



RIVER PARK

more than home — a lifestyle



DIVE INTO RIVER PARK

Life in Your Own Flow	4
Imagine It All Within Reach	6
What Awaits Me?	9
Homes by the River, Mountains and Sea	10
Residence Overview	14
Contact	34

LIFE IN YOUR OWN FLOW

Zipcode: 85000, Bar

River Park introduces a new rhythm of living in the heart of Bar – one where the city, river and sea meet in perfect balance. Set along the banks of the Željeznica and just minutes from the sea, the development is close enough to everything you love, yet secluded enough to bring calm to every day.

Mornings begin with light over the river, days follow the pulse of the city, and evenings arrive on the scent of the sea. Here, home is more than an address: it is a feeling of ease, security and belonging. Contemporary architecture and a thoughtfully designed setting turn everyday life into an experience you look forward to, time and again.

Everything that makes Bar special – the energy of the centre, the Mediterranean spirit and closeness to nature – is within easy reach. The thought of living here brings a quiet, pleasant sense of exhilaration: the feeling of recognising a place made just for you.

River Park is not simply a new home, but the beginning of a life that finally flows at your pace.





IMAGINE IT ALL WITHIN REACH

Dobrodošli u komšiluk

Where Bar moves at full pace and the banks of the Željeznica bring calm to everyday life, River Park combines city-centre convenience with a welcome sense of seclusion. The sea, city centre, shops, schools and sports facilities are all just minutes away, while the immediate surroundings remain green and uncrowded.



Adriatic Sea
600 m



The City Centre
700 m



Supermarkets
100 m



Health Centre
800 m



Marina
1300 m



TGD
43 km







WHAT AWAITS ME?

Key Figures

136

*apartments
in total*

123

*one-bedroom
apartments*

9

*two-bedroom
apartments*

4

*penthouse
residences*

2

*underground
parking levels*

141

*planned
parking spaces*

35%

*landscaped
green areas*

11

*above-ground
floors*

∞

*beautiful, new
memories*

HOMES BY THE RIVER, MOUNTAINS AND SEA

270 Sunny Days per Year

Living begins where the city opens up

River Park combines the openness of contemporary urban living with the privacy and tranquility of a thoughtfully designed residential complex. While modern commercial spaces on the ground floor bring vibrancy and everyday convenience, the residential areas remain protected and intimate. The result is a harmonious place to live—connected to the city, yet peaceful and secluded.

A children's playground and generous green spaces enrich everyday life for children and parents, making family living at River Park even more enjoyable.

An astonishing 136-residence portfolio

The project comprises a carefully structured collection of 136 residential units:

- 123 one-bedroom apartments
- 9 two-bedroom apartments

On the typical floors, one-bedroom apartments measure approximately 46–47 m², while the two-bedroom type measures approximately 84–85 m². Each layout is organised around a clearly defined living space, a separate rest zone and its own terrace.

Two-bedroom apartments on the typical floors feature two bedrooms, a bathroom and an additional WC, as well as two terraces – a practical layout tailored to family life.





Comfort that begins before you enter home

The building features two underground garage levels and a total of 141 planned parking spaces. Access is provided by ramps, while independent hydraulic parking systems allow every space to be used without moving another vehicle.

Accessible parking spaces are provided, along with two dedicated bicycle storage rooms. Four planned lifts connect the floors and reduce waiting times in a building of this scale.

Only four residences at the top

The tenth floor is conceived as the project's most exclusive level. The entire floor is home to just four residences: three with two bedrooms and one with four. Two residences have terraces of more than 20 m², while the two largest homes open onto impressive terraces of approximately 153 m² and 200 m².

The largest residence features four bedrooms, three bathrooms, a storage room, a spacious living room and a separate dining room. Its open terrace becomes a private outdoor living space – a setting for lunches, greenery, sunbathing and evenings overlooking the city and sea.





View of the entrance area and stairwell



River Park children's playground



APARTMENT

WENTTS



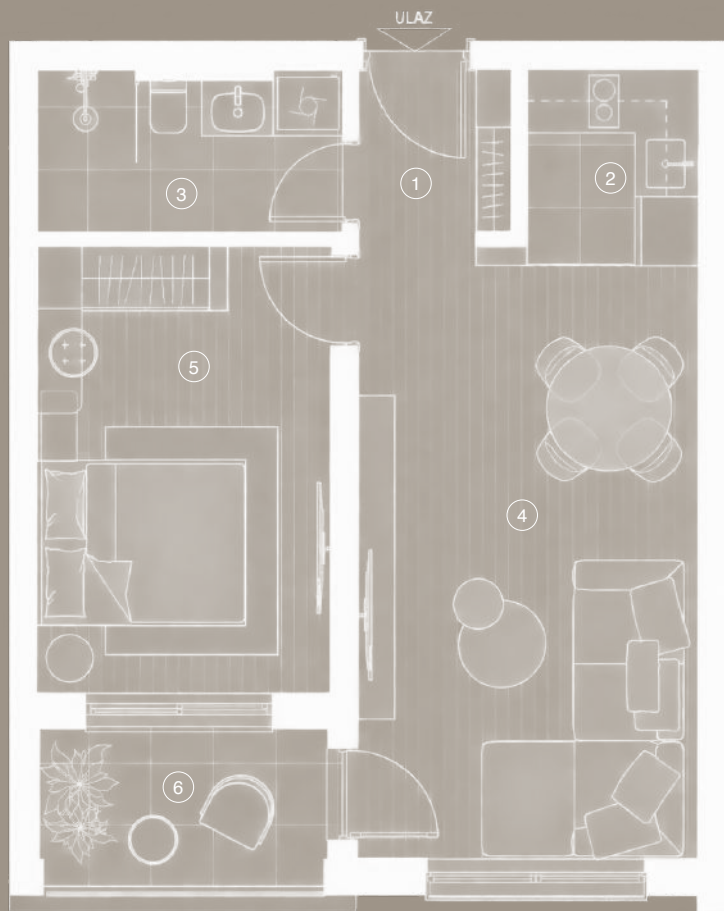


TYPICAL ONE-BEDROOM APTS.



Two one-bedroom apartment layouts
123 one-bedroom residences
South-facing apartments





ONE-BEDROOM APT.

1. Entrance Hall	2,60 m ²
2. Kitchen	2,81 m ²
3. Bathroom	4,80 m ²
4. Living Room & Dining Room	19,80 m ²
5. Bedroom	12,76 m ²
6. Balcony	4,49 m ²
Total	47,26 m²

Refined in their organisation, the one-bedroom apartments combine the clarity of a contemporary layout with a quiet sense of privacy and comfort.

The entrance hall discreetly separates the living and private zones. The kitchen is separate, yet directly connected to the spacious living and dining area - a bright, harmonious space designed for everyday rituals, relaxed evenings and intimate gatherings.

The bedroom offers calm and ample wardrobe space, while the thoughtfully positioned bathroom sits beside the entrance. The balcony is a natural extension of the interior: an intimate setting for morning coffee, greenery and moments outdoors.

Note: Only one of our three one-bedroom apartment layouts is shown. Contact our agent for further information.





Axonometric view of a typical one-bedroom residence





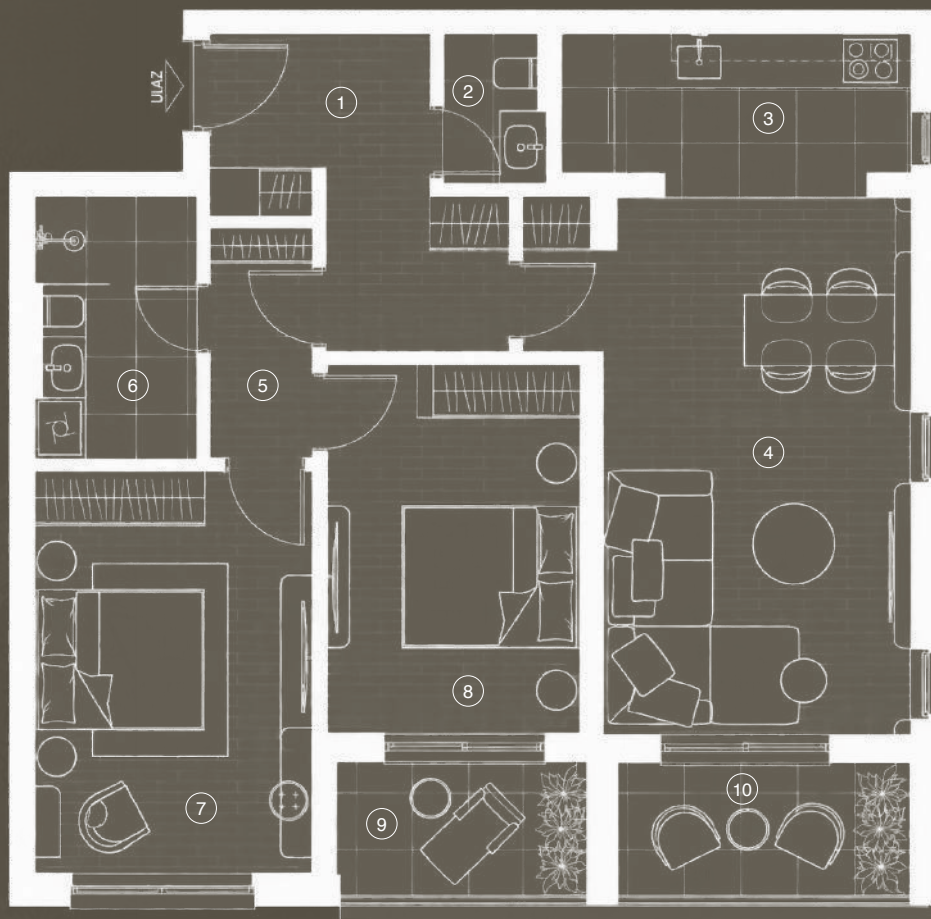
TYPICAL TWO-BEDROOM APTS.



Nine two-bedroom residences
Open-plan living for exceptional comfort
Space without compromise

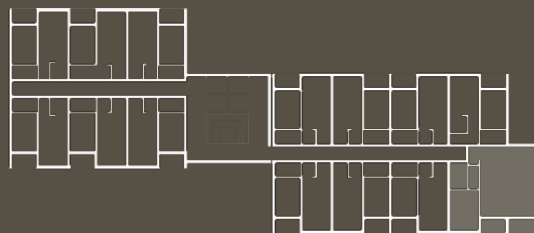






TWO-BEDROOM APT.

1. Entrance Hall	8,68 m ²	6. Bathroom	6,00 m ²
2. WC	2,10 m ²	7. Bedroom	15,18 m ²
3. Kitchen	6,71 m ²	8. Bedroom	12,18 m ²
4. Living Room & Dining Room	21,90 m ²	9. Balcony	4,49 m ²
5. Hallway	3,18 m ²	10. Balcony	4,96 m ²
Total		85,28 m²	



Axonometric view of a typical two-bedroom residence





PENTHOUSE RESIDENCES



Four distinctive residences
Lavishly designed spaces
Captivating views at every turn







PENTHOUSE

1. Entrance Hall	11,44 m ²
2. Living Room	49,83 m ²
3. Storage Room	3,77 m ²
4. Kitchen	9,79 m ²
5. Dining Room	26,23 m ²
6. Hallway	13,69 m ²
7. Bathroom	5,52 m ²
8. Bedroom	10,06 m ²
9. Bedroom	12,47 m ²
10. Bathroom	4,80 m ²
11. Bedroom	9,91 m ²
12. Bedroom	12,47 m ²
13. Bathroom	4,80 m ²
14. Open Terrace	200,35 m ²
Total	375.13 m²

This is a presentation of the four-bedroom unit.





RIVER PARK

Your New Address Awaits You

Discover why they say, 'Bar reigns supreme'

Bar is a city unlike any other, and our vision is to enrich it with developments whose quality and presence speak for themselves. We are especially proud of River Park – another milestone in contemporary high-rise construction at the heart of our beloved city.

Since our beginnings in 1995, our promise to clients has been quality that sets new standards in responsible spatial design, efficiency, the beauty of the materials used and landscape architecture. We are proud of the buildings we have brought to Bar, and we will continue giving our very best so that every new key we hand over surpasses the last.

Contact us with any questions about our current and future developments. We look forward to guiding you to your new, sunlit address.



Address

Crnogorskih
serdara, Šušanj



Contact Numbers

+382 67 005 603
+382 67 206 603



Email

info
@novibar.me

Website

novibar.me



Instagram

[@novibar.me](https://www.instagram.com/novibar.me)



LinkedIn

[VM Inženjering](https://www.linkedin.com/company/vm-inzenjering)





