



MARINA DORČOL



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WELCOME TO THE MOST BEAUTIFUL NEIGHBORHOOD IN BELGRADE

On the banks of the Danube, in the heart of historic Dorćol, a thoughtfully planned residential neighborhood is taking shape, bringing together architecture, green spaces, and a high standard of living.

At this riverside location, Marina Dorćol offers a new approach to urban living in Belgrade, placing quality, nature, and people at its core. Every aspect of the project is guided by experience and careful planning, with the aim of creating a place designed for everyday living.



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KEY ADVANTAGES OF MARINA DORCÓL



EVERYTHING WITHIN 2 MINUTES

Marina Dorcól is located in an exceptional location just 30 meters from the river and only two minutes from the city center, right next to the Line Park, with all essential amenities just minutes from your home.



A SUPERIOR STANDARD OF LIVING

Within the neighborhood, you will find two kindergartens, banks, shops, pharmacies, fitness & spa, restaurants, and all facilities required for complete everyday comfort. Marina Dorcól will also feature a dedicated visitor parking area with approximately 100 spaces, enhancing convenience for both residents and their guests.



PANORAMIC VIEWS OF THE DANUBE AND THE CITY

Apartment views open toward the Danube and the city panorama, offering a distinctive visual experience throughout the day. Most apartments feature dual or triple orientation, while the riverside promenade enables walking, recreation, and relaxation in a unique waterfront setting.



STANDARDS THAT PRESERVE VALUE

Maintenance, security, and services are designed to support long-term investment value and an orderly living environment. With strict ownership rules and defined standards, the neighborhood remains orderly and functional for all residents.



A QUIET ENVIRONMENT AND GREENERY ALL AROUND

The neighborhood will remain calm, green, and low-traffic. More than 30,000 m² of green areas, including parks, private gardens, green roofs, and terraces, will define everyday life, ensuring privacy and a peaceful living environment for future residents.



PRECISELY PLANNED MULTI-PHASE DEVELOPMENT

Marina Dorćol is being developed in multiple phases, following a defined timeline to ensure construction quality.

Construction of Phase One began in February 2025, following the issuance of the building permit.

Each subsequent phase is designed to allow the neighborhood to grow gradually, while preserving functionality and construction quality without disrupting the daily life of existing residents.

THE LEAST DENSELY BUILT
PARCEL IN THE CITY CENTER

Marina Dorćol spans 4.3
hectares, with carefully planned
low-density development.



PHASE ONE PROJECT DYNAMICS

Construction of Phase One is well underway. This phase includes three buildings on a shared podium in the first row along the river (Building A), as well as the Wave Building (Building B), which introduces the project's riverside concept.

This phase forms the foundation of the future neighborhood and offers an opportunity for early investors, combining a strong location, construction quality, and long-term value.

[▶ See the progress of the work](#)



PROGRESS OF THE CONSTRUCTION WORK

2025. Construction works on the first development phase began in July 2025. During the second half of the year, key preparatory and foundation works were completed, including riverbank protection, excavation for underground levels, securing the foundation pit, and installation of reinforced concrete piles.

In parallel, the implementation of the geothermal heating and cooling system was initiated, along with the execution of the first reinforced concrete works and foundation slabs, establishing a solid base for the next phase of construction.

2026. **Q1**

During the first quarter, work progressed on the underground structures of both buildings. At Building A, the foundation slab and the walls of level -1 were completed, and by the end of March, casting of the ground floor slab had begun. At Building B, the piles and geothermal probes were completed, and the casting of the foundation slab commenced. Work on the embankment also continued, with the first surfaces executed in stamped concrete – a future distinctive element of the shared spaces.

APRIL

April brings progress across all key phases of construction at the Marina Dorćol. On Building A, vertical elements on Level -1, ground floor slabs and ground floor vertical elements have been completed — the structure is transitioning into its above-ground phase. On Building B, the foundation slab is advancing, completed to approximately 25–30%, with vertical elements beginning on the finished sections. Part of the excavation support along Dunavski Kej Street has been completed using retaining elements, while static load testing of the second pile has confirmed the quality of the deep foundation works.

MAY

During May, work at **Building A** continued with the casting of the ground floor slab, as well as the walls and columns of the ground floor. Formwork and shuttering for the first floor slab also began. At **Building B**, work continued on the foundation slab and the walls of the second basement level, and the first intermediate floor slab of level -1 was cast. Work on the embankment was completed.

2028. Completion of construction and resident move-in



QUALITY YOU CAN SEE AND FEEL



SPACE AND NATURAL LIGHT

Ceiling heights ranging from 2.9 to 3.5 meters create a sense of openness. Floor-to-ceiling triple-glazed windows allow ample natural light and strengthen the connection to outdoor spaces.



PRIVACY AND COMFORT

Two to four apartments per floor, providing privacy and a quiet living environment.



PARKING AND ADDITIONAL STORAGE

Apartments offer the option to purchase one or more underground parking spaces (up to 2.9 m wide and 5.5 m long), as well as a storage unit of 2–3 m², included in the apartment price.



FLOORING

All apartments feature brushed oak parquet flooring, finished with ecological oils. Buyers may choose from multiple tone options to suit their interior.



BATHROOMS

Bathrooms are finished in natural stone in soft gray and white tones. Materials and finishes align with the overall apartment concept in both design and workmanship. Buyers can view and select available options in the sales pavilion.



GREEN TERRACES

Terraces feature wooden decking and integrated greenery, connecting the architecture with the surrounding environment. An automatic drip irrigation system supports consistent maintenance of green areas.

TECHNICAL FEATURES THAT MAKE A DIFFERENCE

Built to the highest technical standards, all the apartments utilize geothermal energy through advanced heat pump systems, energy-efficient solutions, and selected natural materials.

- Heat pumps for eco-friendly heating and cooling
- Air recovery systems with filtration
- Underfloor heating — no radiators
- Water filtration system
- Centralized domestic hot water preparation
- Superior sound insulation
- Smart home system
- Individual energy consumption measurement for heating and cooling via calorimeters in each apartment
- Four-pipe HVAC system allowing each resident to independently select heating or cooling mode
- Two silent elevators per entrance in multi-story buildings for faster and more comfortable movement



Note: Detailed specifications are available in the Technical Standards Catalogue, which can be downloaded via the provided [link](#).



ARCHITECTURE – MEET THE CREATORS

Project Authors – Marina Dorćol

The project is designed by architects **Stanislav Fiala** and **Jelena Kuzmanović** of the architectural studio **Kuzmanović + Fiala**, whose work is characterized by natural materials, attention to detail, and spatial harmony.

Their architectural expression combines wood, stone, corten steel, and metal, enriched by the interplay of light and greenery that seamlessly connects buildings with their surroundings. Inspiration was drawn from the historical layers of Dorćol, its energy, the 1930s Power Plant, and the spirit of modern Bauhaus.

Their joint work in Belgrade is notably marked by the *Residence Puškinova* project in Senjak, an exclusive building with only ten apartments, demonstrating that longevity lies in simplicity.



INTERIORS

For our residents, we already offer professional interior design support. In collaboration with three design studios, we have developed three distinct interior concepts, serving as inspiration for different ways of living.

At the same time, buyers retain full creative freedom to shape the comfort and quality of life in their new home through a carefully considered selection of layouts, materials, and furnishings, in close collaboration with the studios.

[▶ Learn more about the interiors on our website.](#)

INKA
STUDIO



Dello.



MOYA





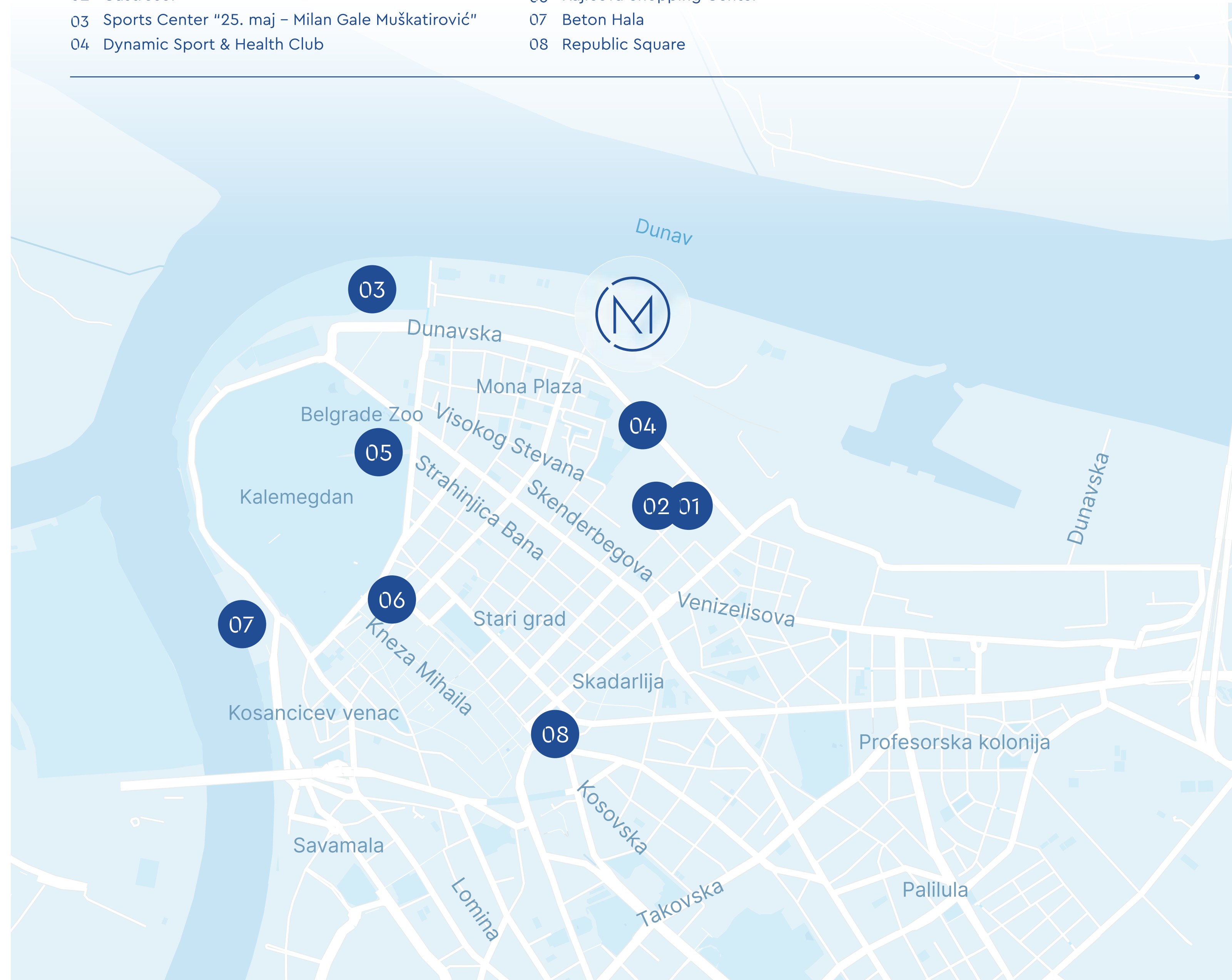
A UNIQUE LOCATION

Located near the city center and Kalemegdan Fortress, Marina Dorćol combines access to green spaces with everyday urban convenience.

Proximity to schools, kindergartens, the Line Park, as well as sports and cultural facilities, supports comfortable daily living.

- 01 Dorćol Platz
- 02 Gastrošor
- 03 Sports Center "25. maj – Milan Gale Muškatirović"
- 04 Dynamic Sport & Health Club

- 05 Belgrade Zoo
- 06 Rajičeva Shopping Center
- 07 Beton Hala
- 08 Republic Square



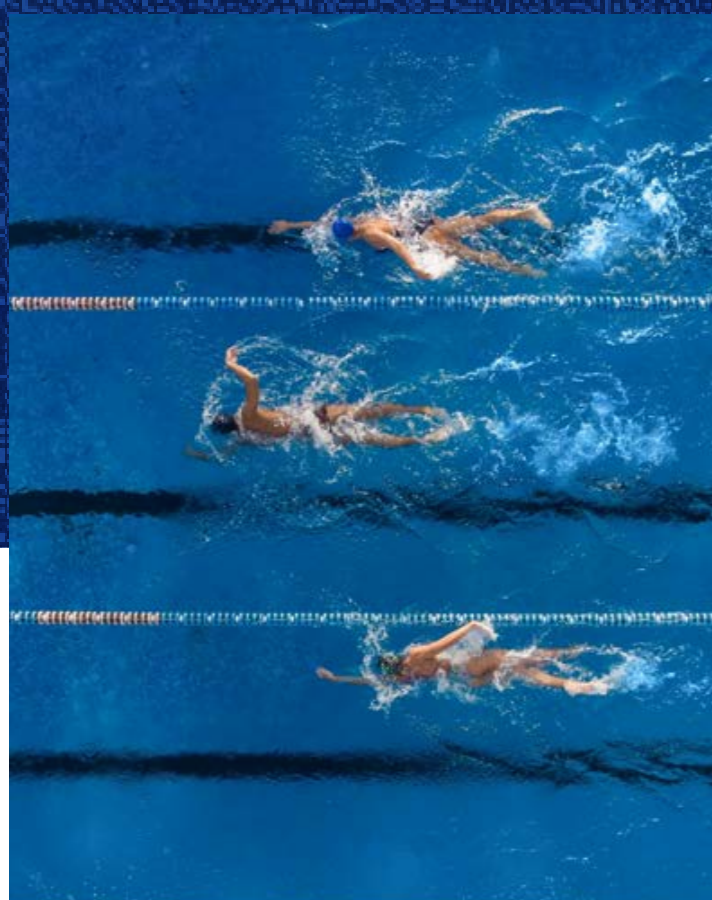
15
seconds

TO THE RIVER



5
minutes

BY CAR TO SPORTS
FACILITIES



5
minutes

BY CAR TO THE CITY'S
NIGHTLIFE DISTRICT



30
seconds

TO THE LINEAR
PARK



5
minutes

BY CAR TO
KALEMEGDAN



7
minutes

BY CAR TO KNEZ
MIHAILOVA STREET





SALES PAVILION

STEP INTO YOUR FUTURE HOME

An innovative sales pavilion in the center of Belgrade offers an opportunity to experience Marina Dorćol during construction.

The space enables material selection for future apartments and presents the neighborhood through VR technology, with virtual walks through streets and apartments, views at different times of day, and river outlooks. At this stage, the project shifts from concept to experience, introducing Marina Dorćol as a future place to live.

 [Karađorđeva 43, Beograd](#)



To ensure a personalized visit and sufficient time to explore options tailored to your preferences, please schedule your appointment here.

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