



VOŽDOVE KAPIJE

IT IS TIME FOR A NEW HOME



IT'S TIME FOR A NEW HOME



According to the design of the



WE PRESENT TO YOU
**DUKE'S
GATES**





When returning from the Old Town, climbing the picturesque boulevards emblematic of the colorful past to ascend to the Voždovac Hill, we will see Duke's Gates, a magnificent complex, which cherishes a new concept of living. This unique neighborhood in this region is a vision of an ideal home for all family members. On one side, situated only 10 minutes from downtown Belgrade, and 15 minutes from the Avala Mountain with its natural beauties, on the other, Duke's Gates is intended for all those who demand more: both the escape from the hectic city rush, as well as peace and safety.

When you step in Duke's Gates from the beautiful streets bordered by magnificent tree lines, once walked by famous personalities from Serbian history, you will find yourself in a unique residential area, which will, with its modern appearance and state of the art equipment, change your conception of home and quality living.







LOCATION

Duke's Gates is the first condominium in Voždovac, a part of Belgrade with a wealth of history. Voždovac is one of the oldest municipalities of the Serbian capital and the new neighborhood will become the symbol of Belgrade's Southern Gate.



HISTORY

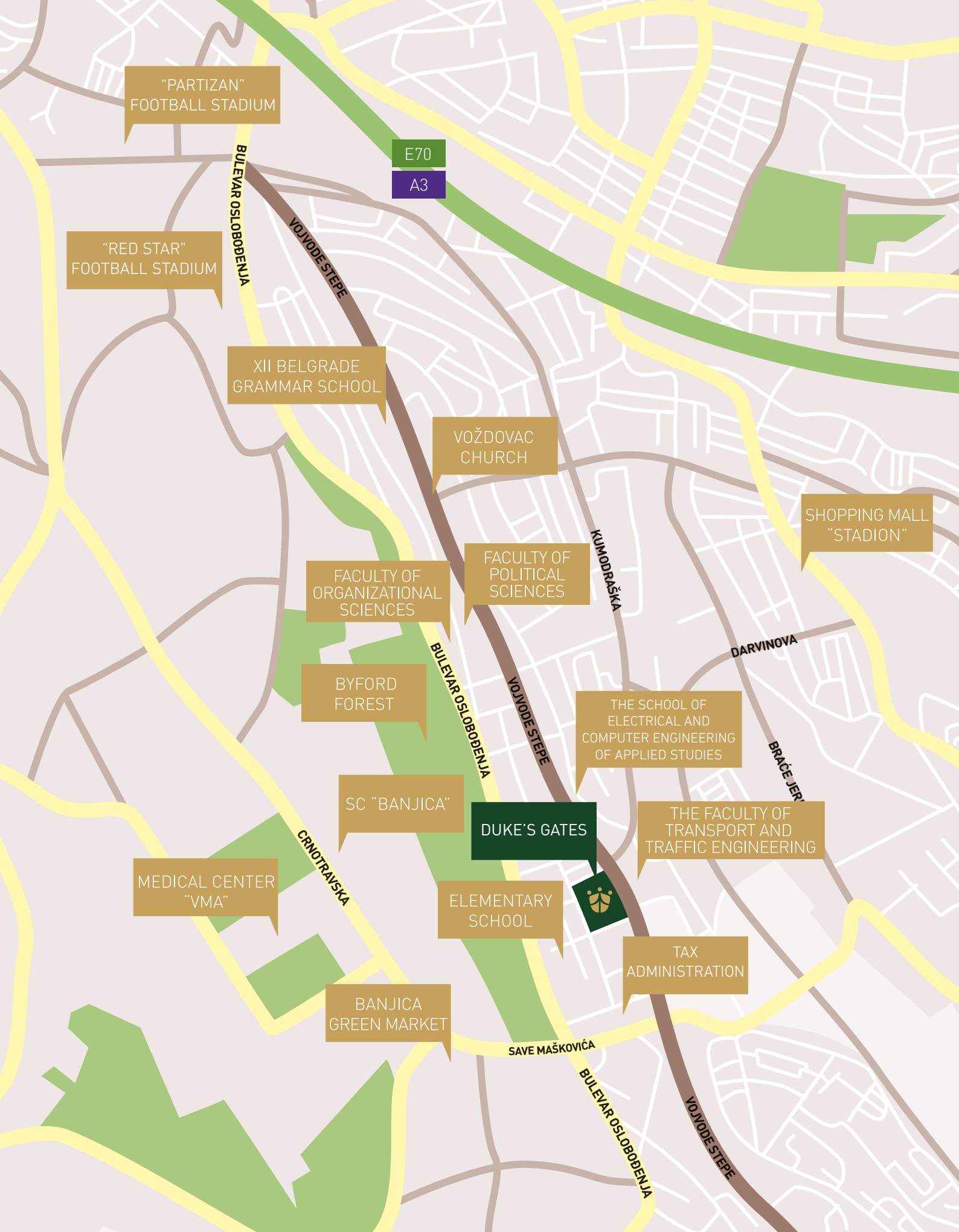
Voždovac was named after the title of "Vožd" (leader), given to the leader of the First Serbian Uprising against the Turks – Duke Karađorđe Petrović. Voždovac marked the history of Serbia, since it was from there that Karađorđe led the insurgents to the first liberation of Belgrade from the Ottoman rule.



SECURITY

The condominium has been imagined and designed so as to provide total security to the tenants of **Duke's Gates**. The latter is a protected residential and office zone, with a 24/7 reception desk, video surveillance, card access, a peaceful private park and an underground garage, which makes you feel safe and secure at all times.





"PARTIZAN"
FOOTBALL STADIUM

E70
A3

"RED STAR"
FOOTBALL STADIUM

XII BELGRADE
GRAMMAR SCHOOL

VOŽDOVAC
CHURCH

SHOPPING MALL
"STADION"

FACULTY OF
ORGANIZATIONAL
SCIENCES

FACULTY OF
POLITICAL
SCIENCES

BYFORD
FOREST

THE SCHOOL OF
ELECTRICAL AND
COMPUTER ENGINEERING
OF APPLIED STUDIES

SC "BANJICA"

DUKE'S GATES

THE FACULTY OF
TRANSPORT AND
TRAFFIC ENGINEERING

MEDICAL CENTER
"VMA"

ELEMENTARY
SCHOOL

TAX
ADMINISTRATION

BANJICA
GREEN MARKET

SAVE MAŠKOVIĆA

BULEVAR OSLOBOĐENJA

BULEVAR OSLOBOĐENJA

VOJVODE STEPE

KUMODRAŠKA

DARVINOVA

BRAĆE JERVIĆ

CRNOTRAVSKA

VOJVODE STEPE



AT THE HEART OF VOŽDOVAC

Voždovac is a part of Belgrade with a rich historical and cultural heritage. Had you been living in this neighborhood 80 years ago, you would have been neighbors with a WW1 heroine, the brave Milunka Savić. One hundred and eighty years ago in Voždovac you would have met Vasa Čarapić and 200 years ago, Duke Karađorđe himself!

Voždovac is today one of the favorite neighborhoods of Belgrade, a zone of urban living and peaceful family spirit and charm. On one hand, Duke's Gates makes you feel the rhythm of the city, with nearby university center, sports grounds and shopping malls, schools and health centers, as well as spacious boulevards and public transportation taking you to the other parts of the city. On the other hand, the trademark of Duke's Gates is peace and quiet, symbolized by the Avala Mountain, but also the Voždovac Church of the Holy Emperor Constantine and Queen Jelena, Byford's Forest and cozy, tucked-away streets.









SAFE AT HOME

The Duke's Gates complex is designed as a condominium built on more than 70,000 sqm. It is a modern concept of living, adapted to the modern family that wants peace and privacy. With card access, a reception desk and a large internal park just for you, your family and your neighbors, you will enjoy the feeling of safety and privacy in your neighborhood.

Retail shops and services will be available to you on the ground floor of the complex, making your daily activities simpler, while preserving the peace and quiet of the surroundings. The condominium is akin to a small, well secured town, with its tenants sharing the charm of togetherness and security.



RECREATION AND LEISURE IN YOUR OWN PRIVATE PARK



A closed park in the complex will be one of the biggest private parks in Belgrade. Join your neighbors on outdoor facilities and make your own team for weekend competitions! Feel confident that your children will be safe playing on their own playgrounds, spend time with your pets in their special enclosure, exercise outdoors, enjoy chatting with your friends in comfortable garden chairs or just relax on the grass!



Padel tennis in your backyard!

Straight from Acapulco, the new star among sports has landed in **Duke's Gates**, an extremely entertaining game that's taken the world by storm. Find your partner and be among the first that will try out the new world sensation, in your own garden!





A SMALL TOWN AT THE TURN OF YOUR KEY

STORES ON THE GROUND FLOOR

Everything at arm's length

RECEPTION AND SECURITY 24/7

With video surveillance

CARD ACCESS

Privacy and security for all tenants

UNDERGROUND GARAGE

Absolute security

PRIVATE PARK

Recreation and chill-out







A NEW VISION OF HOME

More than 700 families can fulfill their dreams in **Duke's Gates**. Find the living space of your dreams on one of the standard floors or at the penthouse level, among apartments of different orientation and structure, from studio to three-bedroom apartments.

All apartments are built to be functional to an optimum, which means that they have an optimum ratio of surface area and number of bedrooms. Special attention is devoted to the terraces, so that tenants can enjoy a beautiful view while sipping their first morning coffee.











COMFORT FOR THE FUTURE

The **Duke's Gates** complex fulfills the highest building standards, which contributes to its long-term quality and faultless comfort. With its selection of natural materials, with a special emphasis on large glass surfaces allowing an abundance of natural light, along with top-shelf construction technology in line with the highest energy efficiency standards, **Duke's Gates** is an ideal living environment both for modern families and individuals. The good news is that future tenants will have the opportunity to choose the appearance of their new home by selecting the finishing works and equipment according to precisely defined standards.

STANDARD EQUIPMENT SYSTEMS

External joinery – high quality aluminum windows with aluminum power blinds.

Wood flooring – three-layer parquet manufactured by Tarkett, STEP-Oak Baron Rustic collection BR, color-oak, thickness 14mm, length 100-120cm, factory-lacquered with 30% gloss.

Tiles

Bathrooms and toilets – High quality imported granite tiles by Cerim and Cifre, from a predefined range of lines and colors.

Kitchen – High quality imported granite tiles by Cifre, from a predefined range of lines and colors.

Terrace – High quality imported anti-slip granite tiles by Estima, collection "Hard", nuance 01.

Bathroom fixtures – Washbasins Laufen Jika (Cubito 60 x 45 cm), bathtubs Laufen (Cubito, built-in, 160 x 70 cm), toilets by Laufen Jika (Lyra Plus wall-hang WC with soft close toilet seat), taps Hansgrohe, shower trays and shower enclosures System P3. Built-in flush system Roca, with sanitary accessories.

Internal door – MDF door painted in polyurethane color.

Front door – fully planked security door planked with oak design, with wooden threshold.

Air conditioning – in all living rooms and some bedrooms, split system AC units by renowned international brand.

Heating system – The complex is connected to the district heating system; in the bathrooms towel drying rack.

By developers of:



CENTRAL GARDEN

NEW QUARTER IN THE CITY CENTER





STABILITY AND CONFIDENCE

Buying an apartment is not only an investment in the future. By doing so, we create our home, our oasis of security and peace. Therefore, we need to have trust in the investor, which will dispel any concerns that we may have with his professionalism and good reputation. The **Duke's Gates** project is carried out by the renowned Israeli investor Shikun&Binui Group, a leading international company engaged in the construction of top of the line residential and business complexes. The cornerstone of the company's success and the almost a century-long existence is its responsible way of doing business, expertise and commitment to the vision of comfort and quality, always being a step ahead of time with its residential and business projects. The company Shikun&Binui Group has gained the confidence of the Serbian public after building the first condominium in the center of Belgrade and the one that redefined the concept of life in the capital—and has already become a synonym for modern, high-quality and safe living space for the modern family.



SHIKUN&BINUI
Real Estate Development



CBS INTERNATIONAL

Exclusive sales of the apartments is entrusted to CBS International, the leading real estate consultancy company in Serbia in terms of revenue and market share. CBS International is a part of Cushman & Wakefield Alliance, a leading global real estate services firm, operating with 45,000 employees in more than 70 countries worldwide. The CBS International expert team accompanies you on your way of converting the property into a home. Fully aware of the fact that buying an apartment is one of the most important life decisions, CBS International approaches the work responsibly, competently and professionally by offering extensive consulting experience and support in all phases of the process: from presentation of apartments and professional advice in choosing the best structural solution for you, all the way to the final selection of your home and handover of the keys.

The tenants of Duke's Gates will be able to enjoy special credit conditions offered by Raiffeisen bank, under favorable interest rates.

The newly-built apartments are subject to a VAT rate of 10% and the rate for stores and underground garage places the rate is 20%.

Exclusive sales representative:



Project financing:



011 635 12 00 / 062 30 30 02





www.vozdovekapije.rs