

# N5

NIKOLAJA HARTVIGA 5



# The New Standard in Urban Living.

01

In the heart of Vračar, at **5 Nikolaja Hartviga Street**, an intimate residence of just **eight apartments** is coming to life.

Each home is imagined as a **world of its own** - a living space that doesn't follow trends, but sets them.



NI 5

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# Some addresses don't ask to be noticed. They simply are.

# 02



**Discreet architecture. A level of privacy rarely found in new developments today.**

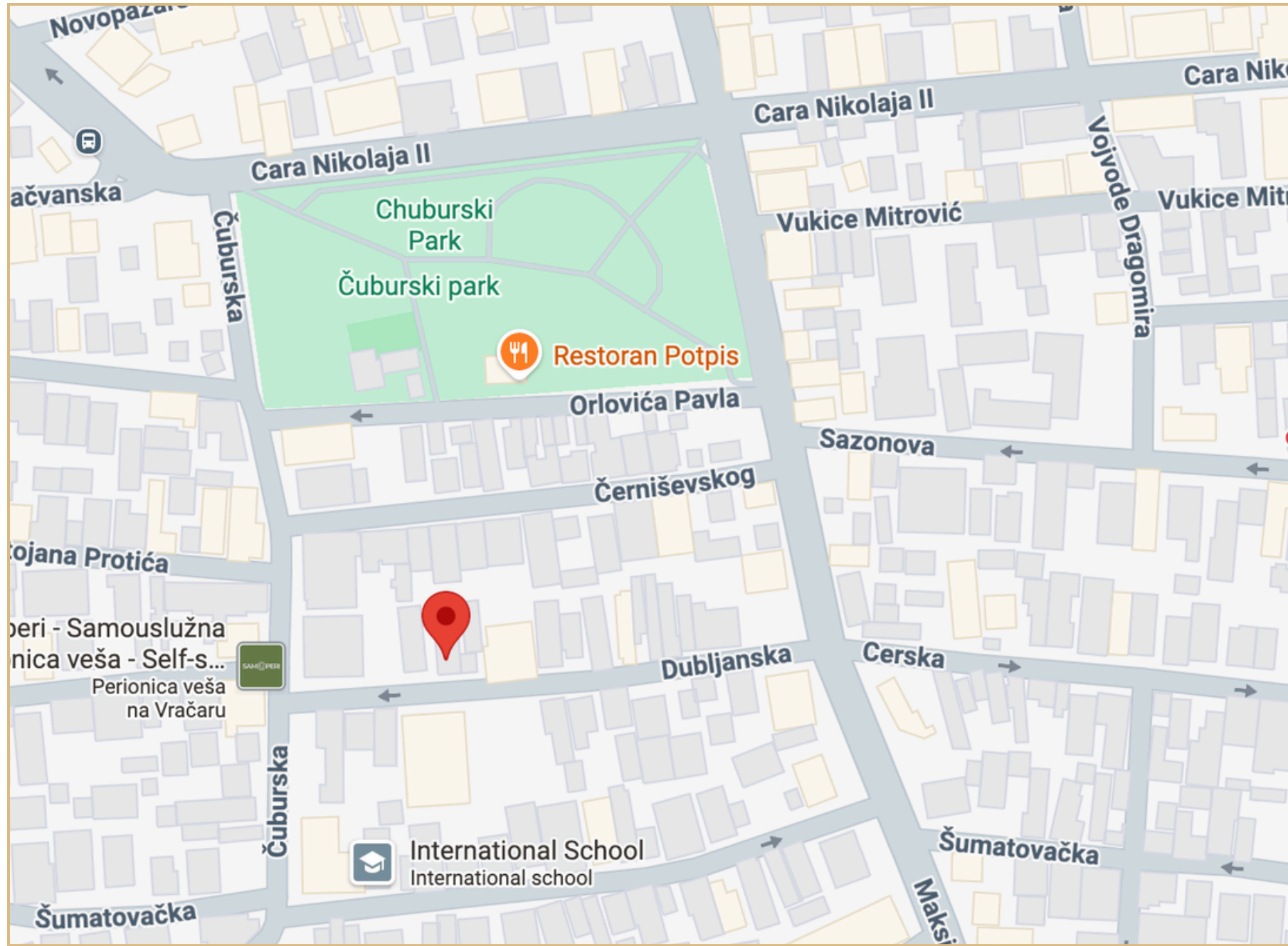
**Nikolaja Hartviga 5** is not a project built for the market. It is built for those who understand that the **true value of a home lies in its address.**

Just a few steps from the city rhythm that makes this part of Belgrade so distinctive, **a boutique residence** is emerging — bringing together what is rarely found in one place: a central location and a genuine sense of peace.

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# The Location

03



ČUBURSKI PARK	2 MIN WALK
CHURCH OF SAINT SAVA	5 MIN DRIVE
SLAVIJA SQUARE	4 MIN DRIVE
KALENIĆ MARKET	3 MIN DRIVE
TERAZIJE (CITY CENTER)	8 MIN DRIVE
E-75 HIGHWAY ACCESS	6 MIN DRIVE
BELGRADE WATERFRONT (SAVA RIVER)	10 MIN DRIVE
TAŠMAJDAN PARK	7 MIN DRIVE



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# Project Composition

04

## BUILDING STRUCTURE

2Po + P + 4 + Ps

## START OF CONSTRUCTION

February 2026

## RESIDENTIAL UNITS

8 apartments  
+  
1 commercial  
unit

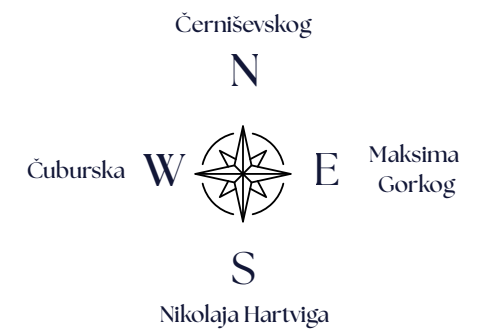
## PARKING

8 parking spots



# Apartment 1

## GROUND FLOOR + GALLERY



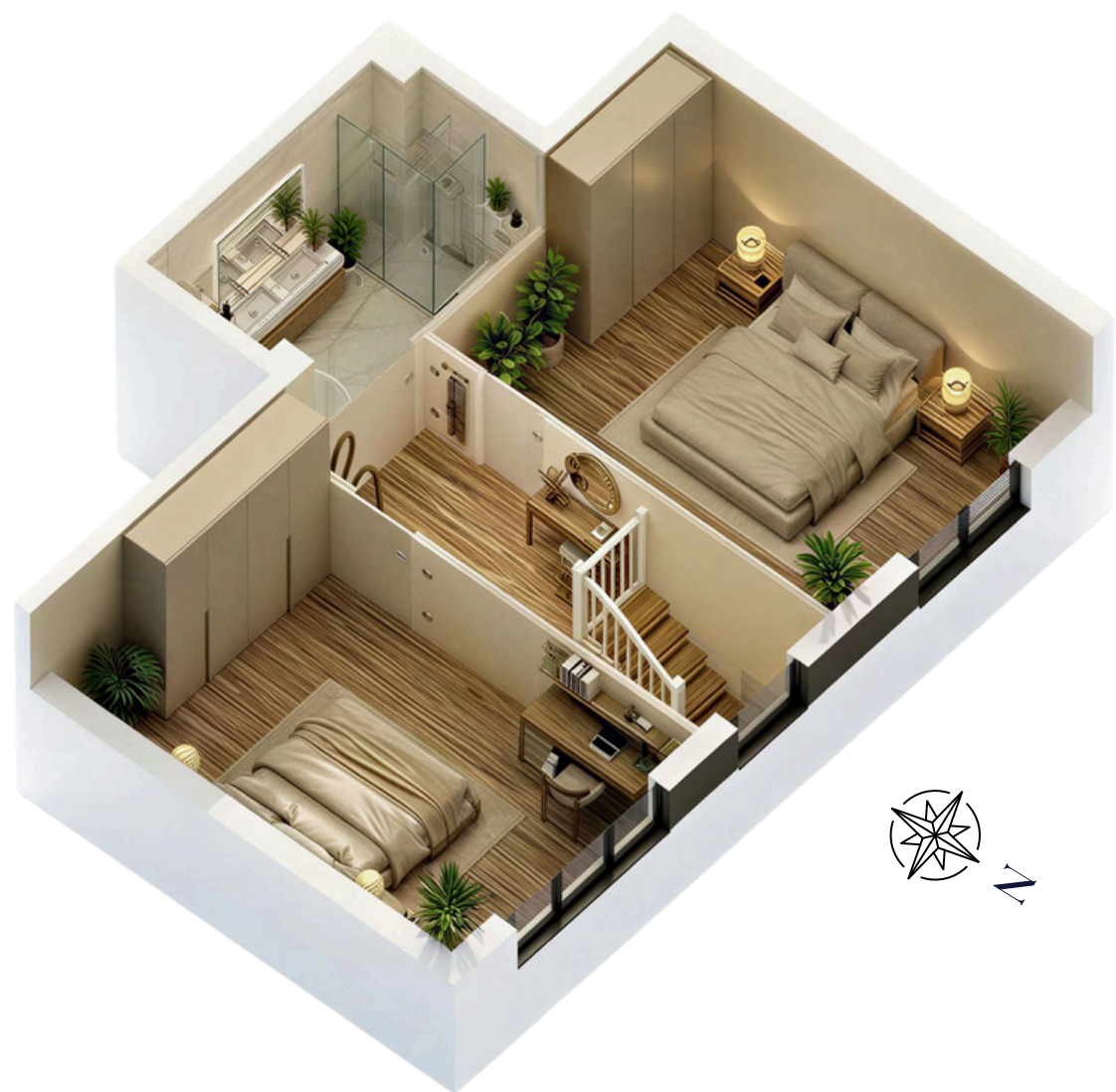
**GROUND FLOOR**

Space	Area (sq.m)
Entrance	4.58
Living Room	27.82
Kitchen & Dining	17.54
Guest Toilet	1.9



# Apartment 1

GROUND FLOOR + GALLERY



**GALLERY**

**TOTAL  
APARTMENT  
AREA:**

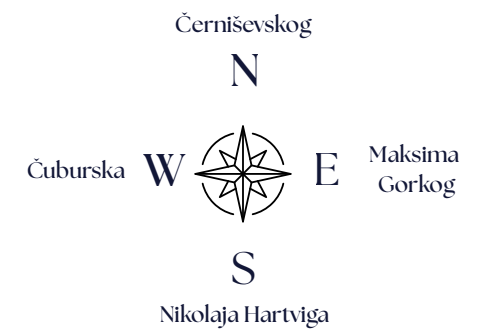
**98.73 sq.m**

Space	Area (sq.m)
Hallway	5.04
Bedroom 1	17.54
Bedroom 2	17.85
Bathroom	6.46



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# Apartment 1 GROUND FLOOR + GALLERY



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# Apartment 3

LEVEL 1



**TOTAL  
APARTMENT  
AREA:**

**75.91 sq.m**

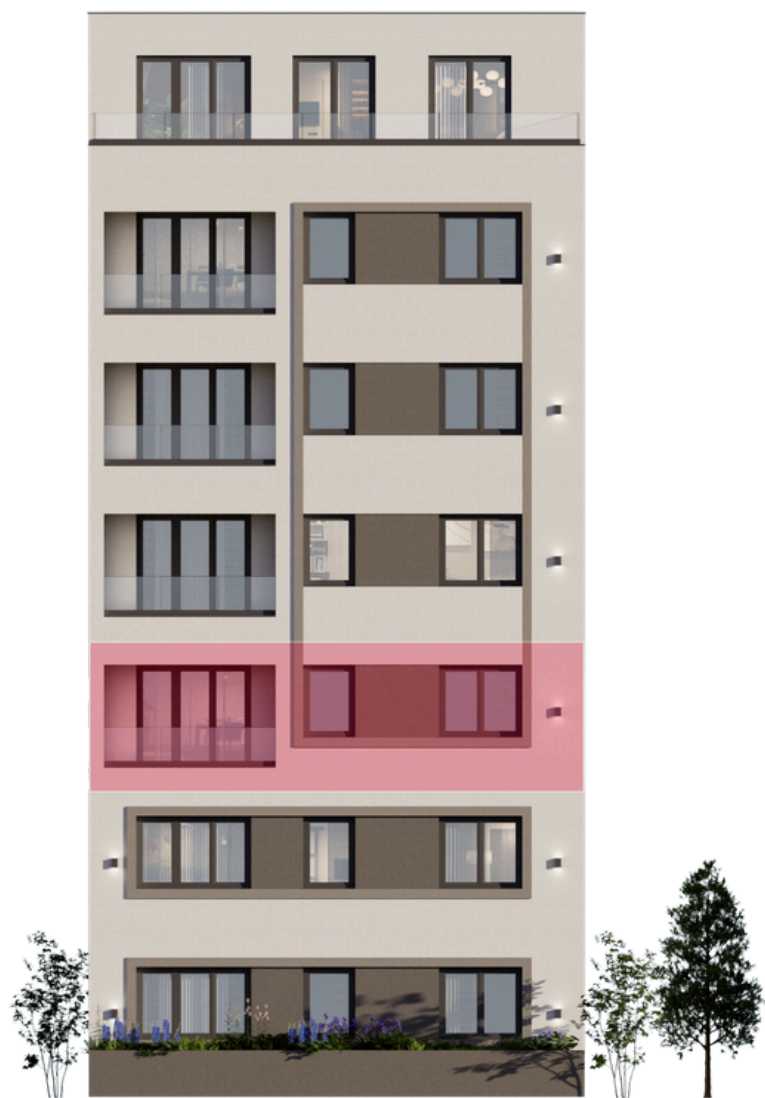
Space	Area (sq.m)
Entrance	7.4
Living Room	22.04
Bedroom 1	15.3
Bedroom 2	11.42
Kitchen	6.31
Guest Toilet	1.51
Bathroom	5.59
Terrace	6.34



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# Apartment 3

LEVEL 1



DVORIŠNA STRANA



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# Apartment 5

LEVEL 2



**TOTAL  
APARTMENT  
AREA:**

**70.11 sq.m**

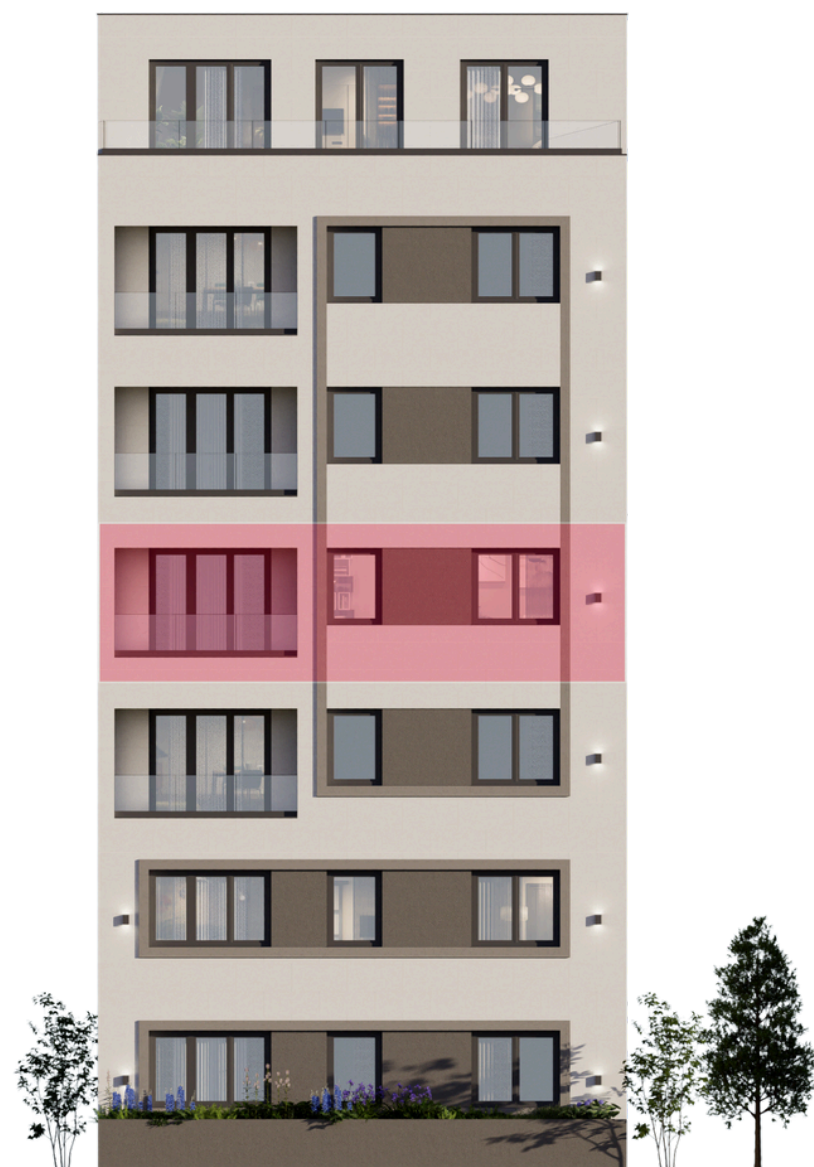
Space	Area (sq.m)
Entrance	6.96
Living Room	18.1
Bedroom 1	15.3
Bedroom 2	11.42
Kitchen	4.97
Guest Toilet	1.92
Bathroom	5.1
Terrace	6.34



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# Apartment 5

LEVEL 2



DVORIŠNA STRANA



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# Apartment 6

LEVEL 3



**TOTAL  
APARTMENT  
AREA:**

**126.20 sq.m**



Space	Area (sq.m)
Entrance	7.28
Living Room	32.72
Kitchen	6.1
Hallway	6.43
Bedroom 1	15.3
Bedroom 2	12.88
Bedroom 3	13.52
Wardrobe	5.76
Bathroom	5.53
Bathroom	3.78
Guest Toilet	4.54
Terrace	6.02
Terrace	6.34



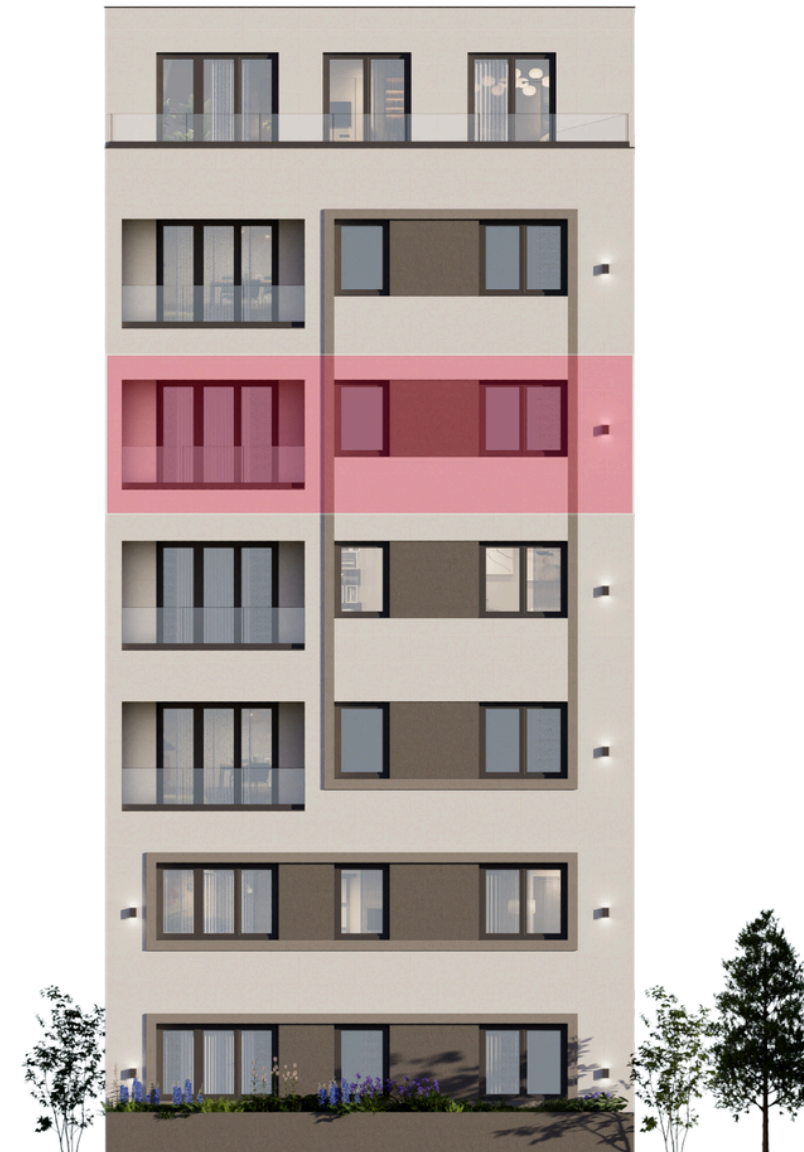
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# Apartment 6

LEVEL 3



NIKOLAJA HARTVIGA



DVORIŠNA STRANA



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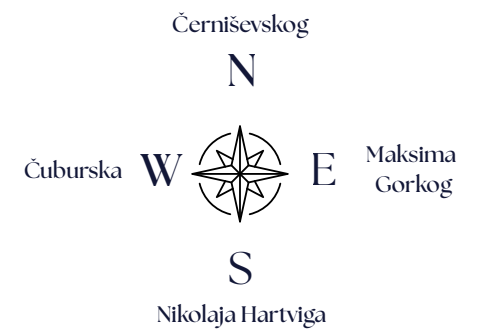
# Apartment 7

LEVEL 4



**TOTAL  
APARTMENT  
AREA:**

**126.20 sq.m**



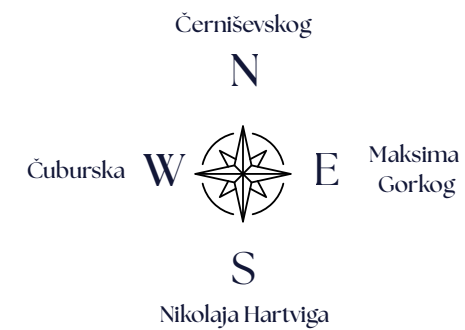
Space	Area (sq.m)
Entrance	7.28
Living Room	32.72
Kitchen	6.1
Hallway	6.43
Bedroom 1	15.3
Bedroom 2	12.88
Bedroom 3	13.52
Wardrobe	5.76
Bathroom	5.53
Bathroom	3.78
Guset Toilet	4.54
Terrace	6.02
Terrace	6.34



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# Apartment 7

LEVEL 4



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# Apartment 8

LEVEL 5



**TOTAL  
APARTMENT  
AREA:**

**121.83 sq.m**

Space	Area (sq.m)
Entrance	4.92
Living Room	27.47
Kitchen	3
Bedroom 1	16.28
Bedroom 2	11.77
Bedroom 3	18.99
Bathroom	3.98
Bathroom	5.18
Terrace	18.62
Terrace	11.62



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# Apartment 8

LEVEL 5



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# Finishes & Materials

05

The selection of materials and systems follows a clear vision — **durability, tranquility,** and **ease of everyday living.**

Oak floor, premium-grade imported tiles, aluminum joinery, and integrated heating and cooling via heat pumps form the **foundation of a space** that performs as beautifully as it looks.



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+381(0)63 461 888



prodaja@8rooms.rs



Luke Ćelovića Trebinjca 18. BW King's Park

**WWW.NIKOLAJAHARTVIGA5.RS**

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