



GRAND
RESIDENCES



Grand Residences

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I

VAŠE
MIESTO
NA
VRHU

Na visini savršenstva

The peak of perfection

Dobrodošli u Grand Residences.

Smešten u sam centar veličanstvenog i uzbudljivog Kopaonika, Grand Residences pruža vam priliku da ovo magično mesto nazovete svojim domom. Autentična iskustva i beskrajne prirodne lepote vas okružuju dok uživate u luksuzu i udobnosti svog novog trofeja na ovoj čarobnoj planini.

Welcome to Grand Residences.

Located in the very center of the exciting and majestic Kopaonik mountain, Grand Residences offers you the opportunity to call this wonderful place home. Authentic experiences and endless natural beauty surround you, as you bask in the luxury and comfort of your new trophy on this magical mountain.



Granice ne postoje

Boundaries don't exist



Neumorno postavljamo nove standarde u turizmu i sektoru nekretnina. Naš portfolio obuhvata 15 hotela u većinskom i manjinskom vlasništvu u Srbiji, Sloveniji, Hrvatskoj i Crnoj Gori, Aerodrom Portorož, kao i golf terene u Savudriji. Posebno smo ponosni na saradnju sa renomiranim svetskim hotelskim brendovima kakvi su Kempinski, Marriott International i Sheraton.

Pažnja sa kojom pristupamo lokacijama i potrebama ljudi dovela je do toga da smo veoma brzo nadrasli procese razvijanja hotelskog biznisa. Mi stvaramo i razvijamo destinacije.

U Grand Residences i pružanje vrhunskog doživljaja našim klijentima, utkali smo sve znanje i iskustvo stečeno na najekskluzivnijim destinacijama regiona.

We continuously raise the standards in the fields of tourism and real estate. Our portfolio encompasses 15 hotels in majority and minority ownership in Serbia, Slovenia, Croatia and Montenegro, Portorož Airport and golf courts in Savudrija. We're especially proud of our collaboration with the world-renowned hotel brands like Kempinski, Marriott International and Sheraton.

The care with which we approach locations and the needs of people has elevated us beyond developing the hotel business – we create and develop destinations themselves.

We have placed all of our knowledge, the experience gained from the most exclusive destinations within the region, and premium experience for our guests into Grand Residences.

U najboljem društvu

Our company

Kempinski Palace Portorož

Kempinski Hotel Adriatic

Golf Club Adriatic

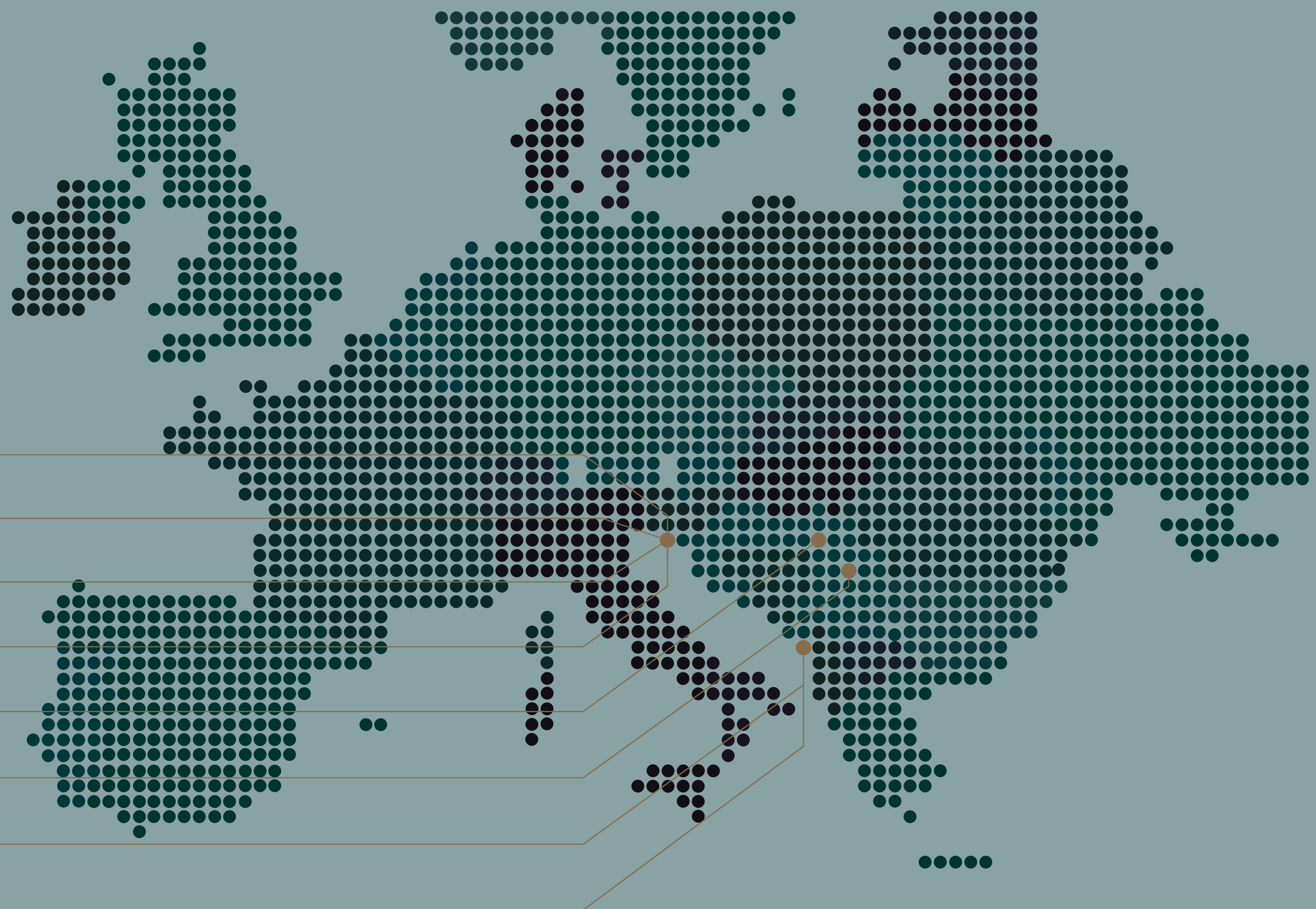
Petram Resort & Residences

Sheraton Novi Sad

Grand Kopaonik

Budvanska rivijera

Sveti Stefan hoteli



2

KOPAONIK

Autentičnost koja osvaja

Authenticity which conquers

Kopaonik, poznat kao Srebna planina, među najvišim je planinama Srbije.

Smeštena na jugoistoku Evrope, na multikulturalnom i živopisnom raskršću između Istoka i Zapada, Srbija ima jedinstvenu poziciju koja obiluje nebrojenim prilikama za odmor, opuštanje, rekreaciju i provod.

Osvaja vas svojim autentičnim šarmom, uvek spremna da vas ugosti. Jedino što vam nedostaje je vaš prostor na krovu Srbije – na Kopaoniku.

Kopaonik, known as the Silver mountain, is among the highest mountains in Serbia.

Located in South Eastern Europe, in a multicultural and dynamic crossroads between East and West, Serbia has a unique position. Offering many opportunities for vacation, relaxing, recreational activities and an all-around good time.

Its authentic charm wins you over and its hospitality is hard to resist. The only thing you're really missing is your own space on the rooftop of Serbia – Kopaonik.





Lokacija koja inspiriše

Inspirational location

Kopaonik znači uživanje između neba i zemlje. To su prizori od kojih zastaje dah i kad je prekriven bisernim snegom i kad je pod beskrajnim zelenilom. Savršene ski staze sa snežnim pokrivačem koji traje preko četiri meseca. Sunce koje ga obasjava više od 200 dana tokom godine. Nestvarno čist vazduh nacionalnog parka. Osećaj nenarušene slobode.

Kopaonik means truly relaxing between the land and the sky. Views that take your breath away – both when covered in glistening white snow and when covered in lavish greenery. Perfect ski slopes and conditions which last for more than four months. Kopaonik also boasts more than 200 sunny days per year, and incredibly fresh mountain air. The feeling of untouched freedom.



Doživite nešto posebno

Experience something special

Kopaonik će vam istovremeno pružiti i mirnu oazu i uzbuđujuće avanture.

Ski centar raspolaže sa više od 60 kilometara uređenih alpskih staza, od čega su 3 FIS staze za slalom i veleslalom. Staze opslužuje sistem od 24 žičare ukupnog kapaciteta 30 000 skijaša na čas, što ga svrstava u red najvećih ski centara u ovom delu Evrope. Kopaonik je jedna od najpopularnijih zimskih destinacija u regionu, a lokacija na samo 290 km od Beograda ga čini lako dostupnim iz raznih pravaca. Karakteriše ga neverovatan prirodni potencijal od oko 160 dana pod snežnim pokrivačem tokom godine. Pogodan je za sve kategorije skijaša, od početnika do profesionalnih skijaša. Zahvaljujući sistemu za veštačko osnežavanje koji pokriva 97% kapaciteta ski centra, sezona skijanja traje duže i ne zavisi od vremenskih uslova.

Kopaonik offers both a peaceful oasis and exciting adventure.

Our Ski center has more than 60km of ski slopes, 3 of which are FIS slopes for slalom and giant slalom skiing. The slopes are supported by 24 cable cars, with a total capacity of 30,000 skiers per hour – making it one of the largest ski centers in this part of Europe. Kopaonik is one of the most popular winter destinations in the region, and is located only 290km from Belgrade – allowing for easy access from a multitude of locations. Kopaonik is characterized by amazing natural potential, and has about 160 days of snow throughout the year. Suitable for all types of skiers – from beginners to professionals. Thanks to the artificial snow system which covers 97% of the ski center, the season lasts longer and is not reliant on weather conditions.

Kopaonik je takođe poznat po odličnoj apres-ski zabavi i bogatom noćnom životu, što ga čini omiljenim zimskim centrom svih onih koji život posmatraju iz vizure lepote i hedonizma. Ne propustite jedinstvenu priliku da osetite čaroliju zimskih noći i toplinu planinske atmosfere. Zakoračite u magiju noći mnogobrojnih barova, klubova i kafana Kopaonika. Upotpunite album svog života stranicama nezaboravnih trenutaka. Za gastronomsko uživanje sa dragim ljudima i porodicom, Kopaonik nudi sve - od najboljih lokalnih specijaliteta do prefinjenog fine dining iskustva.

Ne samo zimi, ova planina osvaja zauvek ljubitelje prirode tokom letnjih meseci, kada vas nepregledne staze, šumski putevi i biciklističke rute zovu na osvajanje vrhova. Hajking, bajking, jahanje, vožnja kvadova, alpinizam, paraglajding i brojne outdoor aktivnosti dostupne su za aktivan odmor i uživanje u netaknutoj prirodi.

Kopaonik is also famous for its apres-ski fun and a rich night life, making it the favourite ski center for all who look at life through the prism of beauty and hedonism. Don't miss the unique chance to experience magical winter nights and the warmth of the mountain atmosphere. Step into the wonder of many bars, clubs and restaurants Kopaonik has to offer. Add unforgettable and amazing chapters to your book of life. For extraordinary gastronomical experiences with family or loved ones, Kopaonik has everything - from local specialties to exquisite fine dining cuisine.

This mountain also wins over all lovers of nature during the summer months too - when the endless pathways, forest roads and bicycle routes call on you to conquer its peaks. Hiking, biking, quad bike riding, alpine climbing and paragliding, amongst many other activities are all available for an active vacation and enjoying untouched nature.



Grand status - nasleđe i prestiž

Grand status – heritage and prestige

Grand Residences nastavlja nasleđe hotela Grand Kopaonik, koji je već 40 godina najprepoznatljiviji simbol čitave planine. Ponos srpskog hotelijerstva pruža suptilan luksuz i neprikosnoveni kvalitet na svakom koraku.

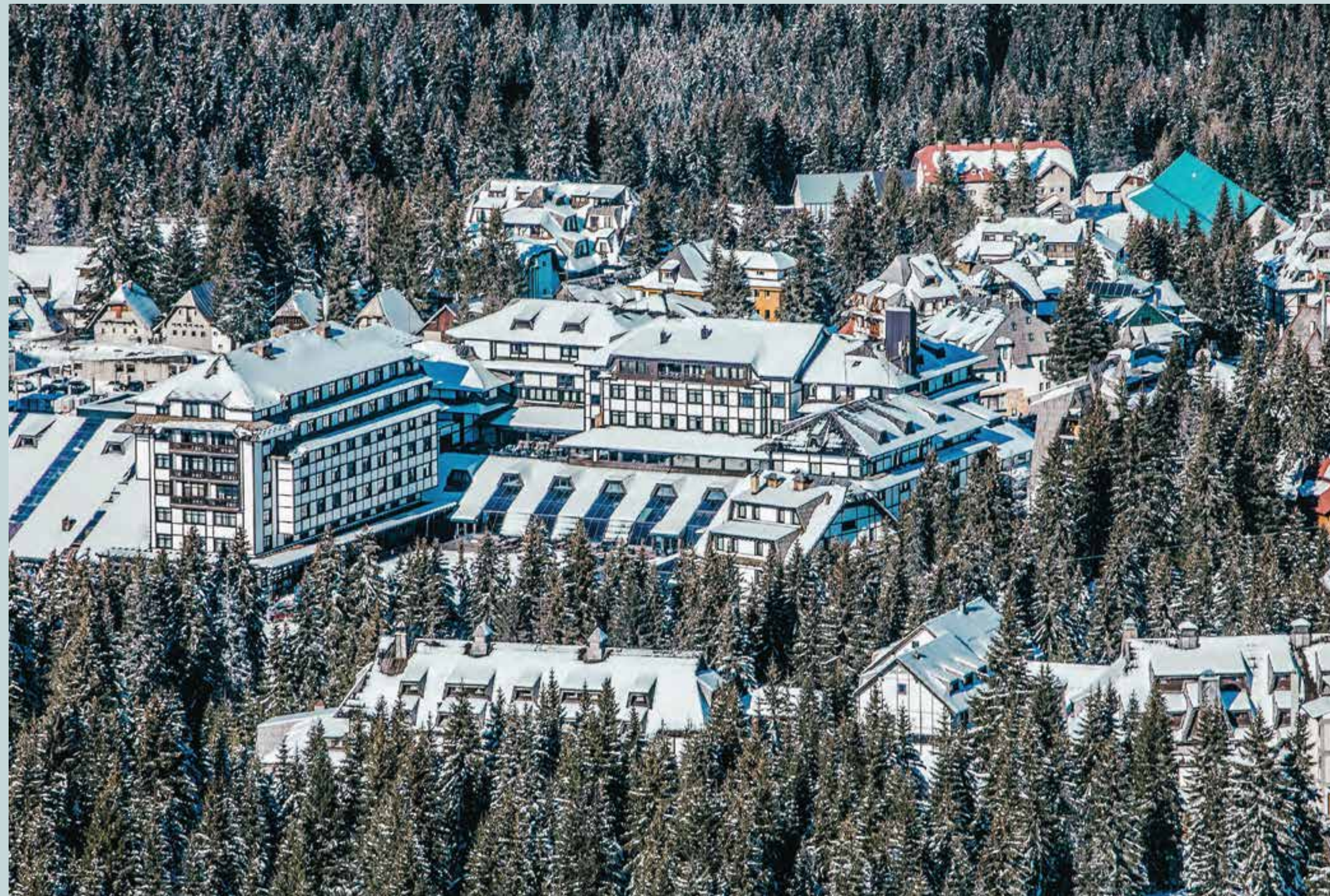
Na prestižnoj lokaciji na 1770m nadmorske visine, Grand Residences nalazi se u okviru samog hotela, savršeno pozicioniran pored ski liftova. U centru je zbivanja, a znalački nudi osećaj potpune privatnosti – intimni prostor koji imate samo za sebe.

Na samo nekoliko koraka od vas su kraljevski sadržaji hotela Grand Kopaonik kojima imate direktan pristup. Ušetajte u ovaj jedinstveni svet, jer upravo to znači vaš Grand status.

Grand Residences continues the heritage of the Grand Kopaonik Hotel, which has been the most recognizable symbol of the mountain for the last 40 years. The pride of Serbian hotel management, it offers luxury and unrivaled perfection at every corner.

Located at the prestigious 1,770m above sea level, Grand Residences is found within the hotel, perfectly placed next to the ski lifts. In the center of all activities, yet secluded, it offers total privacy – an intimate area which you have only for yourself.

The royal content of the Grand Kopaonik Hotel is only a few steps away, to which you have access to. Walk into this unique world, because this is exactly what gives you your Grand status.





Hotel Grand Kopaonik svim vlasnicima Grand Residences apartmana nudi pristup sledećim sadržajima:

- Ekskluzivni Spa & Wellness
- Fitness centar
- Salon lepote
- Fine dining restoran Bacco
- Gastro bar Garden
- Lobby bar sa otvorenim kaminom
- Grandioznu terasu sa pogledom na vrhove Kopaonika
- Dečiji klub sa profesionalnom animacijom
- Kongresni centar za do 1000 učesnika
- Prodavnice
- Kompletan ski servis – ski depo, škola skijanja, usluga iznajmljivanja opreme
- 24h konsijerž uslugu
- Privatnu garažu

The Grand Kopaonik Hotel gives all owners of the Grand Residences apartments access to the following:

- *Exclusive Spa & Wellness center*
- *Fitness center*
- *Beauty salon*
- *Bacco fine dining restaurant*
- *Garden gastro bar*
- *Lobby bar with open fireplace*
- *Grandiose balcony with views of the Kopaonik peaks*
- *Children's club with a professional animator*
- *A congressional theatre for up to 1,000 people*
- *Shops*
- *Complete ski service – ski depo, ski school, equipment rental services*
- *24h concierge service*
- *Private garage*



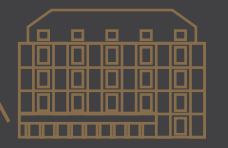
GRAND RESIDENCES

Legenda / Legend

- 1. Grand Residences
- 2. Hotel Grand Kopaonik
- 3. Restoran Bacco
- 4. Polazište žičara
- 5. Javna garaža
- 6. Centar kopaonika (Konaci)
- 7. Apoteka
- 8. Banka
- 9. Supermarket
- 10. Pošta
- 11. Woodside Kopaonik Residences
- 12. Trauma centar
- 13. Crkva
- 14. Policija



13



11



6



7



8



9



10



5



14



1

2

3

Redefinisani luksuz modernog života

Redefining the luxury of modern life

Grand Residences pruža vam priliku da sa lakoćom iskusite balans između sofisticiranog življenja i ležernog prepuštanja uživanju u ambijentu autentičnog planinskog masiva. Centar Kopaonika odiše vibrantnom atmosferom iz obližnjih kafea, restorana i prodavnica, nudeći kako zabavu tako i kulturne sadržaje, udaljene svega par minuta hoda od vašeg apartmana.

Grand Residences gives you the opportunity to easily experience the balance between a sophisticated life and one of leisurely relaxation in the authentic ambient only a large mountain can offer. The center of Kopaonik exuberates with a vibrant energy from the cafes, restaurants and stores, offering both fun and cultural things to do, all of which are located just a few minutes walking from your apartment.



Najluksuznija adresa u Srbiji

The most luxurious address in Serbia

Sa 40 luksuznih, kompletno opremljenih apartmana, Grand Residences opravdavaju svoje ime kroz savremeni i prefinjeni dizajn enterijera i celokupni utisak neprikosnovene elegancije, stila i komfora.

Grand Residences na novi nivo podiže ono što očekujete od luksuza. Sve što znate i želite, uzdigli smo do savršenstva, samo sa jednom idejom na umu: da vas ostavimo bez daha.

Pored vašeg luksuznog apartmana, na raspolaganju su vam svi sadržaji hotela Grand Kopaonik, kao i mogućnosti da u miru vašeg rezidencijalnog bloka uživate u njegovim zasebnim sadržajima:

- Spa & Wellness centar sa indoor bazenom
- Teretana
- Restoran u okviru Grand Residences krila
- Sopstvena recepcija
- Sopstveni ski depo
- Privatna garaža

With its 40 completely furnished apartments, Grand Residences justifies its name through the contemporary and sophisticated design of its interiors, and the overall impression of unparalleled elegance, style and comfort.

Grand Residences elevates what you expect from luxury to a new level. We have taken everything you know and desire to new, unseen heights, with only one idea on our minds: to leave you breathless.

In addition to your luxurious apartment, you have all the benefits of the Grand Kopaonik Hotel at your disposal, as well as the option to enjoy the special things of your residential block in peace:

- Spa & wellness center with an indoor swimming pool
- Gym
- Restaurant within the Grand Residences wing
- Your own reception
- Your own ski depo
- Private garage





Izaberite svoj trofej

Choose your trophy

Na raspolaganju vam je 11 tipova apartmana različite kvadrature - od ušuškanih 31m² do prostranih 250m².

Pronašavši inspiraciju u tradicionalnim planinskim kolibama, naše ekskluzivne rezidencije odlikuju topli i prirodni tonovi i all-natural detalji i završni potezi, nezamislivi bez punog drveta i kamenih zidnih i podnih panela.

Posebnom pažnjom smo probrali detalje u enterijeru, poput umetničkih komada nameštaja koji odišu notom posebnog stila i zrače privlačnom udobnošću.

There are 11 different types of apartments for you to choose from – from the more intimate 31m² ones, to the large 250m².

Inspired by traditional mountain huts, our luxury residences feature warm and natural tones, with all-natural details and finishes – premium materials such as full wood and stone wall and floor panels.

We selected interior details, like the furniture, with special attention – featuring pieces that ooze with style and sense of comfort.

Više
nego što očekujete.
More than you expect.





Inspirisani
prirodom
Inspired by nature.

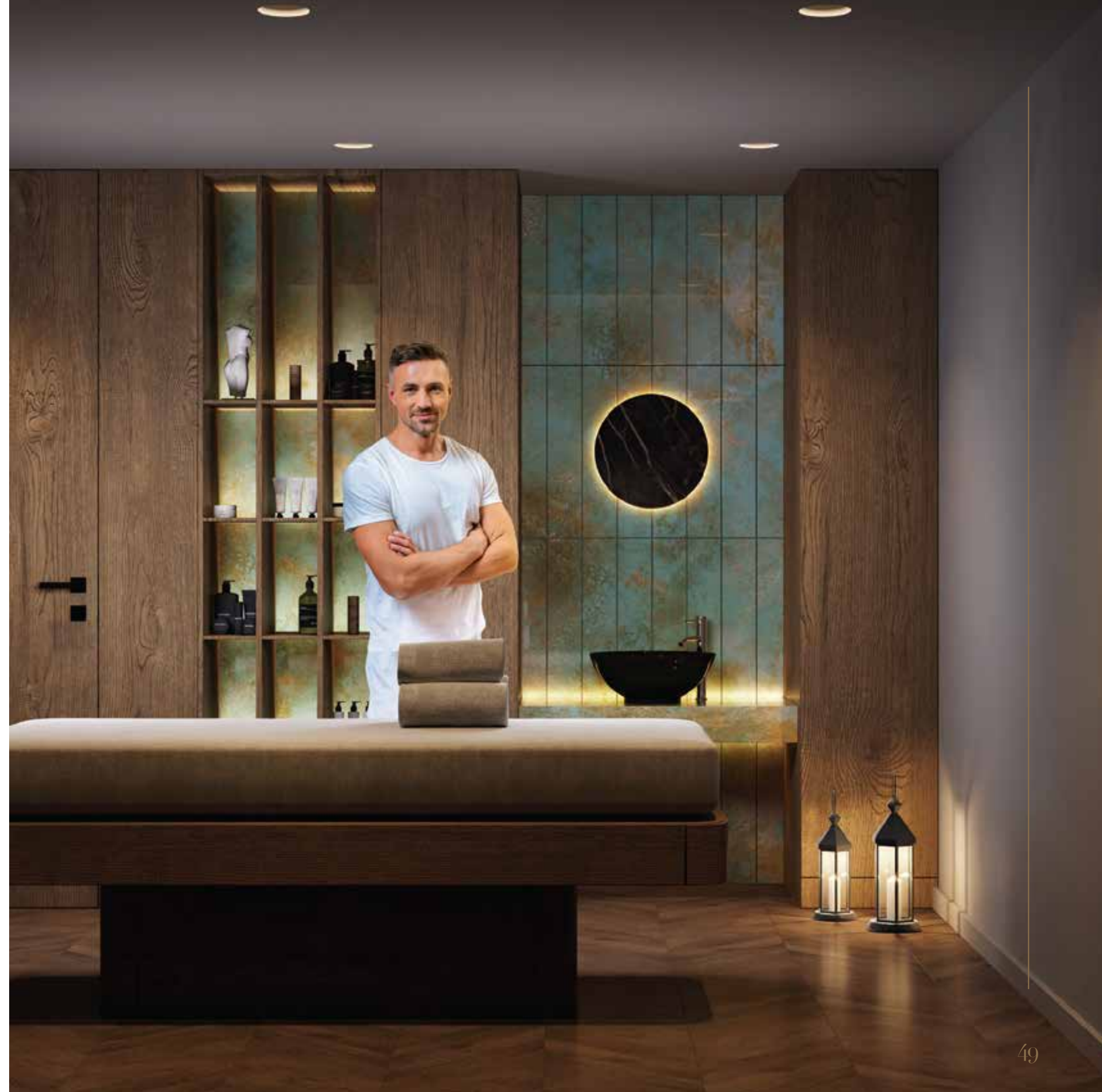




Mesto
gde rastu snovi.
Where dreams grow.



Dočekaće
vas uživanje.
Greeted by enjoyment.





Spremn
za visine.
Ready for heights.





GRAND GYM

4

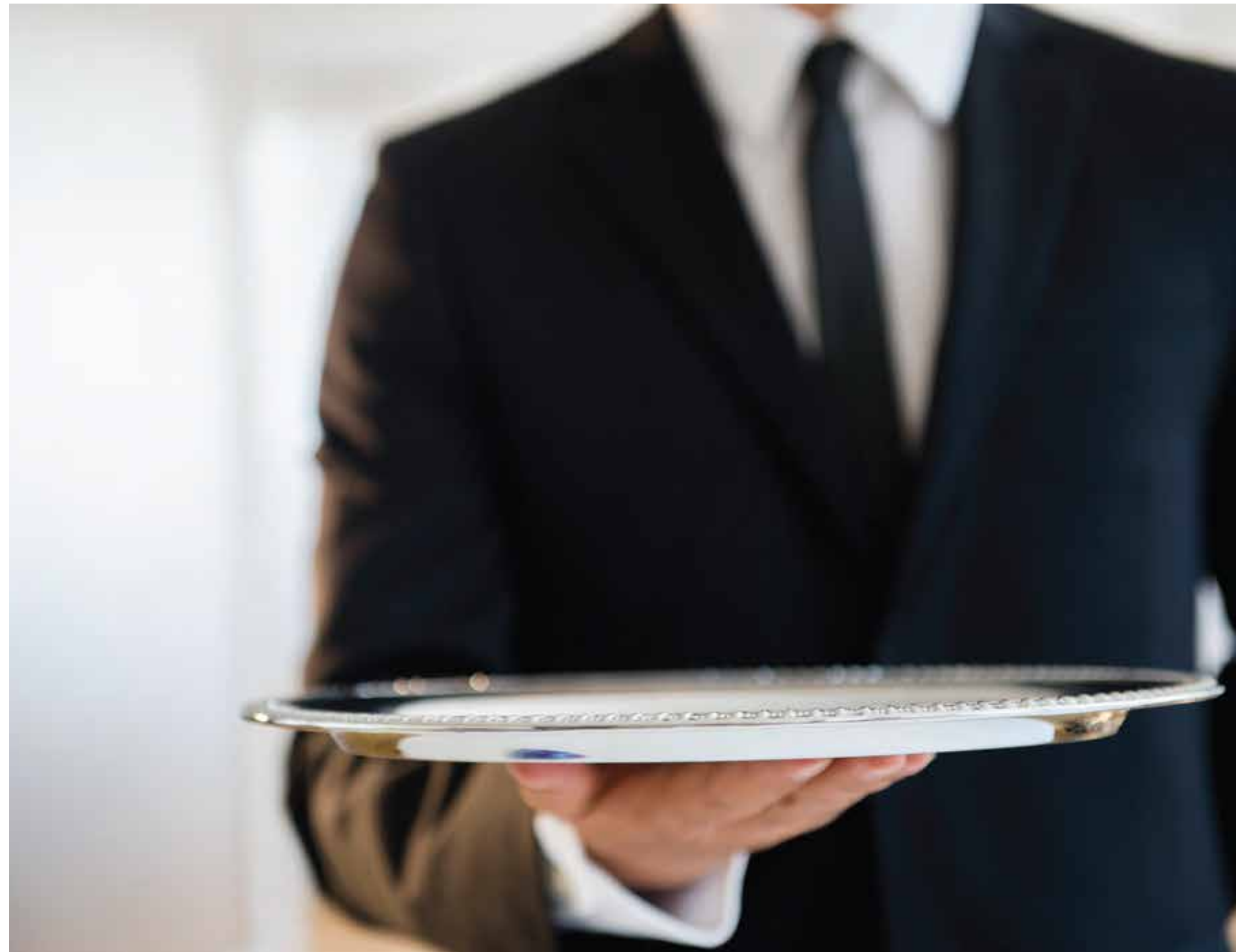
SERVISI
Services

Savršen spoj

The perfect match

Jednostavnije je kada znate da u svakom trenutku imate podršku. Zato je tu čitav spektar dodatnih usluga, od uobičajenih do à la carte ponude. Uvek su vam dostupne i vrhunske „sitnice“ koje odlikuju najfinije hotele. Na raspolaganju vam je sve – od održavanja prostora do jedinstvenog fine dining iskustva – onda kada vi to želite.

Life is a lot simpler when you know you have reliable support, in each and every moment. That is why we have a whole array of additional services, both common and unique, from our à la carte offers. You always have access to phenomenal 'perks' which grace the finest hotels. You have everything at your disposal – from the maintenance of your apartment to the unique fine dining experience – exactly when you want it.





Osnovni servisi

Essential services

Usluge Residence menadžera	<i>Residence Manager services</i>
Usluge recepcije	<i>Reception desk services</i>
Concierge usluge	<i>Concierge services</i>
Bell Boy usluge	<i>Bell Boy services</i>
Uslužno parkiranje vozila	<i>Valet parking services</i>
Obezbeđenje i video nadzor 24h	<i>Security and video surveillance 24/7</i>
Uređenje i dekoracija zajedničkih prostora	<i>Arrangement and decoration of common areas</i>
Novogodišnja dekoracija zajedničkih prostora	<i>New Year's decoration of common areas</i>
Dnevne novine, magazini	<i>Daily newspapers, magazines</i>
Održavanje i čišćenje unutrašnjih zajedničkih prostora	<i>Cleaning and maintenance of interior common areas</i>
Održavanje i čišćenje garaže	<i>Garage cleaning and maintenance</i>
Održavanje zelenih površina	<i>Landscape management</i>
Tehničko održavanje objekta	<i>Facility technical maintenance</i>
Održavanje i periodična kontrola rada liftova, protivpožarnih i svih drugih sistema u skladu sa važećim zakonskim regulativama	<i>Maintenance and periodic control of elevators, fire extinguishers and all other systems in accordance with applicable regulations</i>
Dezinfekcija i deratizacija zajedničkih prostora	<i>Disinfection and pest control of common areas</i>
Upravljanje Spa & Wellness centrom	<i>Spa & Wellness center management</i>
Održavanje i tehnička kontrola Spa & Wellness centra	<i>Technical maintenance of the Spa & Wellness center</i>
Održavanje opreme za fitness i gym	<i>Maintenance of fitness and gym equipment</i>
Opšti i administrativni poslovi	<i>General and administrative services</i>
Održavanje zajedničkih informacionih sistema i telekomunikacija	<i>Maintenance of common information and telecommunications systems</i>

A La Carte Servisi

A La Carte Services

Vrhunska asistencija *First-class assistance*

- Personalizovani Aroma lab proizvodi za negu, izrađeni ručno od najfinijih sastojaka
- Selekcija jastuka za noć punu snova
- Privatne biciklističke i pešačke ture, lični trener
- Aktivan odmor i avanture u prirodi – vožnja kvada, e-bicikla, jahanje konja, rafting, streličarstvo, safari, joga u prirodi
- Sportski sadržaji u zatvorenom – basket, rukomet, odbojka, školica sporta za decu
- SPA uživanje – luksuzni tretmani i masaže
- Za lepotu na vrhu – usluge frizera i šminkera u vašem apartmanu
- Za užitak privatne večere – Bacco fine dining iskustvo
- Signature rituali – piknik u prirodi, zalazak sunca, sakupljanje plodova prirode sa vodičem
- Za potpuni doživljaj meditacije - video koji je snimljen samo za Vas
- Posebni popusti u najboljim restoranima na stazama Kopaonika
- Personalizovani pokloni za Vaše rođendane, godišnjice, Nove godine...
- Za istančan ukus – personalizovani meni
- Za prve redove – najbolja mesta na poznatim festivalima Kopaonika

Lagodnost života na planini *The comfort of mountain living*

- Profesionalna animacija i čuvanje dece
- Za Vaše krznene prijatelje – set ponude za kućne ljubimce
- Usluge pranja i peglanja veša
- Usluge kupovine namirnica
- Prevodilačke usluge
- Usluge domara za mir u kući
- Za divan dom - neprimetna i izuzetna usluga održavanja domaćinstva
- Za sigurnost podataka - IT usluge
- Za udobnu luku - Vaše parking mesto
- Za pasionirane skijaše - najbolja ski oprema na Vašem pragu, pun servis, ski pass, VIP pass na stazama, individualni časovi
- Za lagani poslovni dan – sala i oprema za sastanke
- Za bezbrižan odmor – medicinska pomoć dostupna 24/7, intervencije doktora i pedijatra na poziv

Svakodnevno uz vas *Every day, by your side*

- Set za noći mirnog sna - svilena pidžama, maska i zaštita za uši
- Selekcija muzike za trenutke ispunjene zvukom
- Biblioteka
- Beauty box za nju i njega
- Baby set – sve što vam je potrebno da bezbrižno uživate sa svojom bebom
- Dečiji šator i bade mantil za nasmejana mala lica

- Personalized Aroma lab care products, handcrafted from the finest ingredients*
- A selection of pillows for a night full of dreams*
- Private cycling and walking tours, personal trainer*
- Active holidays and adventures in nature - quad biking, e-bikes, horse riding, rafting, archery, safari, yoga in nature*
- Indoor sports facilities - basketball, handball, volleyball, sports school for children*
- SPA enjoyment - luxurious treatments and massages*
- Beauty at the top - hairdresser and make-up artist services in your apartment*
- The pleasure of a private dinner - Bacco fine dining experience*
- Signature rituals – picnic in nature, sunset, collecting the fruits of nature with a guide*
- For a complete meditation experience - a video recorded just for you*
- Special discounts in the best restaurants on the slopes of Kopaonik*
- Personalized gifts for your birthdays, anniversaries, New Years ...*
- For exquisite taste – a personalized menu*
- Front row seats - the best seats at the renowned Kopaonik festivals*

- Professional animation and childcare*
- For your furry friends - set offers for pets*
- Laundry and ironing services*
- Grocery shopping services*
- Translation services*
- Janitorial services for peace of mind at home*
- For a wonderful home – a seamless and exceptional housekeeping service*
- For data security - IT services*
- For a comfortable harbour - your own parking space*
- For passionate skiers - the best ski equipment at your doorstep, full service, ski pass, VIP pass on the slopes, individual lessons*
- For a light business day - meeting room and equipment*
- For a carefree vacation - medical assistance available 24/7, on-call interventions by doctors and pediatricians*

- A set for a peaceful night's sleep - silk pajamas, eye mask, and earplugs*
- Selection of music for sound-filled moments*
- Library*
- Beauty box for her and for him*
- Baby set - everything you need to enjoy carefree time with your baby*
- Children's tent and bathrobe for smiling little faces*



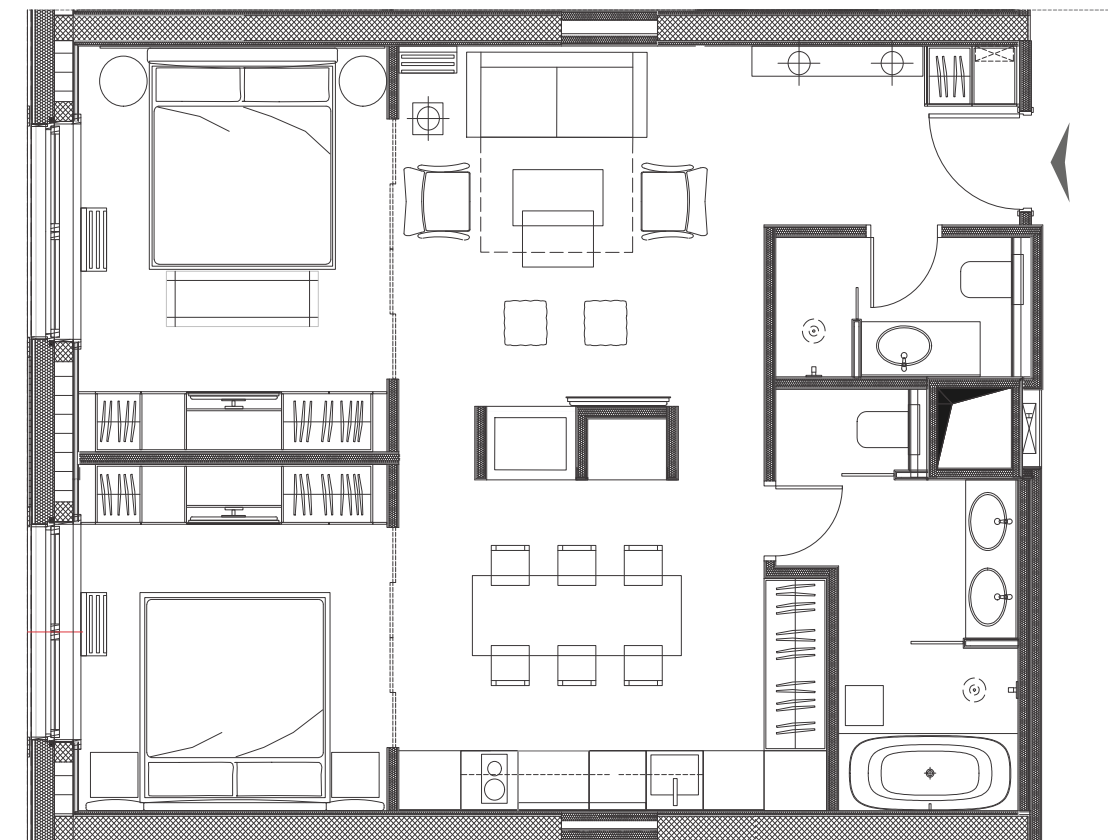
One bedroom apartment

POVRŠINA	35,3 m ²
SIZE	
UGRADNI NAMEŠTAJ	Kuhinja 192cm
BUILT-IN FURNITURE	Kitchenette 192cm
	Plakar 145x60cm, 315x60cm
	Wardrobe 145x60cm, 315x60cm
	Ormarić umivaonik 125x55cm
	Wash basin 125x55cm
NAMEŠTAJ	1 TV komoda 140x45cm
FURNITURE	1 TV stand 140x45cm
	1 dvosed/ pomoćni ležaj
	1 sofa / extra bed
	1 krevet 190x200cm (196x225cm)
	1 bed 190x200cm (196x225cm)
	1 klub sto a
	1 club table a
	2x noćni stočić krug
	2x circular night table
	1 fotelja-dnevni boravak
	1 armchair - living room
	1 puš
	1 pouf
	2 stolice
	2 chairs
	1 trpezarijski sto na razvlačenje
	1 extendable dining table
	1 ukrasni stočić
	1 decorative table
KUPATILO	1 wc šolja
BATHROOM	1 wc
	1 umivaonik
	1 wash basin
	1 tuš kabina
	1 shower
TEHNIKA	2 TV
ELECTRONICS	2 TV
	1 frižider
	1 fridge
	1 sudopera
	1 kitchen sink
	1 mikrotalasna rerna
	1 microwave oven
	1 indukciona ploča sa dva kola
	1 induction hob
	1 ugradni aspirator
	1 built-in aspirator

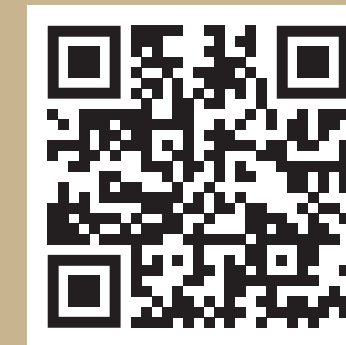


Two bedroom apartment

POVRŠINA	72,2 m ²
SIZE	
UGRADNI NAMEŠTAJ	Kuhinja 385cm
BUILT-IN FURNITURE	Kitchenette 385cm
	Plakari 100x60cm, 230x65cm, 325x60cm, 325x60cm
	Wardrobe 100x60cm, 230x60cm, 325x60cm, 325x60cm
	Ormarići umivaonika 155x55cm, 125x55cm
	Wash basin 155x55cm, 125x55cm
NAMEŠTAJ	1 Konzola 180x30cm
FURNITURE	1 Console 180x30cm
	1 dvosed/ pomoćni ležaj
	1 sofa / extra bed
	1 krevet 190x200cm (196x225cm)
	1 bed 190x200cm (196x225cm)
	1 krevet 190x200cm (196x218cm)
	1 bed 190x200cm (196x218cm)
	1 kanabe
	1 sofa
	1 klub sto a, 1 klub sto b
	1 club table a, 1 club table b
	2x noćni stočić krug, 2x kvadrat
	2x circular night table, 2x square
	2x fotelja, 2x puš
	2x armchair, 2x pouf
	1 ukrasni stočić
	1 decorative table
	1 kamin
	1 fireplace
	1 trpezarijski sto
	1 dining table
	6 stolica
	6 chairs
KUPATILO	2 wc šolja
BATHROOM	2 wc
	3 umivaonik
	3 wash basin
	2 tuš kabina, 1 kada
	2 shower, 1 bathtub
TEHNIKA	3 TV, 1 frižider, 1 sudopera
ELECTRONICS	3 TV, 1 fridge, 1 kitchen sink
	1 mikrotalasna rerna
	1 microwave oven
	1 indukciona ploča sa dva kola
	1 induction hob
	1 ugradni aspirator, 1 sudomašina
	1 built-in aspirator, 1 dishwasher



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