



LALE HILL

VILLAS

An exclusive address
in nature's heart



Introduction

A new rhythm of living on Fruška Gora

Lale Hill Villas is a private residential complex on Fruška Gora, created for those who measure quality of life not only in square metres, but in space, views, peace and the way each day begins.

Life here moves at a different pace. Mornings begin with light, silence and views of greenery, while spacious terraces become a natural extension of the home – a place to unwind, to share family moments and to live a daily life that doesn't have to follow the tempo of the city.

Carefully positioned villas, contemporary architecture and the complex's amenities come together to offer privacy, comfort and a sense of seclusion, without being far from anything that matters. Lale Hill Villas is not just an address in nature, but a thoughtfully conceived way of life for those who know what such a choice represents.





About the project

A thoughtful concept for life beyond the everyday

Lale Hill Villas comprises 6 carefully positioned villas and 2 apart hotels, arranged as an enclosed whole that offers a sense of privacy and security.

The cascading layout follows the natural contours of the terrain, giving every unit an open view, ample space and a tranquillity undisturbed by everyday movement through the complex.

Particular attention has been paid to the relationship between private and shared areas. The villas remain an intimate space for living, while the complex's amenities complement everyday life – through recreation, relaxation and time spent outdoors.



About the project

Villa Nikka

Villa Nika is the most intimate and most exclusive residential format in the Lale Hill Villas complex, at 420 square metres – a detached villa designed for those who want complete privacy, spaciousness and peace.

Carefully oriented towards the valley, the villa offers unobstructed views of nature and a sense of seclusion, while remaining connected to all of the complex's amenities.

The space is organised over several levels, with clearly defined zones for everyday living, relaxation and private moments.

As part of the Lale Hill Villas concept, it offers access to the pool, sports courts, children's playground and relaxation areas, while retaining the character of a self-contained home, shaped for a calm and refined daily rhythm.



Spacious living room
with kitchen and
dining area



Large terraces with
open views
of nature



Master bedroom
with en-suite
bathroom and
walk-in closet



**Additional
bedrooms**



Study



2 separate
walk-in closets



Multiple bathrooms



Garage with direct
access to the house

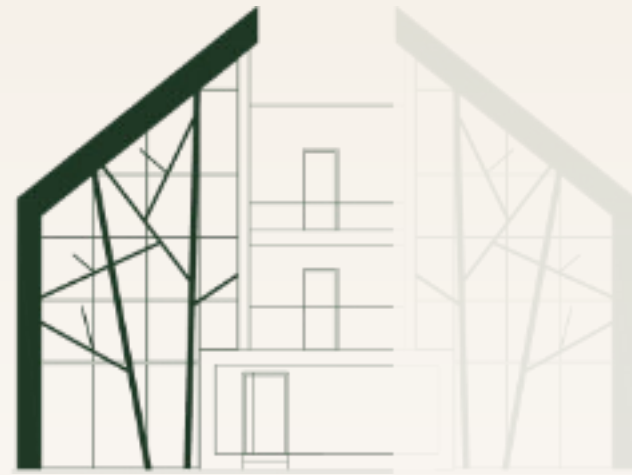


Gym with
changing room



Sauna





About the project

Semi-detached Villas

The semi-detached villas of the Lale Hill Villas complex are designed for a peaceful family life, with plenty of space and privacy, in direct contact with nature.

Each 230-square-metre villa is carefully oriented towards the valley, giving residents sweeping views, abundant daylight and a feeling that the space is neither enclosed nor crowded by neighbouring buildings.

The cascading layout follows the natural slope of the terrain, so each home feels like a house of its own, with a private entrance, terraces and clearly separated zones for living, relaxation and everyday needs.

The semi-detached villas strike a balance between private family space and life in a well-kept complex – with access to the pool, sports courts, children’s playground and relaxation areas, without losing the peace that everyday life requires.



Spacious living room
with kitchen and
dining area



Large terraces with
open views
of nature



Master bedroom
with en-suite
bathroom and
walk-in closet



**Additional
bedrooms**



Multiple bathrooms



Laundry and
technical rooms



Garage with direct
access to the house





About the project

Apart Hotels

The Lale Hill Villas complex includes 2 apart hotels – Tilia and Lilia – with exclusively furnished apartments that offer the experience of staying in nature, with comfort, security and access to the complex's amenities.

The accommodation units are designed to provide a high level of comfort, functionality and privacy. Spacious interiors, natural light and terraces overlooking the greenery make every stay simple, pleasant and suited to different needs – from a short break to a longer stay.

The layout follows the terrain and the architecture of the complex, with carefully arranged private, shared and service areas. Everything is planned so that moving through the building is easy and the stay is peaceful, without any sense of crowding or pressure.

As part of the Lale Hill Villas concept, the apart hotels provide access to the complex's amenities – the pool, sports courts, children's playground and relaxation areas – offering a flexible way to experience everyday life in nature, with the comfort of a well-kept residential setting.



Accommodation units
with a high level
of comfort



Large terraces with
open views
of nature



**Spacious and
functional**
interiors



Natural light
and open spaces



5 garage spaces
per hotel





Location

The peace of nature, the city within reach

Lale Hill Villas is located in the heart of Fruška Gora, in surroundings that offer peace, greenery and a sense of distance from the daily rush of the city.

Although set in nature, the complex remains excellently connected to key destinations. Novi Sad is just a 15-minute drive away, and Nikola Tesla Airport can be reached in about 30 minutes, making this location equally suited to everyday living, occasional stays or arrivals from other cities and countries.

Accessibility

This location offers a rare balance – the everyday peace of nature, with easy access to the city, its amenities and every destination that matters to you.



Movenpick Resort & Spa Fruške Terme

7 minutes



Vrdnik Tower

7 minutes



Fruška Gora National Park

12 minutes



Kovačević Winery

17 minutes



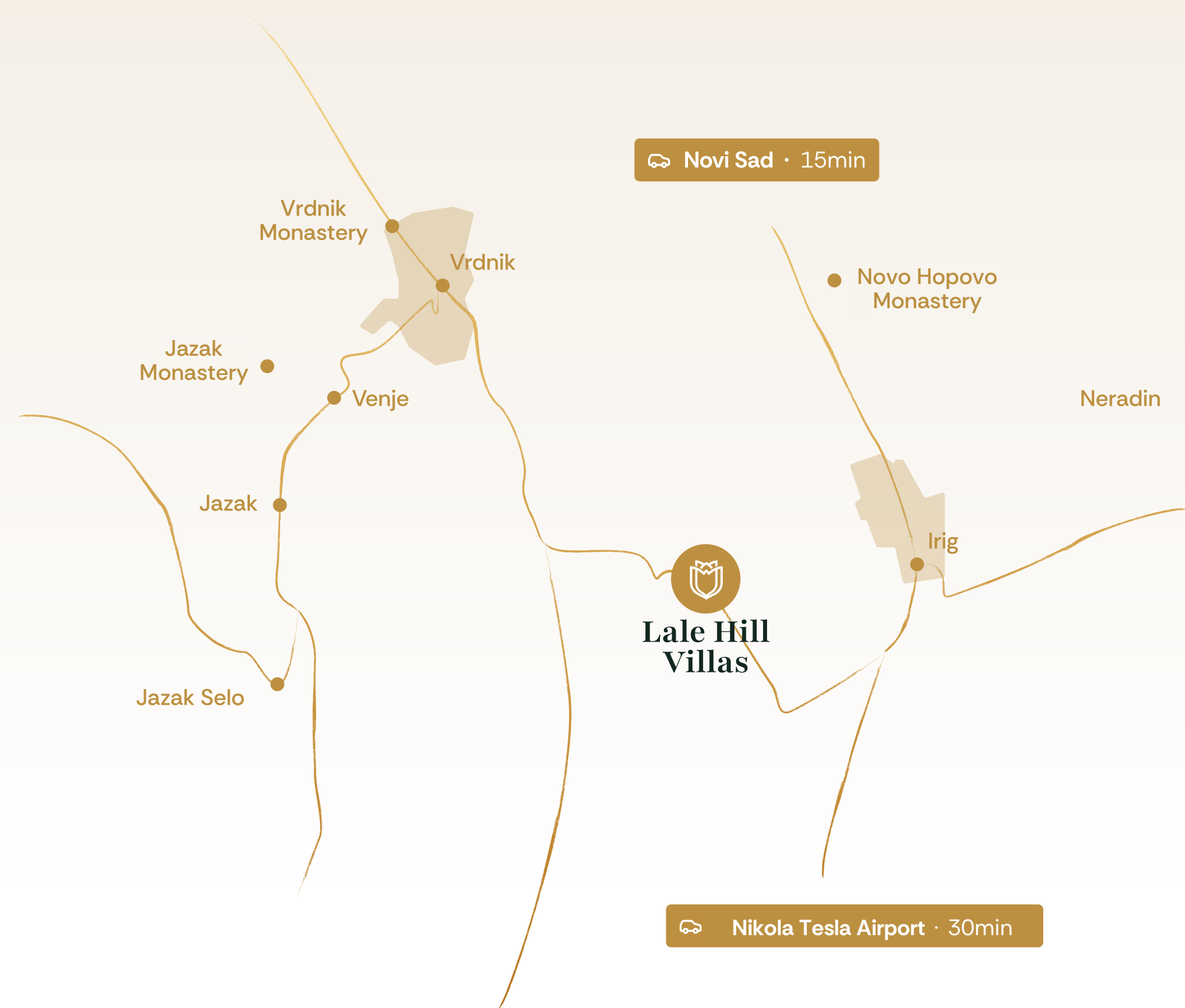
Novi Sad

15 minutes



Nikola Tesla Airport

30 minutes



Surroundings

Surroundings that enrich everyday life

Life on Fruška Gora offers much more than a beautiful view. It is a setting where nature, history and the local rhythm of life become part of every day.

Close to Lale Hill Villas you will find forest trails for walking and recreation, wineries, monasteries, lakes and viewpoints – near enough for a spontaneous outing, and varied enough that every day can look different.

Here, life isn't confined to the home – it naturally extends into surroundings that invite rest, movement and time spent outdoors.





Complex amenities Space for recreation, relaxation and socialising

The amenities at Lale Hill Villas are designed to give everyday life more possibilities – for movement, relaxation, socialising and time spent outdoors.

You can start an active day with a walk through nature, a run on the jogging track or a workout in the outdoor gym. For recreation and sport there are football, basketball and padel courts, while relaxation areas are carefully arranged to be accessible yet unobtrusive in relation to the residential part of the complex.

Activities within the complex



Padel court



Five-a-side football
pitch on astroturf



3x3 basketball
court



Swimming pool
23.5 × 12.5 m



100 m
jogging track



Outdoor
gym



Children's
playground





A place for rest and enjoyment

Everything is planned to support the different rhythms of the day – from morning activities and family time to relaxing by the pool and evening gatherings outdoors.



Summer kitchen,
bar and poolside
restaurant



Covered
fire pit



Juice bar by the
sports courts

Architecture and space

Contemporary architecture in a natural setting

The architecture of Lale Hill Villas has been developed in harmony with the natural character of the site, so that the buildings blend unobtrusively into the terrain and the landscape of Fruška Gora. Rather than dominating the space, the emphasis is on proportion, harmony and a sense of openness, so that every villa has ample light, privacy and a natural relationship with its surroundings.

Large glazed surfaces bring in an abundance of natural light and connect the interior with the terraces, gardens and greenery surrounding the complex. Materials such as wood, stone and glass were chosen so that the contemporary form fits harmoniously into the landscape without disturbing the natural character of the site.

The interior layout is designed for comfortable everyday living, with clearly separated zones for living, rest and the practical needs of the home. Spacious living rooms, terraces with views and garages with direct access to the house make the space practical, comfortable and of lasting value.





Smart home Modern systems for effortless living

Every villa in the Lale Hill Villas complex is equipped with smart home systems that make everyday life simpler and more comfortable. Lighting, heating, cooling and security functions can be controlled with a single touch, whether you are at home or away.

In winter, while you are on your way from Belgrade or Novi Sad, you can switch on the heating in advance via the remote system, so that a warm home awaits you on arrival, ready for a peaceful winter weekend on Fruška Gora.

Special attention has been paid to energy efficiency and optimised consumption, so that the home is modern, economical and pleasant to live in all year round.

Controlled access

Privacy, security and peace

Lale Hill Villas is organised as a gated, access-controlled residential community, with a gatehouse and barrier at the entrance, an electronic gate and video surveillance.

This concept provides a higher level of privacy and security, as entry to the complex is clearly controlled, while everyday movement within it remains calmer and more relaxed.

The advantage of a gated complex is especially evident in the sense of comfort: children can spend time in the shared areas with fewer worries, and residents have greater control over the environment in which they live or stay.

In this way, security never feels intrusive, but becomes a natural part of everyday life: discreetly present, carefully organised and in keeping with the idea of a peaceful, secure life in nature.





Your address for a calmer, more fulfilling life

Lale Hill Villas brings together what is rarely found in one place – a natural setting, contemporary architecture, privacy and amenities that raise the quality of everyday life.

It can be your permanent home, or a second address you return to whenever you want peace, space and a different rhythm of life.

For more information, to arrange a private visit or a tour of the show villa, our sales team is at your disposal. With prior notice, we will be delighted to welcome you on site, show you the villa, introduce you to the complex and present all the amenities that make Lale Hill Villas a special place to live and unwind.

Contact:



Phone:
+381 63 528 029



Address:
Jovana Jovičića BB, Vrdnik