

UDI Group has completed the first apartment building in Serbia, the eastern part of the Lastavice project will offer 269 apartments for more than 45 million euros

Prague, July 9, 2024 – The international developer UDI Group has completed the first apartment building in Belgrade, Serbia. The eastern part of the Lastavice project will offer 269 apartments for more than one billion crowns, which are currently undergoing approval and into which the new owners will start moving in August and September. The group will continue construction this year. In total, the project includes 480 apartments and will cost 91 million euros.



"Serbia is the largest foreign market for us. We are planning three housing projects here, including our largest new district, Duga, for 592 million euros. We will build not only apartments here, but also offices and a hotel," explained UDI Group Strategy Director Marcela Fialková. "The Lastavice project is the first that UDI Group implements on the Serbian market, which is why it is of great importance to us. It will show

the standards that we provide and that the demanding Serbian real estate market can expect from us," said director for Serbia Vladimír Djurdjevič.

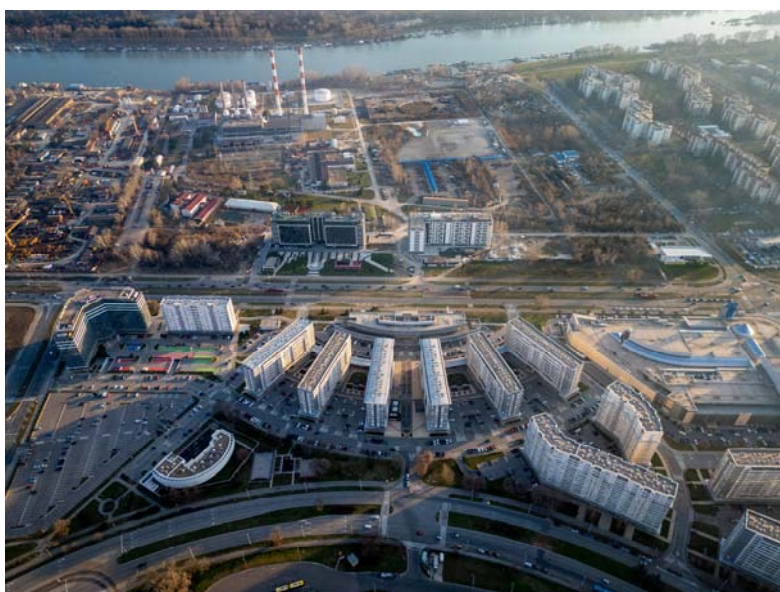
In the so-called New Belgrade, on a plot of land only about four kilometers from the city center, the group completed the first of two 11-story apartment buildings. A total of 480 high-standard apartments will be created here. They will be complemented by an additional 39 shops on the ground floor and almost 650 parking spaces below the surface. The Lastavice project got its name from the location. It is the first place in Belgrade where swallows return after winter. The high-



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About us – UDI Group is an international developer that builds residential, office and industrial projects in the Czech Republic and other European countries and in Latin America. It focuses on complex development that combines functions - housing, offices and shops. It is currently preparing 21 projects, the sales of which will reach 2,6 billion euros in the next five years.

standard modern project is another in the area that is developing very quickly around Yuri Gagarin avenue overlooking the iconic suspension bridge over the Sava. The project comes from the workshop of the local architectural studio ZAP. He designed two L-shaped apartment buildings on a 9,700 m² plot of land. The houses are facing each other and between them there is a space for relaxing in the greenery with a children's playground and outdoor fitness. The builder is the local construction company Penta Ge.Co.



The ZAP architectural studio won the competition mainly thanks to the modern and novel design of the proposed project. In an invited competition, the group chose from three designs exclusively from local architectural studios. The project is intended for the upper middle class. Bearing in mind that a much higher standard is usual in Serbia, the house will offer amenities such as air conditioning, window shades, wooden floors and bathrooms with branded fixtures.

Serbia: Market where UDI Group intends to invest more than 800 million euros

In addition to the Lastavice project, the developer is preparing its largest ever Duga project here, which combines housing with retail on the ground floor, as well as offices and a hotel, including a kindergarten. In terms of investment, it will be a project for 592 million euros. The developer launched an international architectural competition for Duga, which was won by British architect Ian Bogle. Another Serbian project of the UDI Group is Zvezdano Brdo, where 320 apartments are to be built for an investment of around 56 million euros. The group wants to start building it in the fall of this year.

In addition to Serbia and the Czech Republic, the Czech developer UDI Group also operates in Hungary and Poland and even in Latin America. It does not only focus on housing projects, it is a comprehensive investor that builds housing, offices, shopping centers, hotels and industrial development. It is currently implementing or preparing 21 projects, which in the next five years will bring income in excess of 2,6 billion euros.

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