



Surrender to the nature of Fruška Gora

There are places on the planet where the winds meet to play, embrace, race and dance.

While they race to decide which will caress our face the first, or play around with our hair, we receive the priceless gifts of nature. We breathe in the winds that have traveled the oceans, howled between high mountain peaks and ran over dense linden forests. This gift of nature's name and course often remain a mystery. Nevertheless, the aroma and the freshness they bring from an unknown place, the dance they perform in front of us, we call The Wind Rose.

Urbanites have been longing for nature for a very long time. During every stressful meeting, in every traffic jam, every winter when the cloud of smog descends upon the streets – it's as if someone's calling their name.

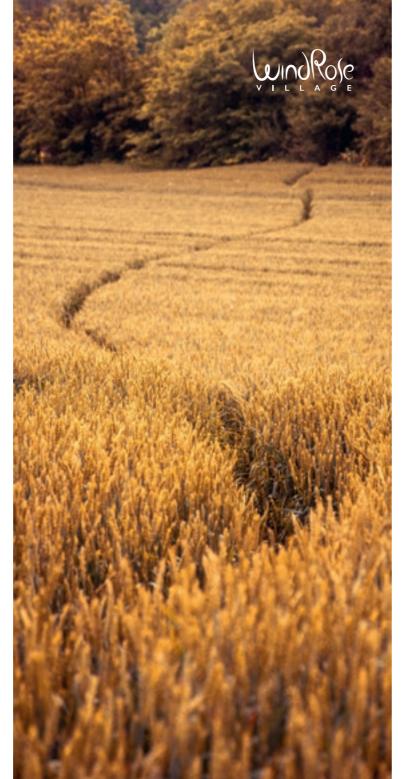
Our wish was to answer this call in your name as well, so we chose the perfect place to unite with Nature. We chose the nearby Fruška Gora, and not by chance... The heart of Fruška Gora's positive energy and gentle climate is The Wind Rose that crowns the mountain range.



The soul of the world

or Alma Mons, as Fruška Gora is called in Latin, was an island in the Pannonian Sea - in times past the entire Fruška Gora carried this ancient, noble sea, today only legends and a few drops in the blood of the local people are what remains of it. This island mountain between the Danube and the Sava is 75 kilometers long and 15 kilometers wide, and rich in countless medicinal plants and protected animal species. Its bosom harbors the largest linden forests in Europe.

Fruška Gora is the first protected National park in Serbia, and the only one outside the borders of the European Union that was awarded the Charter for Sustainable Tourism Development by the European Parliament in Brussels in 2014.





Feel the breath of centuries...

Ever since ancient times Fruška Gora remembers how the Roman emperor M.A. Probus enjoyed its curative air, resting after battles and restoring energy for new quests. Centuries passed and masters came and went... The Slavs named the mount Fruška after the Franks who were the inhabitants to continue the Roman tradition of grapevine cultivation.

Christian monks found their haven in Fruška Gora during the Middle Ages enjoying the rich gifts of nature, the seventeen Serbian Orthodox monasteries are testaments of this period of our history when the mountains were a safe harbor for the rvery and revival of our spiritual and cultural heritage.

The grapevine intertwines people of different eras and symbolizes endurance. By coming to Fruška Gora you inherit nature, tradition and culture.



Escape to a place... so near and yet so far!



Fruška Gora has always been known for its abundance of sunny days, curative air and mineral waters, making it ideal for the wellbeing of the entire family.

The idea of the national park is to wisely protect and care for nature and cultural heritage sites and to encourage the development of rural areas, scattered around the edges of the park. What does this mean for you and your family?

Thanks to a common vision of the park's management and the local population, as well as the ever more demanding goals of modern tourism, Fruška Gora is rich in easily accessible, certifiable, fresh food and rural households' produce. You are entering an exquisite world of flavors and fragrances. Here, once again, milk smells like in our childhoods, the color returns to cheeks, and the table covered in white linen bursts with colors. Homemade brandy and wine from the nearby vineyards complement the taste of local and traditional foods at your fingertips.



The nearest healthy holiday oasis!



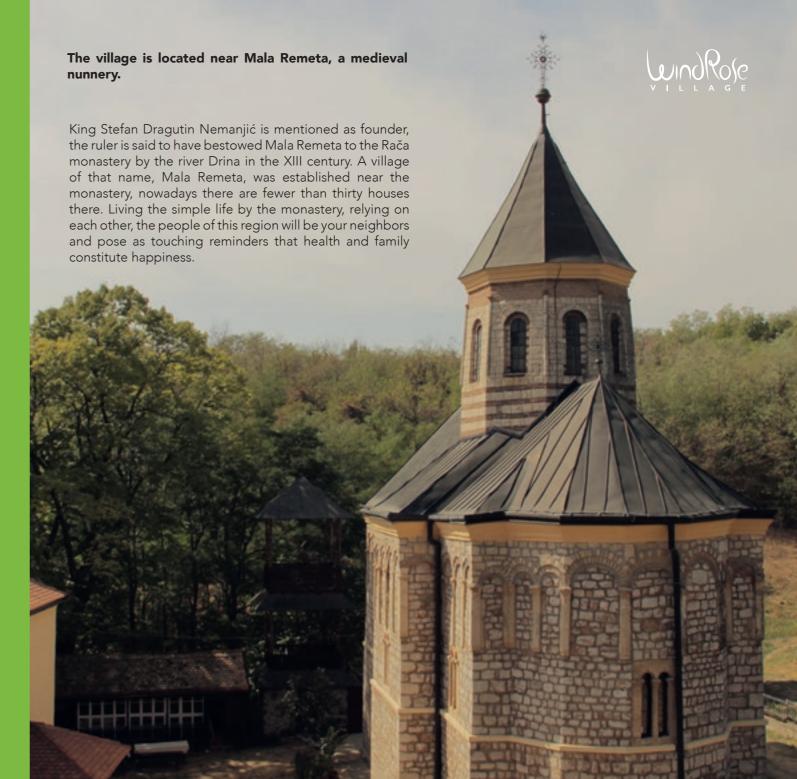
We passionately followed our ambition searching for a spot on Fruška Gora for THE WIND ROSE VILLAGE, with the intention of finding the very source of Fruška Gora's vigor, its healthiest and purest point.

As fortune favors the brave - we found it. Truth be told, it was first discovered by the greatest experts in medicine, four decades ago, when this micro-location was designated as the perfect spot to build a resort and center for restoring health, due to its natural properties. This great project was never carried out, leaving room for us to take advantage of the full potential of this natural golden section.

Pleasant altitude and exquisite sunshine make this healing site all the more attractive. Located on the southern slopes of Fruška Gora, the terrain is elevated so it forms a natural lookout point from which your sight caresses Majevica, Bukulja, Rudnik and Kosmaj. You rightly feel free there, just like the winds that rush over you - you inhale deeply, the body is in motion, and thoughts bme clear.



A place where nothing disturbs you!





Welcome to "The Wind Rose" village!

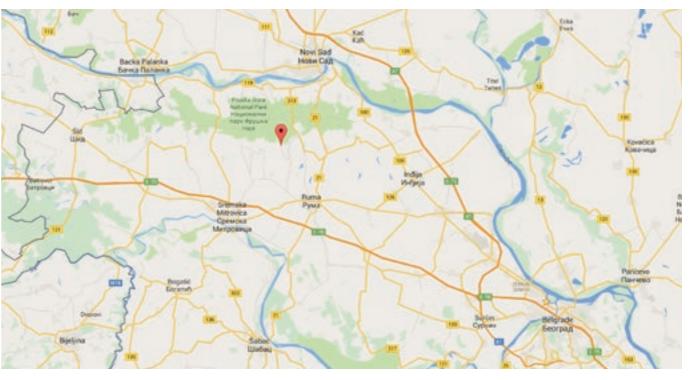
Both near and close...

Time is precious and it always seems to run out as we try to meet all the demands of modern life. Having a green oasis is a necessity today, because the real measure of success is the depth of the connection with nature and yourself.

High-quality roads lead to THE WIND ROSE VILLAGE, located only 60 km from Belgrade and 25 km from Novi Sad, on the outskirts of Fruška Gora National Park, surrounded by orchards, pastures, vineyards, centuries-old oaks and linden woods, where you and your family can enjoy peace, recreation and the fruits of nature every day, on weekends and holidays.

THE WIND ROSE VILLAGE is easily reached via two new paved roads:

- The road connecting Vrdnik, Jazak, Mala Remeta with Novi Sad.
- The Health Route, passing through orchards and vineyards, a 2.2 km road lit by candelabras, ideal for walking during all seasons, day and night.



tailored to the contemporary businessmen in search of in Fruška Gora. nature, balance and movement. The village consists of Additional Recreation & Catering amenities of THE three organizational units: Residences, Apartments and WIND ROSE VILLAGE provide a jam-packed, relaxed Recreation & Catering, grouped into four clusters of and interesting break. Throughout your stay, you have at houses and one apartment cluster, named after the winds your disposal: Vihor, Lahor, Pirak, Povetarac and RazviGorac that shape THE WIND ROSE.

The residences of THE WIND ROSE VILLAGE are 28 mountain style accommodations of three different types gathered in four clusters:

- Four-room villa: 209 m2 with a 10-acre yard 5 accommodations
- Three-room house: 153 m2 with a 6-acre yard 9 accommodations
- Three-room house: 103 m2 with a 5-acre yard 14 accommodations

All modern accommodations are well-equipped for family stay throughout the year.

The apartments of the village form the fifth cluster, which consists of 6 accommodations with 8 apartments each, ranging from 50 to 60 m2. The homeowners own the yards, while the apartment owners co-own the yard that belongs to the apartment building.

Internal one-way roads provide easy access to each house and apartment.

THE WIND ROSE VILLAGE is a unique resort with all the modern life features and comforts you're accustomed to. The whole complex carefully and thoroughly caters to you, so you can easily organize your spare time better, and use the most of every moment you have treated yourself to, away from traffic lights, traffic jams, work and stress.

You will gain much more than just real estate, you and your family will have a unique, peaceful oasis, your own

THE WIND ROSE VILLAGE is a comfortable resort piece of the blue sky, and a special place under the sun

Catering Complex

- restaurant
- room for seminars and meetings
- bookstore cafe
- closed playroom

Cottage

Open playground

Maintenance and Goods Complex

- shop
- laundry room
- village maintenance services: cleaning, mowing, snow removal, etc.
- security services

Wellness Center

- indoor-outdoor pool with hydro massage,
- neck massage and turbojet,
- a variety of manual massages: relax, anti-stress, anti-cellulite, reflex foot massage, royal massage
- a variety of saunas: Finnish, salt, Russian, bio sauna. Lacobel infra sauna
- steam bath
- hammam
- Kneipp hot and cold bath
- lounge chairs and canopies
- open bar





Different styles for holidays in style

The old Serbian builders have left us the tradition of building bespoke homes in harmony with nature.

As they've harvested the materials in their surroundings, the structures blended in with nature.

Guided by their philosophy and aesthetics, we've created houses and apartments in the traditional styles of our region. Inspired by the ancestors and their ideas about harmony with nature, and at the same time looking far into the future, we have created new types of old mountain homes. Every accommodation has a traditional stone cellar, a spacious porch with breathtaking views, and the upper part reminiscent of a cabin, made from high quality wood. All the materials used are natural, healthy and treated with the latest technology.

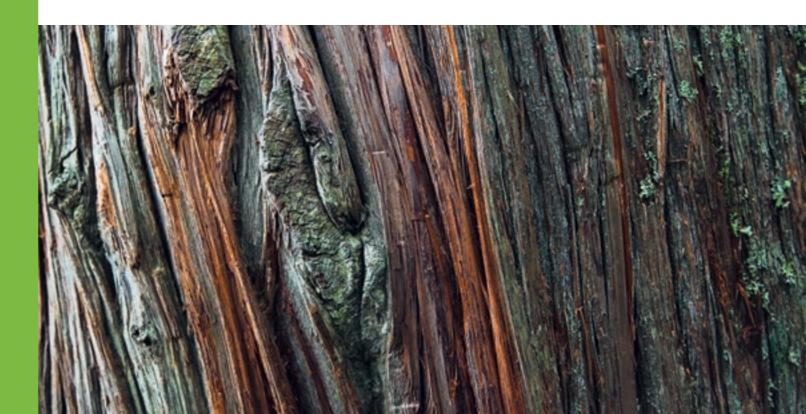
Living leisurely in the heart of nature!

The facilities of THE WIND ROSE VILLAGE are made of natural base materials, Siberian Cedar, fire brick and stone, following the latest trends in energy standards and solutions.

Siberian Cedar - extremely rare wood that comes from Siberia, the healthiest part of the planet, gently releases beneficial essential oils and destroys bacteria and other microorganisms in the air, hundreds of years after it was harvested. This tree has a powerful healing effect on the cardiovascular system and inhibits cardiogenesis due to terpene, cedar resin's main ingredient the alternative medicine calls Mumio, the Altaic anabolic. The house made out of this tree is a symbol of the unity of man and nature, and considered to be the healthiest living environment. In addition, cedar houses are much more durable than masonry buildings. Beautiful Russian churches and traditional dachas of the rich nobles,

standing for more than 800 years, are a testament of cedar's durability and beauty, whose rich resin does not require any additional fortification and protects the wood for centuries.

In THE WIND ROSE VILLAGE every family drinks the water flowing a hundred meters below their home - from their own well, from the heart of Fruška Gora. The proximity of the Vrdnik spring and spa affirms the quality of Fruška Gora's waters and their beneficial effects on health. The water from the central well has a capacity of 3 liters per snd and the perfect composition, and it is used to supply the village for all purposes. Public fountains adorn each cluster of the village.





In order for the village to be perfectly pleasant during all seasons, two boilers are used for heating the accommodations, the recreation & catering and wellness centers. The accommodations have air conditioning and safe oasis for your family. cooling system. A 400 kW transformer provides electricity, and all the facilities have energy approval, along with insulation in accordance with the latest standards. The facilities are equipped with electronic remote controls. A modern sewage system provides water with a technical purity of 85%.

THE WIND ROSE VILLAGE is a fully secured space with physical security (security service) and electronic protection with the aim to create an intimate, healthy

provided by the most advanced internal heating and Each house is connected with the central tech block, which provides access to the main optic cable, and a secure and fast electronic connection with all devices and networks, making your holidays relaxing and safe.









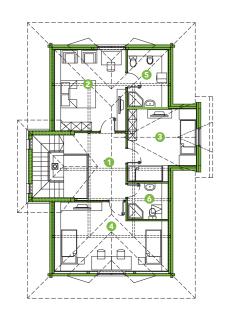
MOUNTAIN HOUSE 209 m2

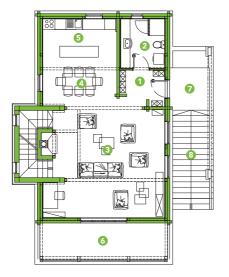
- O The logs Siberian cedar
- Energy approvalSmart House

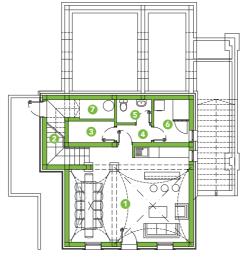
- Comfortable all year round
 Basement stone house
 Ground floor living room
 Attic three bedrooms











Attic		
1	Gallery/hallway	10.71 m ²
2	Bedroom	16.38 m ²
3	Bedroom	12.57 m ²
4	Bedroom	18.79 m ²
5	Bathroom	5.03 m ²
6	Bathroom	3.74 m ²
Total		67.22 m ²

Ground floor			
1	Anteroom	4.26 m ²	
2	Bathroom	6.48 m ²	
3	Living room	38.03 m ²	
4	Dining room	10.74 m ²	
5	Kitchen	8.43 m ²	
6	Terrace	13.90 m ²	
7	Front porch	5.28 m ²	
Tota	l	87.12 m ²	

Basement		
1	Stone house with bar	32.17 m ²
2	Stairways	5.82 m ²
3	Pantry	6.15 m ²
4	Anteroom	1.92 m ²
5	Toilet	2.55 m ²
6	Bathroom	4.73 m ²
7	Pantry	1.19 m ²
Tota	l	54.53 m ²





MOUNTAIN HOUSE 153 m²

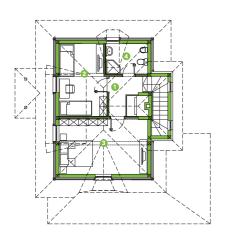
- O Planks Siberian cedar
- Energy approvalSmart House

- Comfortable all year round
 Basement stone house
 Ground floor living room
 Attic two bedrooms

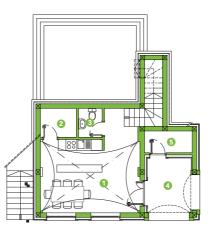












Attic		
1	Gallery/hallway	3.72 m ²
2	Bedroom	13.05 m ²
3	Bedroom	19.01 m ²
4	Bathroom	4.98 m ²
Tota	I	40.76 m ²

Ground floor			
1	Anteroom	3.30 m ²	
2	Bathroom	4.32 m ²	
3	Kitchen with dining room	16.00 m ²	
4	Stairways	5.36 m ²	
5	Living room	18.53 m ²	
6	Terrace	27.35 m ²	
Tota	l	74.86 m ²	
7	Stairways	14.02 m ²	

Basement			
1	Stone house with bar	24.55 m ²	
2	Pantry	3.18 m ²	
3	Toilet	2.08 m ²	
4	Toilet	7.28 m ²	
5	Technical room	3.16 m ²	
Tota	l	40.25 m ²	





MOUNTAIN HOUSE 103 m2

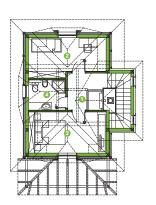
- O Planks Siberian cedar
- Energy approvalSmart House

- Comfortable all year round
 Basement small stone house cellar
 Ground floor living room
 Attic two bedrooms

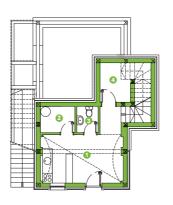












Attic		
1	Gallery/hallway	4.58 m ²
2	Bedroom	8.98 m ²
3	Bedroom	10.14 m ²
4	Bathroom	4.93 m ²
Tota	l	28.63 m ²

Ground floor			
1	Anteroom	3.66 m ²	
2	Bathroom	4.14 m ²	
3	Kitchen with dining room	11.10 m ²	
4	Stairways	5.02 m ²	
5	Living room	18.80 m ²	
6	Terrace	12.14 m ²	
Tota	l	54.86 m ²	
7	Stairways		

Basement		
1	Stone house with bar	16.88 m ²
2	Pantry	3.38 m ²
3	Toilet	2.09 m ²
4	Technical room	4.44 m ²
Tota	I	26.79 m ²





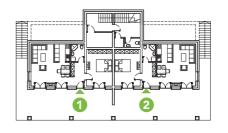
APARTMENTS







Apartment buildingBasement plan

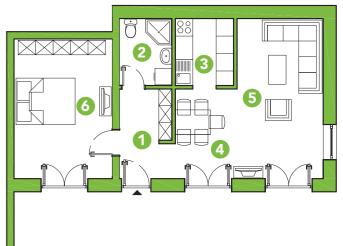


Apartment 1



Ap	Apartment 1	
1	Anteroom	5.63 m ²
2	Bathroom	4.14 m ²
3	Kitchen	4.70 m ²
4	Dining room	6.53 m ²
5	Living room	16.28 m ²
6	Bedroom	16.20 m ²
Tot	al	53.48 m ²

Apartment 2



Apa	rtment 2	
1	Anteroom	5.63 m ²
2	Bathroom	4.14 m ²
3	Kitchen	4.70 m ²
4	Dining room	6.53 m ²
5	Living room	16.28 m ²
6	Bedroom	16.20 m ²
Total		53.48 m ²

Apartment buildingGround floor plan



Apartment building Attic plan



Apartment 3



Apartment 3		
1	Anteroom	2.53 m ²
2	Kitchen	6.40 m ²
3	Bathroom	5.31 m ²
4	Corridor	1.70 m ²
5	Living room & dining room	21.55 m ²
6	Bedroom	11.88 m²
7	Terrace	12.89 m ²
Total		62.26 m ²

Apartment 4



Ap	Apartment 4			
1	Anteroom	3.86 m ²		
2	Kitchen with dining room	12.87 m ²		
3	Bathroom	4.32 m ²		
4	Living room	14.83 m ²		
5	Bedroom	12.31 m ²		
6	Terrace	7.13 m ²		
Tot	tal	55.32 m ²		

Apartment 5



Apartment 5			
1	Anteroom	5.35 m ²	
2	Kitchen with dining room	14.60 m ²	
3	Bathroom	4.32 m ²	
4	Living room	12.30 m ²	
5	Bedroom	13.05 m ²	
6	Terrace	13.15 m ²	
Total		62.77 m ²	

Apartment 6



Apartment 6		
1	Anteroom	3.89 m ²
2	Bathroom	5.13 m ²
3	Kitchen with dining room	11.98 m ²
4	Living room	16.07 m ²
5	Bedroom	11.80 m ²
6	Terrace	7.24 m ²
Total		56.11 m ²

Apartment 7



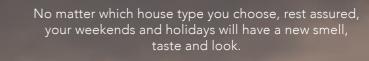
Apartment 7		
1	Anteroom	4.04 m
2	Bathroom	3.63 m
3	Kitchen with dining room	9.84 m
4	Living room	10.65 m
5	Bedroom	9.94 m
6	Terrace	15.75 m
Total		53.85 m

Apartment 8



Apartment 8				
1	Anteroom	3.89 m ²		
2	Bathroom	5.13 m ²		
3	Kitchen with dining room	11.98 m ²		
4	Living room	16.07 m ²		
5	Bedroom	11.80 m ²		
6	Terrace	7.24 m ²		
Total		56.11 m ²		





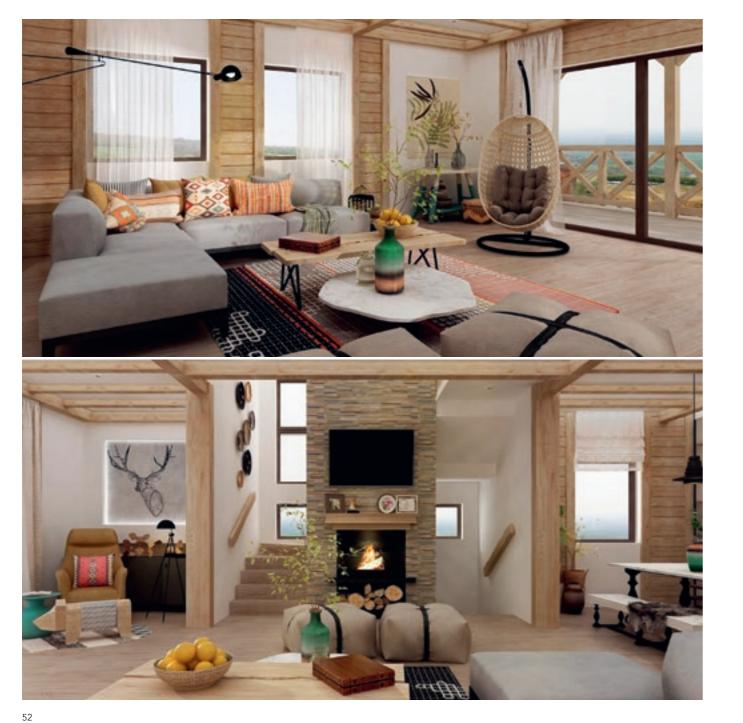




Interior

Living room with dining room and kitchen









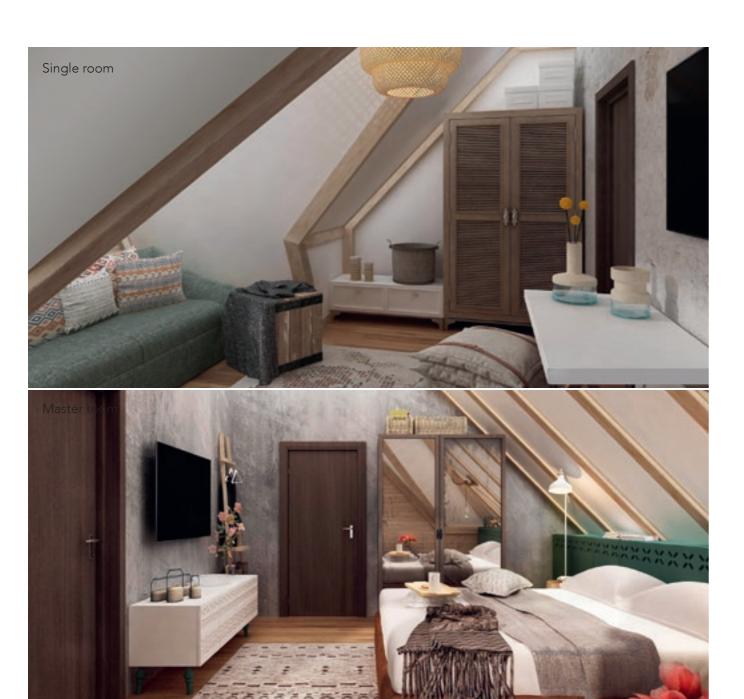








The image is a proposal for the interior design of a type 1 house





The image is a proposal for the interior design of a type 1 house

Recreation & Catering Complex











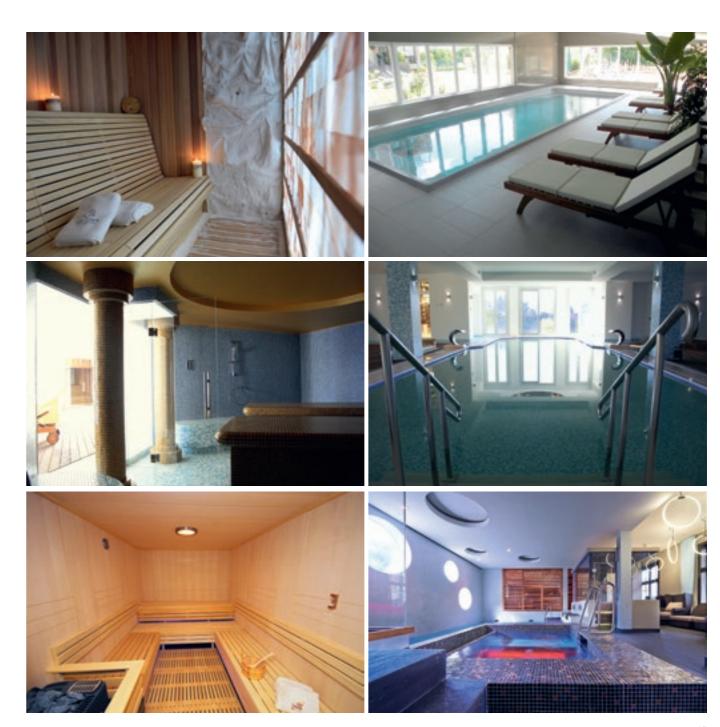
Wellness center



Legend

- 1 Reception desk
- 2 Women's locker room
- 3 Men's locker room
- 4 Wheelchair ramp
- 5 Salt sauna 45° C
- 6 Infra Lacobel 40° C
- 7 Massage
- 8 Steam Bath
- 9 Tropical rain, showers and shower bucket
- 10 Hammam
- 11 Kneipp hot and cold bath12 Bio sauna 60° C

- 13 Finnish sauna 100° C
- 14 Sitting Lounge15 Sanitizing footbath
- 16 Showers
- 17 Bar
- 18 Pool
- 19 Hydro massage20 Cobras neck massage
- 21 Turbojet 22 Sunbeds
- 23 Canopies24 Toilets





A new meaning of a self-sustainable family project

Following the latest trends in tourism, THE WIND ROSE VILLAGE made sure that the future inhabitants of the village, the investors, have a return on investment by renting their property, in addition to a pleasant and eventful stay.

The village is based on the Condo Concept, which means that the owners have the ownership of the accommodation units, while the company's management has the obligation and the right to manage the units. The owners of the house or the apartment use them according to their wishes and plans, while the company's professional management rents out the accommodations for the remaining periods.

With this concept you will see your investment return not only through health and quality time with your family, but also through the return of the invested funds. Be a part of a good and long tradition to come.

hay, the first morning coffee you drink barefoot pleasures big and small that inspire the happiness in front of the house while the sun caresses your of all of you. face, sweet home-grown apple in your hand and the smell of freshly baked bread - these are the THE WIND ROSE VILLAGE is a perfect blend of pieces of the puzzle with you in the center. The nature is calling, wrap yourself in its gifts and enjoy without having to give up all the modern where you belong. comforts you are used to. Care for yourself and

Rustling feather duvets, the scent of new-mown your loved ones in a unique way, turn to those

modern, traditional and healthy elements that bring your family back to the heart of nature -



