum-wood windows of high quality. Aluminum shutters with electric motor.
  - **Flooring:** Multilayer parquet of the renowned manufacturer, dimensions 12,14,16 / 100,120, thickness 14mm.
  - **Ceramics:**
    - a) Bathroom: Premium quality granite ceramic tiles of Italian brand Florim.
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  - **Internal doors:** MDF doors painted with polyurethane paint.
  - **Front door:** Security MDF doors with veneered oak on both sides and wooden doorstep.
  - **Air conditioning:** In all living rooms and bedrooms, the high quality multi-split system of air-conditioning by Daikin.
  - **Heating system:** The building is connected to the central heating system. Built-in radiators and towel dryers in the bathrooms. Penthouse apartments feature floor heating in master bathrooms.
  - **Penthouse apartments feature smart house system, that enables control of:**
    - all window shutters in the apartment
    - a water heater
    - floor heating ( in main bathroom of the apartments with 3+ bed rooms)
    - air-conditioning unit in the living room
    - calorimeters
- The integral part of the penthouse package is the application that enables system management.





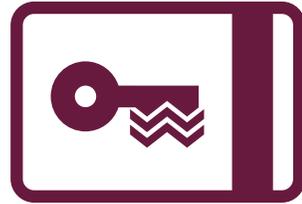
# THE MAP OF THE PORT OF THE GOOD LIFE





**Closed park**

Keeps the storm away



**Card access to the condominium**

Welcome captain!



**Reception and security**

Guests in sight!



**Technical equipment and quality  
of finishing works – Safe port**



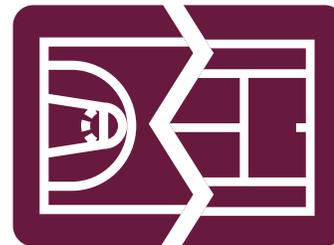
**Trustworthy investor**

Drop the anchor!



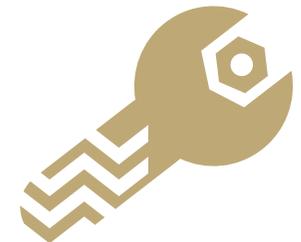
**Private parking**

Anchoring is a must



**Sports courts**

Hoist the sails!



**Professional maintenance**

From dock to horizon



# WITH THE FAIR WINDS WE ARRIVE AT THE PORT OF THE GOOD LIFE



The foundation of the **Wellport** project is the expertise and vision of the renowned Israeli investor **Shikun & Binui Group**, known for building residential and commercial complexes in Central and Eastern Europe. **Shikun & Binui Group** is already known to the local public for the construction of **Central Garden** and **Voždove Kapije** condominiums. This company is synonym for modernity, comfort, quality and energy efficiency, bringing only up-to-date global trends to the local market.



# MEET THE CAPTAIN



Without waves, a life like the sea wouldn't be a challenge. In order to resist the winds that come from the horizon, but also to enjoy the sun, our port has to be our biggest support. For that reason the exclusive sales of apartments is entrusted to the leading real estate consultancy in Serbia - CBS International, part of the Cushman & Wakefield Group. Like faithful sailors on the journey of converting the real estate into your home, CBS International expert team will guide you through. Being aware of the fact that apartment purchase is one of the most important journeys, CBS International approaches its business responsibly and professionally, offering you its extensive consulting experience and support at all stages of the sales process: from the presentation of apartments and expert consultation on selecting the best structural solution according to your needs, up to the final selection of your home and keys handover.

**Enjoy safe sailing because your home is in sight!**

Contact:

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