



Serbia: an interesting destination for investment in housing from the Czech Republic. New apartments here are sold for 70,000 CZK per m²

Prague, January 23, 2025 – Eastern European countries including Poland, Hungary and Serbia are becoming interesting for housing investors. The initial investment for buying an apartment here is an order of magnitude lower than in the Czech Republic, and thus the return on such an investment is up to double. Nevertheless, it is still worthwhile to invest in apartments in the Czech Republic. Even after the introduction of the new construction law, there was no dramatic acceleration of building permits and more massive construction of apartments, and therefore investors can continue to rely on the appreciation of apartments over time. Even in 2025, the prices of new apartments in the Czech Republic will probably increase slightly.



The international developer UDI Group offers the opportunity to invest in apartments in the Czech Republic in all its projects, including Central Europe, but also, for example, Panama or Costa Rica. "Serbia is now interesting, where we have started construction and sales of apartments in the Zvezdano Brdo (Starry Hill) project. Logically, this is a project intended primarily for the local market, yet we already have requests from several interested parties in the Czech Republic. These

are mostly people who have some ties to the Serbian market," explained UDI Group strategy director Marcela Fialková. According to her, the return on investment in a new apartment in Serbia is now around 5.6 percent, which is almost twice as much as in Prague. "The new apartments in the Zvezdano Brdo project have a slightly higher standard than is common on the Czech market. We sell them from 70,000 crowns per m² including VAT, so a 30-meter apartment in the capital of Serbia costs 2.1 million czech crowns," explained UDI



Construction began in October 2024 with the demolition of the original buildings

Group store director Helena Pilnáčková.

A total of 341 apartments of a higher standard, 443 underground parking spaces and a number of retail units on the ground floor of the building will be created in Old Belgrade. In total, the group plans to invest 57.5 million euros in the project. Zvezdano Brdo will grow on the brownfield of the former Kurir printing house. Its main advantage is the very good transport accessibility by tram to the center. There are many civic amenities in the neighborhood, a new Lidl store was opened directly on the opposite property.

Serbia is the largest foreign market for UDI Group. It is building or preparing four projects here. In addition to Zvezdano Brdo, the group completed the first building of the Lastavice project here in 2024. It is also preparing the construction of the entire new Duga district for 565 million euros and a logistics complex near the capital. Together, UDI Group intends to invest almost 775 million euros in its four projects on the Serbian market.

Apartments in the Polish project Classic Ursus or apartments in Budapest in the Parkside project of the group can also be an interesting investment in housing abroad. There, too, apartment prices are an order of magnitude lower than in Prague. With UDI Group, people can also invest in apartments across the ocean, for example in Panama or Costa Rica. In both markets, the rental yield is around 6.5 percent.

The headquarters of the group is in the Czech Republic. Apart from the Czech Republic and Serbia, UDI Group also does business in Poland, Hungary and two Latin American countries. It is currently developing a total of 21 projects, from which it estimates the revenue to be 2,5 billion euros.