



# KOSMAJ RESIDENCE

BY TESLA PALACE

EN



"The beauty of nature is a mirror of the soul that is able to see and feel it."

IVO ANDRIĆ



Mount Kosmaj feels like a magical gateway to an oasis of peace and nature — just a step away from the bustling city of Belgrade. When it's time for a break from everyday life, Kosmaj Residence becomes the perfect choice for those seeking tranquility, greenery, and quality time with family.





# KOSMAJ - SERBIA'S BEST-KEPT SECRET

THE ROMANS CALLED IT  
"CASA MAIAC" - THE ABODE  
OF THE GODDESS MAYA.

Kosmaj is an ancient mountain, famous since the times of the Celts and Romans. For many, it was a mythical mountain; the ancient Romans believed it to be the dwelling place of the goddess Maya, who was the deity of fertility and spring, as well as the daughter of the god of nature. The Romans had good reason to believe that Kosmaj was the abode of the goddess Maya, as it was precisely here that the most beautiful forests in the entire Roman Empire were located. The name Kosmaj originated from the Celtic word "cos" (forest) and the Proto-Indo-European word "maj" (mountain).

It extends at an altitude of 626 m, located in Šumadija in the vicinity of Sopot. The entire landscape is covered with vegetation. Steeper slopes are covered with forests, predominantly beech and oak, with occasional coniferous trees. Gentle slopes are covered with grassy vegetation, while the foothills are adorned with orchards and fields, and plateaus are mostly interspersed with clearings.

Kosmaj is also characterized by a wind rose that forms over the area, as air currents from the Carpathians and the Mediterranean converge, creating a favorable climate similar to that of many spa resorts.



# LIFE IN THE EMBRACE OF NATURE

In the heart of nature, our residential-tourist complex offers a perfect blend of luxury and the outdoors. Situated directly on Mount Kosmaj, along the borders of the national park, the location provides a unique opportunity to discover the hidden beauties of nature, whether you are enjoying a peaceful retreat or exploring the treasures of this unique mountain.

HOTEL  
SOON







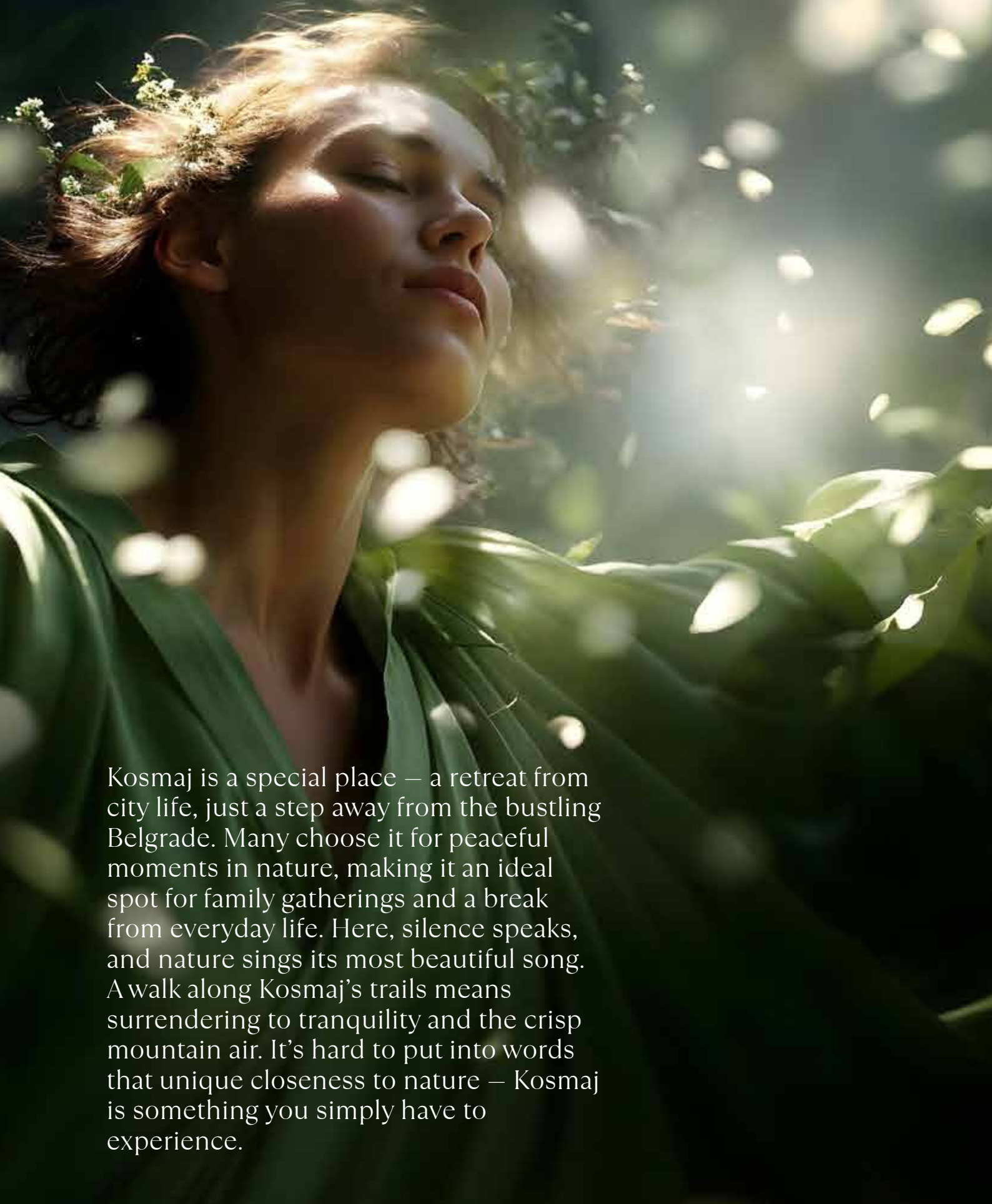
## PLACE OF FAMILY VALUES

In this digital age, where screens have become an integral part of daily life, the natural environment offers a refreshing contrast and necessary balance.

Spending time in nature plays a crucial role in shaping healthy values and skills in children, fostering an inquisitive spirit, encouraging asking questions, and discovering their own answers.







Kosmaj is a special place – a retreat from city life, just a step away from the bustling Belgrade. Many choose it for peaceful moments in nature, making it an ideal spot for family gatherings and a break from everyday life. Here, silence speaks, and nature sings its most beautiful song. A walk along Kosmaj's trails means surrendering to tranquility and the crisp mountain air. It's hard to put into words that unique closeness to nature – Kosmaj is something you simply have to experience.





# HARMONY OF NATURE AND LUXURY

This impressive project comprises four elegant buildings with units ranging from 32 m<sup>2</sup> to 41 m<sup>2</sup>, with the option of combining for larger units.





# YOUR NEW HOME IN GREEN



The buildings are designed with top-notch quality to provide the perfect blend of comfort and elegance.







## PROTECTED NATURAL HERITAGE

This nature gem is carefully preserved to maintain its unique beauty. The protected area of Kosmaj represents an oasis of picturesque landscapes, rich forests, diverse flora and fauna, quality water, soil, and clean air.

Wildlife you may encounter on Kosmaj includes rabbits, deer, pheasants, partridges, foxes, and quails.



## 44 APARTMENTS

IN THE FIRST PHASE

A total of 44 apartments per building.

## 4 BUILDINGS

Planned construction of a total of 4 residential buildings.

## PARKING LOT

Secured parking spaces.

## MAINTENANCE

Daily maintenance of the complex.

## RENTAL

The possibility of renting out your property through complex management, an ideal opportunity for passive income.

## SECURITY

Professional security 24/7.

## FAST INTERNET

Optical internet available.





# MUCH MORE THAN A RESIDENTIAL COMPLEX



## HOTEL

Construction of a hotel with exclusive amenities.



## MARKET

A market with organically grown products.



## SPA AND HOTEL POOL

Open and indoor pool alongside a Wellness and Spa center.



## ADVENTURE PARK

Adventure park and a specially designed playground for the youngest visitors.



## OPEN-AIR CINEMA

An ideal place for socializing and enjoying fresh air.



## GASTRONOMY

A restaurant within the complex serving delicious dishes made from organic ingredients from our garden.



## SPORTS FACILITIES

Tennis courts, paddle courts, outdoor gym, and mini golf.



## HORSEBACK RIDING

Experience adventure in a completely different way.





HOTEL POOL



## FOR MOMENTS OF RELAXATION

Within our idyllic complex, there is a pool surrounded by nature that offers relaxation from the city noise and stress. Conceived as an oasis of tranquility, the mountain pool provides a unique opportunity to unwind in the embrace of nature. Bathed in silence and the rustle of trees, you can enjoy moments of serenity and inner harmony.



SPORTS FACILITIES

## FOR ACTIVE MOMENTS

For those who prioritize their health, numerous sports activities are available within the complex itself. Whether you are a fitness enthusiast, tennis player, horseback rider, or cyclist, Kosmaj Residence by Tesla Palace offers opportunities to maintain an active lifestyle.







NOVEMBER MARKET



## FOR MOMENTS OF ENTERTAINMENT

Get ready for a spectacle that will illuminate Kosmaj Residence - the November Market inspired by the enchanting atmosphere of Kosmaj. Let the Market take you on a journey through culture, art, and gastronomy, creating connections that will last long after the conclusion of this magical event.



OPEN-AIR CINEMA

## FOR MOMENTS OF TOGETHERNESS

Imagine a romantic evening under the clear sky, watching your favorite movie with your loved one.

Kosmaj Residence has its own open-air cinema, where you can enjoy the magic of movies under the stars, creating unforgettable moments with your loved ones.

Experience the magic of outdoor performances by our talented actors, providing an unforgettable experience for the whole family.





SURROUNDED BY NATURE

## FOR MOMENTS WITH NATURE

Kosmaj is not just a beautiful natural landscape but also a source of vitality for all who experience it. Its beneficial effect on human health is undeniable.

Inhaling fresh air purified from urban pollution, walking on paths covered with greenery, and enjoying the peace provided by this mountain refuge are all elements that positively impact physical and mental well-being.





QUALITY  
MATERIALS,  
CONTEMPORARY  
DESIGN, AND  
TOP-LEVEL  
COMFORT





# TWO-BEDROOM APARTMENT

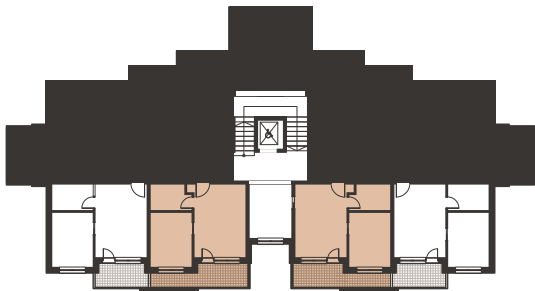
34,92m<sup>2</sup>



# TWO-BEDROOM APARTMENT

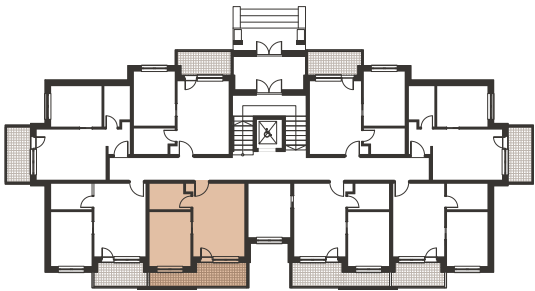
35,24m<sup>2</sup>

1	LIVING ROOM WITH KITCHEN	14.71 m <sup>2</sup>
2	BEDROOM	8.93 m <sup>2</sup>
3	BATHROOM	4.07 m <sup>2</sup>
4	TERRACE	7.22 m <sup>2</sup>



POSITIONS:  
ATTIC 1

1	LIVING ROOM WITH KITCHEN	14.71 m <sup>2</sup>
2	BEDROOM	8.93 m <sup>2</sup>
3	BATHROOM	4.07 m <sup>2</sup>
4	TERRACE	7.53 m <sup>2</sup>



POSITIONS:

- ATTIC 2
- GROUND FLOOR
- FIRST FLOOR
- SECOND FLOOR
- THIRD FLOOR



# TWO-BEDROOM APARTMENT

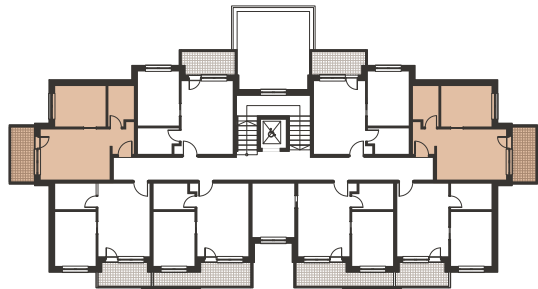
34,17m<sup>2</sup>

1	LIVING ROOM WITH KITCHEN	15.96 m <sup>2</sup>
2	BEDROOM	8.35 m <sup>2</sup>
3	BATHROOM	4.07 m <sup>2</sup>
4	TERRACE	5.79 m <sup>2</sup>



**POSITIONS:**

- ATTIC 2
- GROUND FLOOR
- FIRST FLOOR
- SECOND FLOOR
- THIRD FLOOR





# TWO-BEDROOM APARTMENT

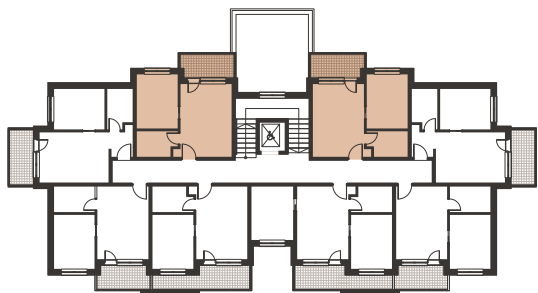
32,62m<sup>2</sup>



# TWO-BEDROOM APARTMENT

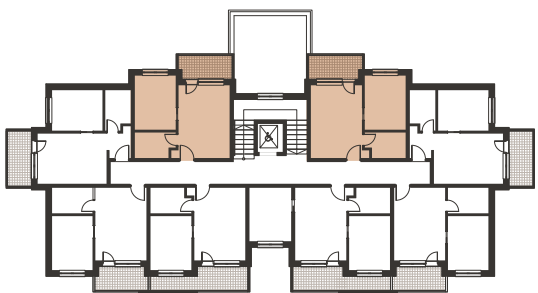
33,17m<sup>2</sup>

1	LIVING ROOM WITH KITCHEN	14.71 m <sup>2</sup>
2	BEDROOM	8.93 m <sup>2</sup>
3	BATHROOM	4.07 m <sup>2</sup>
4	TERRACE	4.91 m <sup>2</sup>



POSITIONS:
ATTIC 2
GROUND FLOOR

1	LIVING ROOM WITH KITCHEN	14.71 m <sup>2</sup>
2	BEDROOM	8.93 m <sup>2</sup>
3	BATHROOM	4.07 m <sup>2</sup>
4	TERRACE	5.46 m <sup>2</sup>



POSITIONS:
FIRST FLOOR
SECOND FLOOR
THIRD FLOOR



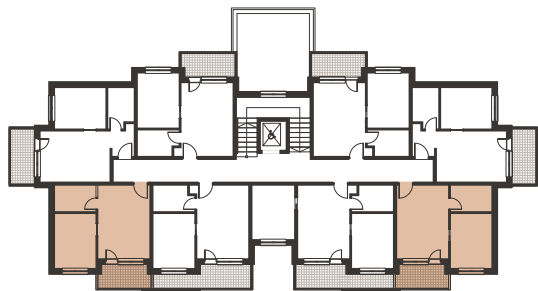




# TWO-BEDROOM APARTMENT

32,59m<sup>2</sup>

1	LIVING ROOM WITH KITCHEN	14.71 m <sup>2</sup>
2	BEDROOM	8.85 m <sup>2</sup>
3	BATHROOM	4.03 m <sup>2</sup>
4	TERRACE	5.01 m <sup>2</sup>



**POSITIONS:**

- ATTIC 1
- ATTIC 2
- GROUND FLOOR
- FIRST FLOOR
- SECOND FLOOR
- THIRD FLOOR





# THREE-BEDROOM APARTMENT

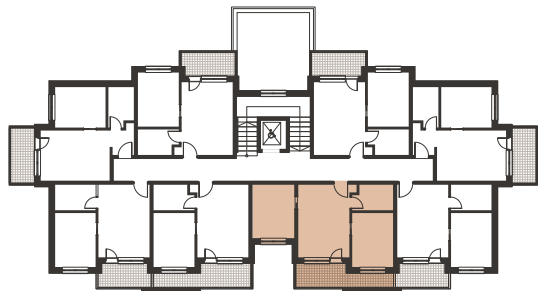
44,18m<sup>2</sup>

1	LIVING ROOM WITH KITCHEN	14.71 m <sup>2</sup>
2	BEDROOM	8.93 m <sup>2</sup>
3	BATHROOM	4.07 m <sup>2</sup>
4	TERRACE	7.53 m <sup>2</sup>
5	BEDROOM	8.94 m <sup>2</sup>



## POSITIONS:

- ATTIC 2
- GROUND FLOOR
- FIRST FLOOR
- SECOND FLOOR
- THIRD FLOOR





# SHELTER ON KOSMAJ HAS BEEN DISCOVERED BY MANY OF OUR ATHLETES, ACTORS, AND SINGERS

Due to its proximity to the capital, Kosmaj has always been a favorite location for our renowned figures such as Bata Živojinović, Merima Njegomir, Nele Karajlić, Ivan Milinković - Legends, director Bota Nikolić, and footballer Nenad Krstičić.

Even the world tennis champion, Novak Djokovic, has found refuge on Kosmaj.





# WHAT MAKES KOSMAJ SO SPECIAL

## IDEAL LOCATION

Just 30 minutes away  
from Belgrade.

## CLEAN AIR

The wind rose makes  
Kosmaj an air spa.

## WALKING TRAILS

Gentle nature with numerous  
walking paths.

## CULTURAL AND HISTORICAL CONTENT

Surrounded by monasteries,  
churches, and cultural events.

## RECREATIONAL CONTENT

Biking or horseback riding are just  
some of the many activities.

## GASTRONOMIC OFFER

Organic food, wineries, and  
traditional cuisine are available.

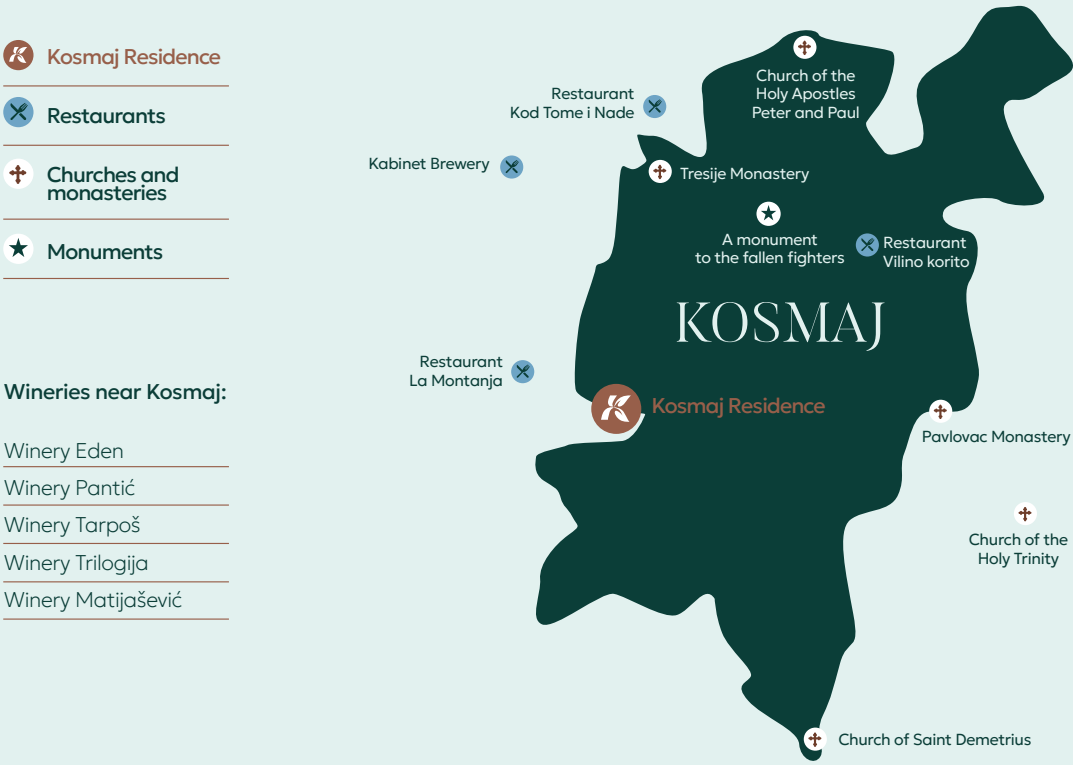
## 70 % FOREST COVERAGE

70% of the Kosmaj area is  
covered with forest vegetation.

## 96 BIRD SPECIES 51 MAMMAL SPECIES

Kosmaj is the habitat of numerous  
rare and protected animals.

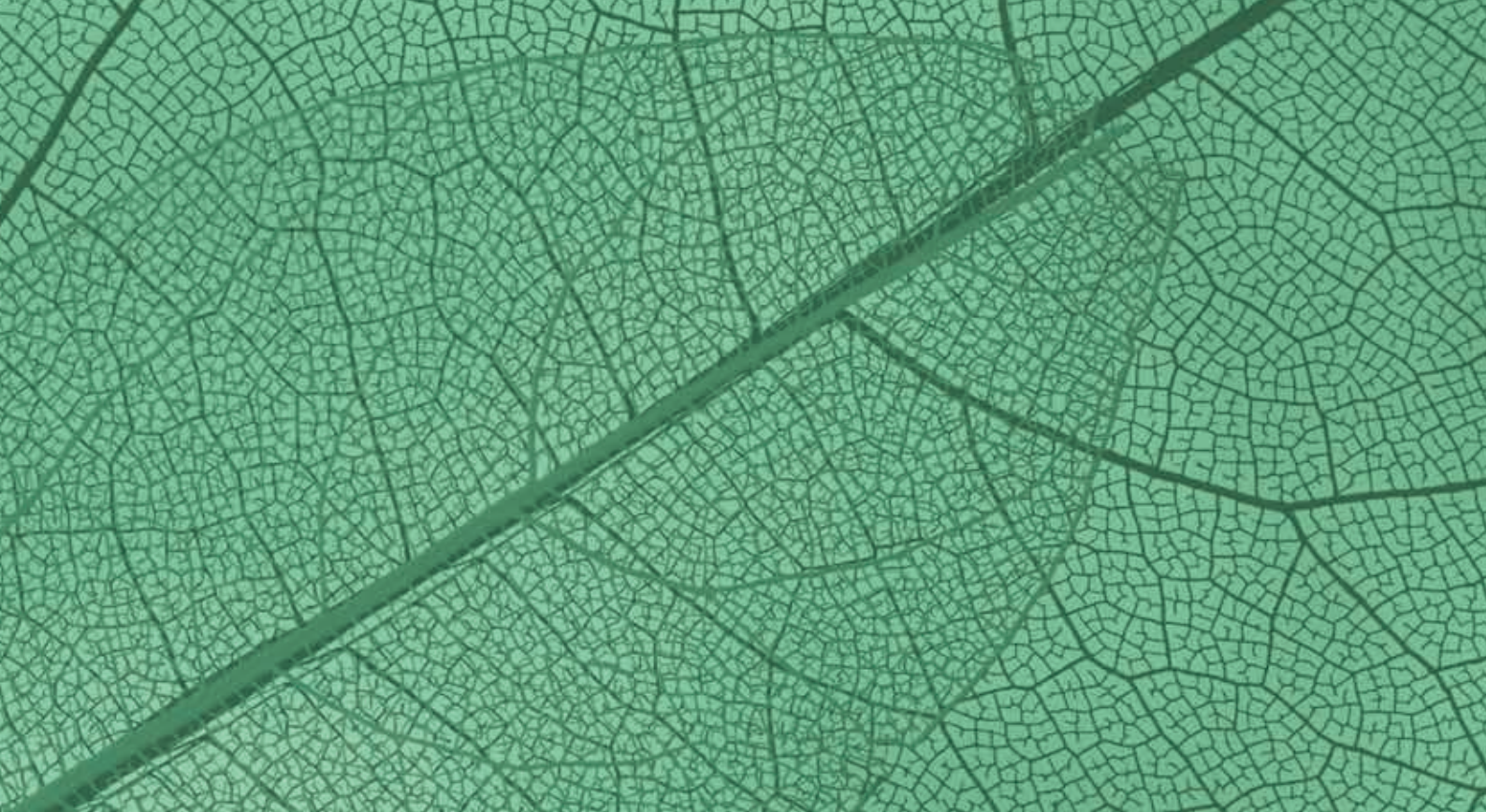
# NEAR THE CITY, FAR FROM NOISE



### DISTANCE IN RELATION TO OTHER MOUNTAINS

<b>BELGRADE — KOSMAJ</b>	<b>50 KM</b>
BELGRADE — DIVČIBARE	120 KM
BELGRADE — ZLATIBOR	230 KM
BELGRADE — KOPAONIK	280 KM





## A PLACE WHERE NATURE MEETS SPIRITUALITY

With a deeply rooted history and cultural heritage, Kosmaj is a region that holds a treasure in the form of a beautiful array of monasteries.

Two significant monasteries are hidden on Kosmaj - Tresije and Pavlovac, precious treasures of cultural heritage. Tresije Monastery, founded seven centuries ago, was marked by Princess Jelisaveta Karađorđević with the establishment of a residence in 1991. Significant events are held here, and the monastery is clearly marked with ample parking space.

Pavlovac Monastery, named after the stream, is located in the village of Koraćica and dates back to the time of Despot Stefan Lazarević. The complex includes the church of Saint Nicholas, a residence on the southern side, and the probable summer residence of Despot Stefan Lazarević. Both monasteries constitute an unforgettable part of the cultural and spiritual heritage of Kosmaj.



# WHAT TO VISIT ON KOSMAJ



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## PAVLOVAC MONASTERY

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Located in the village of Koraćica next to the Pavlovac stream, from which it got its name.

It was built at the end of the 14th century by the order of the then ruler of Serbia, Despot Stefan Lazarević.



## MONUMENT TO FALLEN FIGHTERS

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Located on the summit of Kosmaj, Mali Vis. It is 30m tall and represents one of the most prominent works of Yugoslav brutalism.

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## PRUTEN WATERFALL

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Located in the village of Babe, very well hidden and not widely known to the public. The waterfall often changes the color of the water, so you can find it in a turquoise-blue or yellow-green combination, surrounded by peace and nature. It was built during the Roman era when ore was extracted on Kosmaj, and it served them for washing hands with cold water.

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## VIEWPOINT

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The Kosmaj viewpoint is located in the village of Nemenikuće, the main tourist area of this mountain, on one of the highest points of Kosmaj. The viewpoint is just a few hundred meters away from the center of Kosmaj Park and is very easy to find.





#### NATURE CONSERVATION

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During the construction of this project, not a single tree was harmed.

DIRECT SALE

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