
RIVERINA
RESIDENCE
ILIDŽA · SARAJEVO
BOSNIA AND HERZEGOVINA
by
ALYASIN
GROUP
d.o.o.



RIVERINA RESIDENCE

LIFE BY THE RIVER, CLOSE TO THE CITY.


RIVERINA RESIDENCE
WHERE THE RIVER MEETS THE CITY.



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RIVERINA RESIDENCE | by ALYASIN GROUP

THE CAPITAL OF BOSNIA AND HERZEGOVINA

SARAJEVO

A city at the crossroads of East and West, with Riverina Residence in its western part.

ILIDŽA

BETWEEN CITY AND NATURE.

Ilidža combines a calmer pace of everyday life with direct connections to Sarajevo. The river, greenery, Vrelo Bosne, well-developed infrastructure and the nearby airport create a setting where the city stays close and nature becomes part of everyday life.

NATURE

Vrelo Bosne · River Bosna · greenery

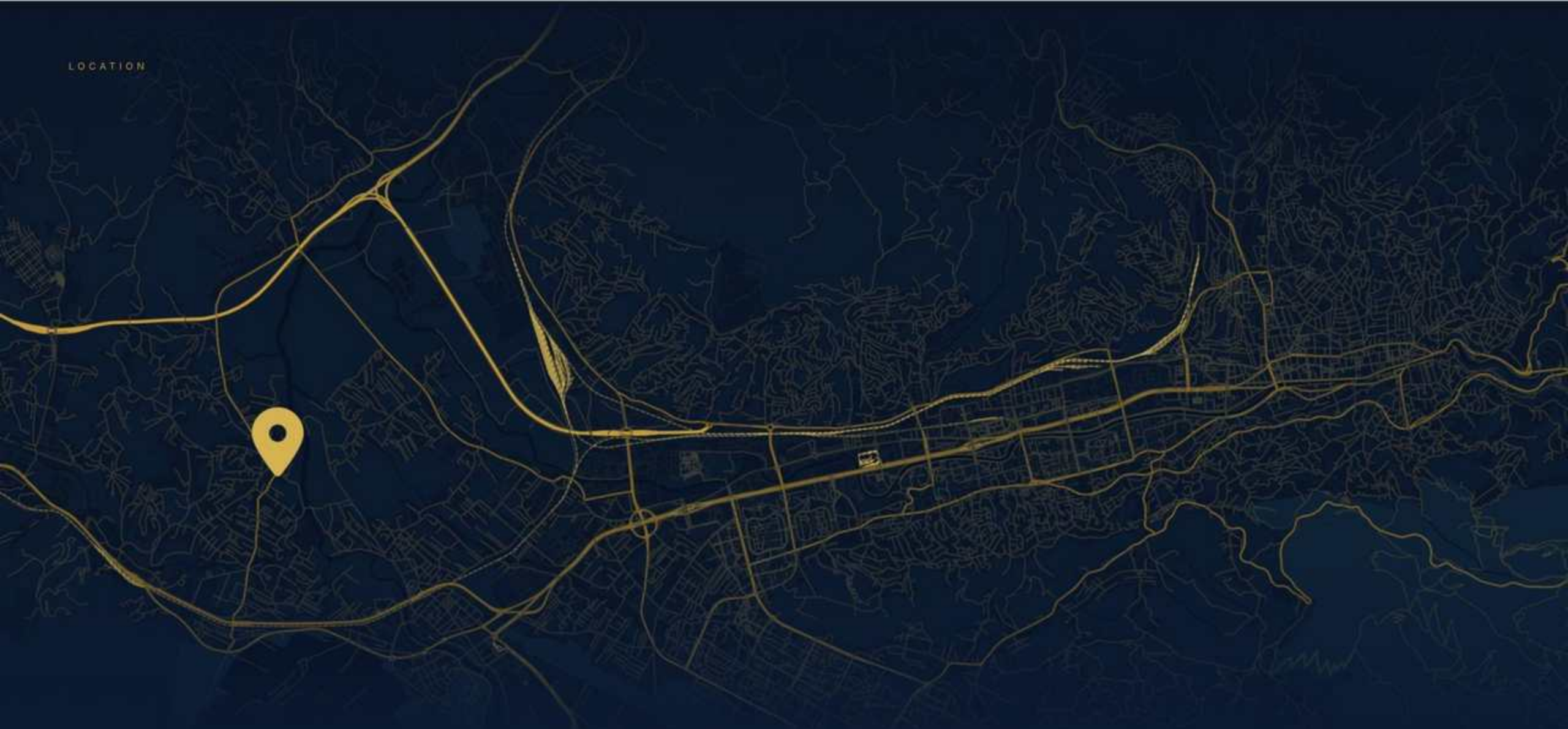
CONNECTIVITY

Airport · Ilidža · Sarajevo

EVERYDAY LIFE

Living · amenities · infrastructure

LOCATION



RIVERINA RESIDENCE

DOGLODI · ILIDŽA · SARAJEVO

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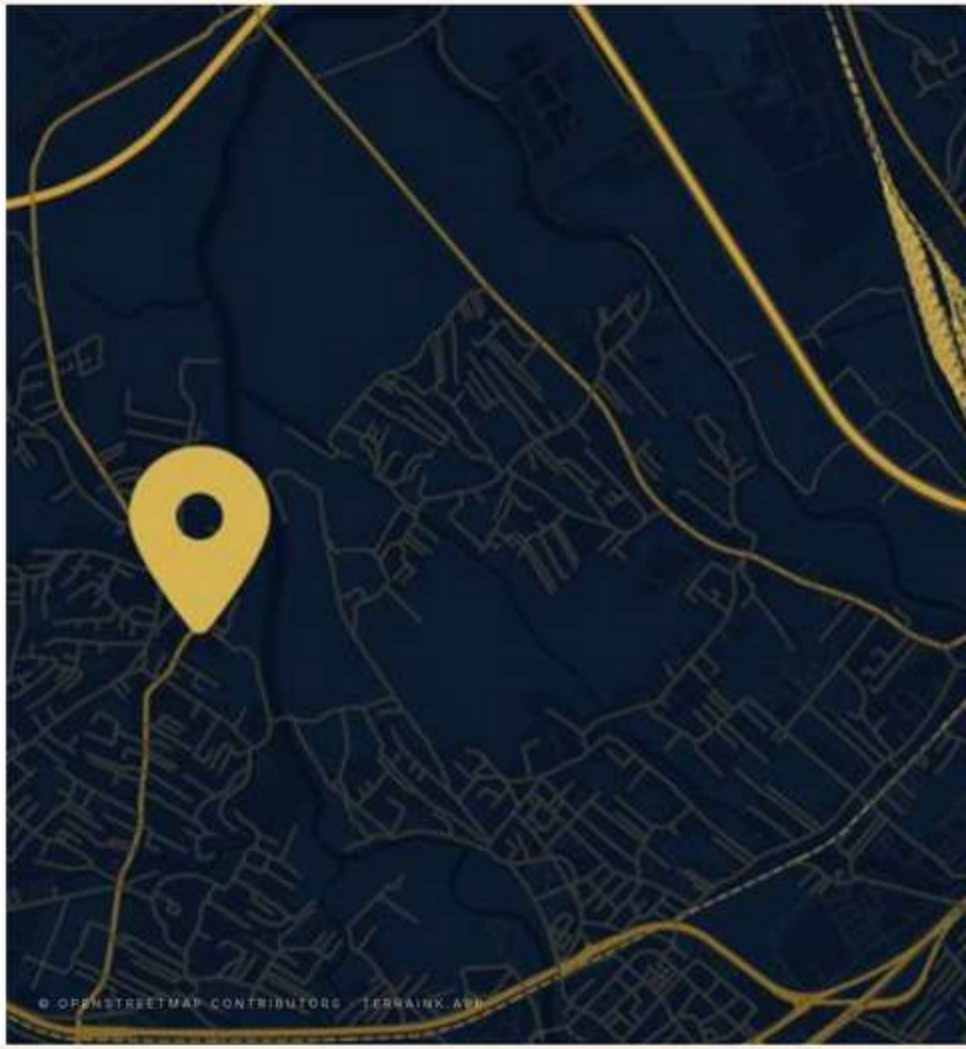
CONNECTIVITY

LOCATION ADVANTAGE

By the river and greenery, yet a short drive from Ilidža, the airport and central Sarajevo.



DRIVING TIME FROM THE SITE - GOOGLE MAPS



NEARBY

EVERYTHING FOR THE FAMILY, CLOSE AT HAND

A primary school three minutes away by car, with universities and hospitals in the city and quick access to the centre.



3 MIN
TENTH PRIMARY SCHOOL ILIDŽA

14 MIN
INTERNATIONAL UNIVERSITY OF SARAJEVO · IUS

23 MIN
UNIVERSITY OF SARAJEVO CAMPUS

23 MIN
GENERAL HOSPITAL "PRIM. DR. ABDULAH NAKAŠ"

27 MIN
CLINICAL CENTRE OF THE UNIVERSITY OF SARAJEVO

DRIVING TIME FROM THE SITE · GOOGLE MAPS



INSPIRATION

RIVER.
GREENERY.
CITY.

The project grows from the nature of its place: the banks of the River Bosna, the greenery of Ilidža and the closeness of Sarajevo.



RIVERINA RESIDENCE

THE PROJECT





A residential and commercial complex
on the River Bosna.

DESIGN PHILOSOPHY

SPACE DESIGNED FOR A LIFE THAT LASTS.

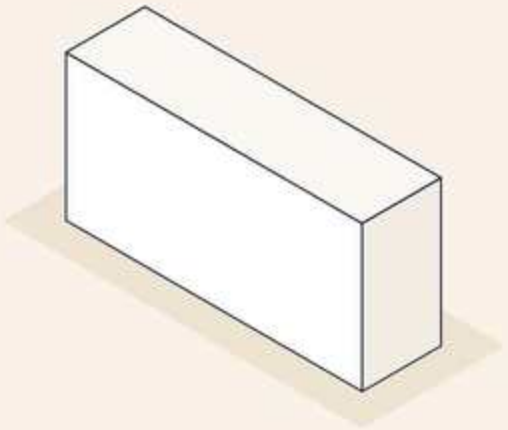




FORM AND RHYTHM

FROM VOLUME TO GREENERY

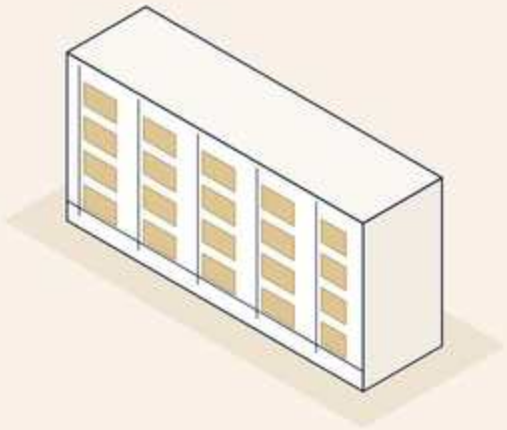
01



VOLUME

A clear, compact form.

02



ARTICULATION

Loggias and terraces create rhythm.

03



FINAL FORM

A pronounced parapet, a contemporary expression.

04



GREENERY

Planting on terraces and at ground level.

CONCEPT DIAGRAMS BASED ON THE CONCEPTUAL DESIGN OF THE BUILDING



EXTERIOR

DETAILS OF CHARACTER



LOGGIAS AND STONE ACCENTS

FACADE MATERIALS



FINE RENDER | DARK FRAMES | WOOD | STONE



GLAZED GROUND FLOORS



SHAPE AND DEFINING LIGHTING



After dusk.





LIFE AT RIVERINA

EVERYDAY LIFE BY THE RIVER

Promenades, greenery and a ground floor with cafés and restaurants.





GROUND FLOOR

OPEN
TO THE CITY.

Cafés, restaurants and offices on the ground floor.







LANDSCAPE

GREENERY AND SPORT.

Footpaths, green spaces and sports courts between the buildings.


TIME FOR YOURSELF.

WELLNESS

POOL AND SPA

Indoor pool, spa area and relaxation zone.



PROJECT VISUALISATIONS

COMMUNITY AMENITIES



01 POOL



02 SPA



03 SPORTS COURTS



04 PROMENADES & GREENERY



05 CAFÉS & DINING



06 OFFICES



RIVERINA

A NEIGHBOURHOOD
BY THE RIVER.
FOR LIVING, LEISURE
AND COMMUNITY.



RIVERINA RESIDENCE

MASTERPLAN



THE NEIGHBOURHOOD

BUILDINGS BY THE RIVER AND GREENERY.

Streets, footpaths, parking, green spaces and sports courts.



RIVERINA 1 BUILDING

THE BUILDING IN NUMBERS

G+5

GROUND FLOOR AND FIVE RESIDENTIAL FLOORS

63

APARTMENTS

9

APARTMENT TYPES

APARTMENTS PER FLOOR

7	5TH FLOOR
14	4TH FLOOR
14	3RD FLOOR
14	2ND FLOOR
14	1ST FLOOR

GROUND FLOOR · COMMERCIAL UNITS

BASED ON THE SALES FLOOR PLANS OF THE RIVERINA 1 BUILDING

FLOOR LAYOUT

APARTMENT TYPES BY FLOOR

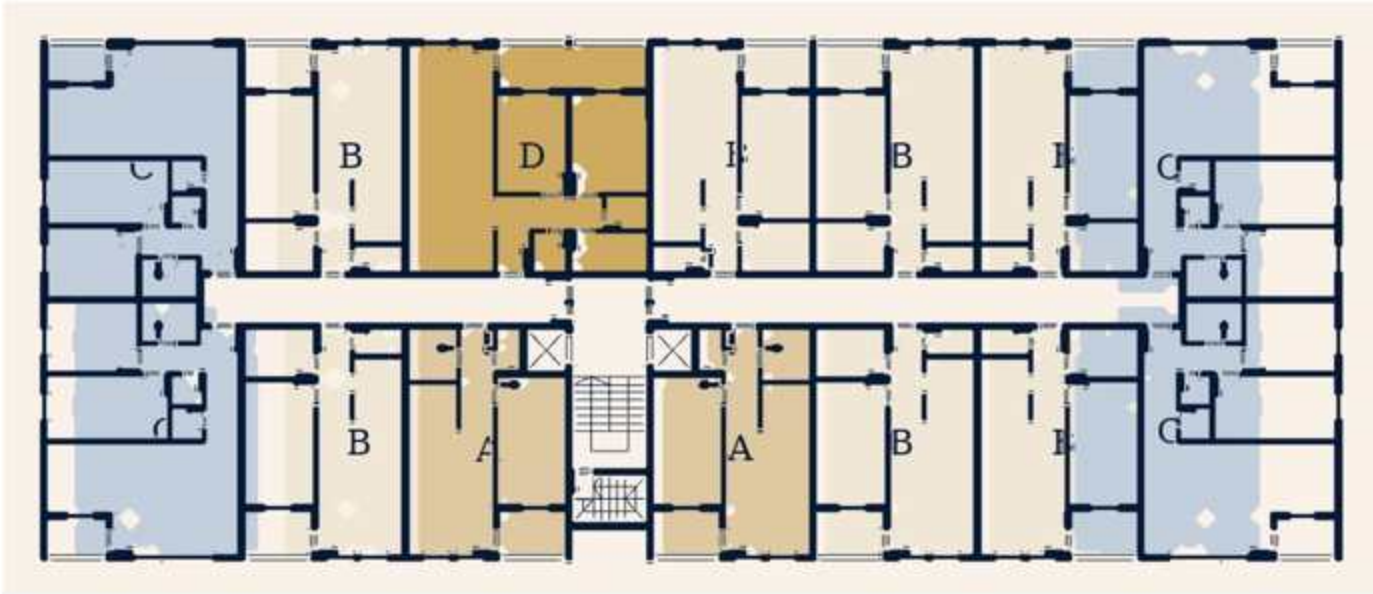
FLOORS 1–4

TYPE A	46.44	
TYPE B	49.55	
TYPE C	66.15	
TYPE D	73.93	

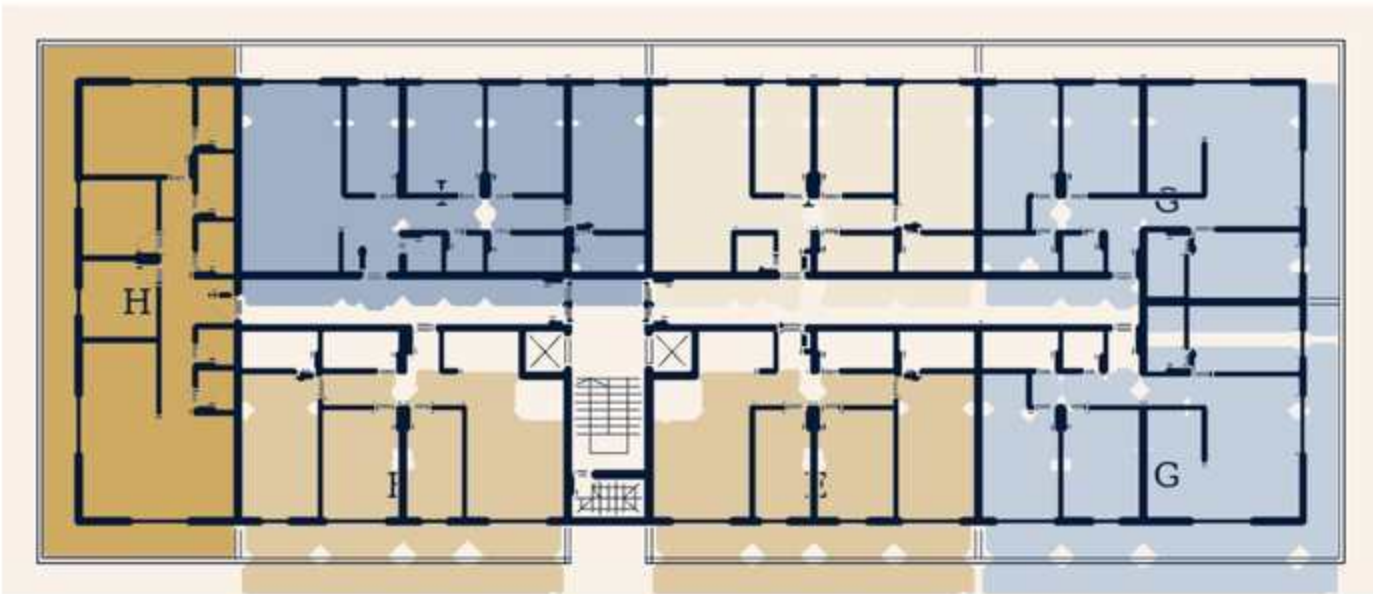
5TH FLOOR

TYPE E	86.37	
TYPE F	88.36	
TYPE G	96.64	
TYPE H	104.35	
TYPE I	110.92	

TYPICAL FLOOR · FLOORS 1–4



5TH FLOOR



WHY RIVERINA

LASTING VALUE.

01



A RIVERSIDE ADDRESS

Living on the banks of the River Bosna, surrounded by greenery and promenades.

02



A COMPLETE COMMUNITY

Pool, spa, sports courts and a lively ground floor, all in one place.

03



ARCHITECTURE THAT ENDURES

Natural materials, clear form and considered details.

04



A HOME FOR EVERY STAGE OF LIFE

Nine apartment types, from 46.44 to 110.92 m².



MORE THAN FOUR WALLS

Riverina is part of a complete neighbourhood: green spaces, sports courts, pool and spa, promenades and a ground floor full of amenities.

A TRUE COMMUNITY.
LIFE BY THE RIVER.
VALUE THAT LASTS.





TOURISM

A DESTINATION THE WORLD VISITS.



806,597

TOURIST ARRIVALS
SARAJEVO CANTON · 2024

1,545,491

OVERNIGHT STAYS · 2024

85.9%

FOREIGN VISITORS · 2024



ILIDŽA

A GROWING AREA

74,137

ILIDŽA RESIDENTS
30 JUNE 2026

+0.92%

ESTIMATED POPULATION
CHANGE 2025–2026

347,645

REGISTERED TOURIST
ARRIVALS · 2024

669,231

OVERNIGHT STAYS IN ILIDŽA
2024

The Ilidža–Hrasnica tram line is in trial operation (2026), alongside continuous investment in transport, roads, pedestrian infrastructure, utilities, public lighting and sport.



RIVERINA RESIDENCE

RESIDENCES

ARRIVAL

FROM THE ENTRANCE TO YOUR HOME.



ENTRANCE LOBBY



RESIDENTIAL CORRIDOR



INTERIORS

THE WARMTH OF MATERIALS.



LIVING ROOM AND KITCHEN

A SPACE FOR SHARED MOMENTS.



BEDROOM





BATHROOMS

STONE, WOOD AND WARM LIGHT.

PROJECT VISUALISATIONS - MATERIALS CONCEPT



SPECIFICATION

MATERIALS CONCEPT

EXTERIOR

- Light fine facade render
- Dark frames and parapet
- Timber cladding in loggias
- Stone cladding on vertical accents
- Aluminium windows and doors
- Glass balustrades

INTERIOR

- Natural oak parquet
- Large-format ceramic tiles
- Wood veneers in common areas
- Natural stone in the entrance lobby

LIGHTING

- Discreet facade lighting
- Warm lighting at entrances and grounds

BASED ON THE MATERIALS CONCEPT OF THE CONCEPTUAL DESIGN, THE FINAL SPECIFICATION IS SET OUT IN THE SALES DOCUMENTATION.

APARTMENT COLLECTION

NINE TYPES, FROM 46.44 TO 110.92 M².

From one to four bedrooms, with loggias and terraces.



TOTAL APARTMENT AREA IN M² - PERMITTED AREA VARIATION DURING CONSTRUCTION ±3%

A

TYPE A

1 BEDROOM

46.44 m²

Entrance	1.10
Hallway	3.90
Storage	1.66
Bathroom	3.79
Kitchen	3.32
Living & Dining	16.00
Bedroom	13.36
Loggia (4.42 × 0.75)	3.31
TOTAL	46.44

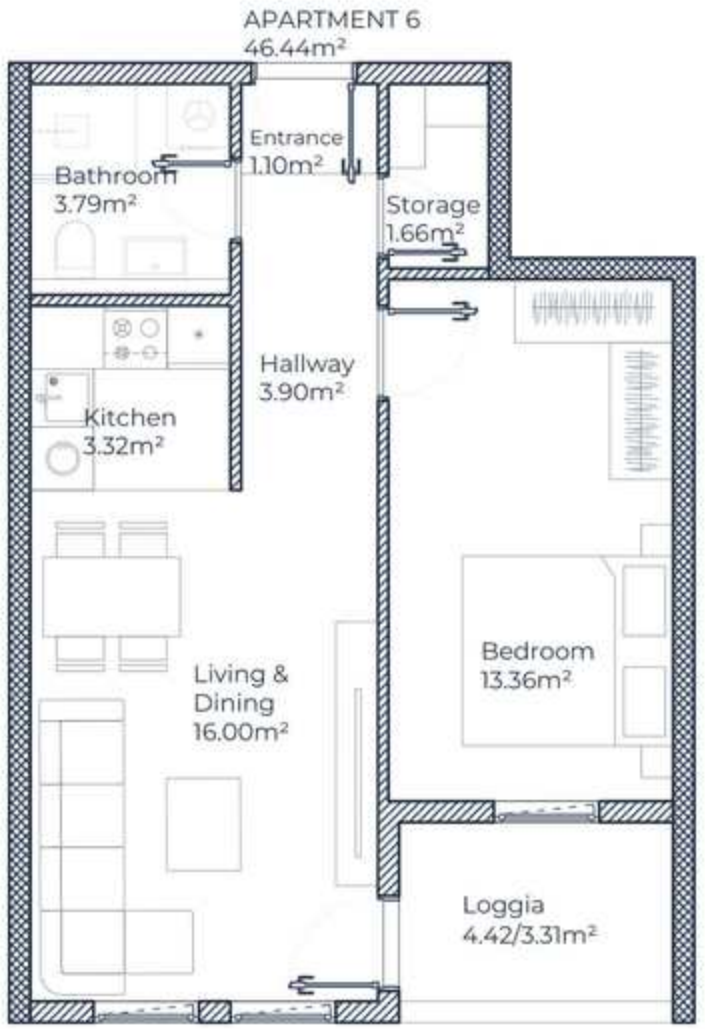
APARTMENTS WITH THIS LAYOUT

1st floor: 6, 8

2nd floor: 6, 8

3rd floor: 6, 8

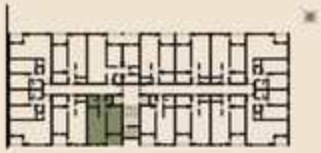
4th floor: 6, 8



2D FLOOR PLAN



3D VIEW



APARTMENT POSITION
IN THE BUILDING

B

TYPE B

1 BEDROOM

49.55 m²

Entrance	1.30
Hallway	3.25
Storage	1.89
Bathroom	5.12
Kitchen	4.56
Living & Dining	17.16
Bedroom	12.96
Loggia (4.42 × 0.75)	3.31
TOTAL	49.55

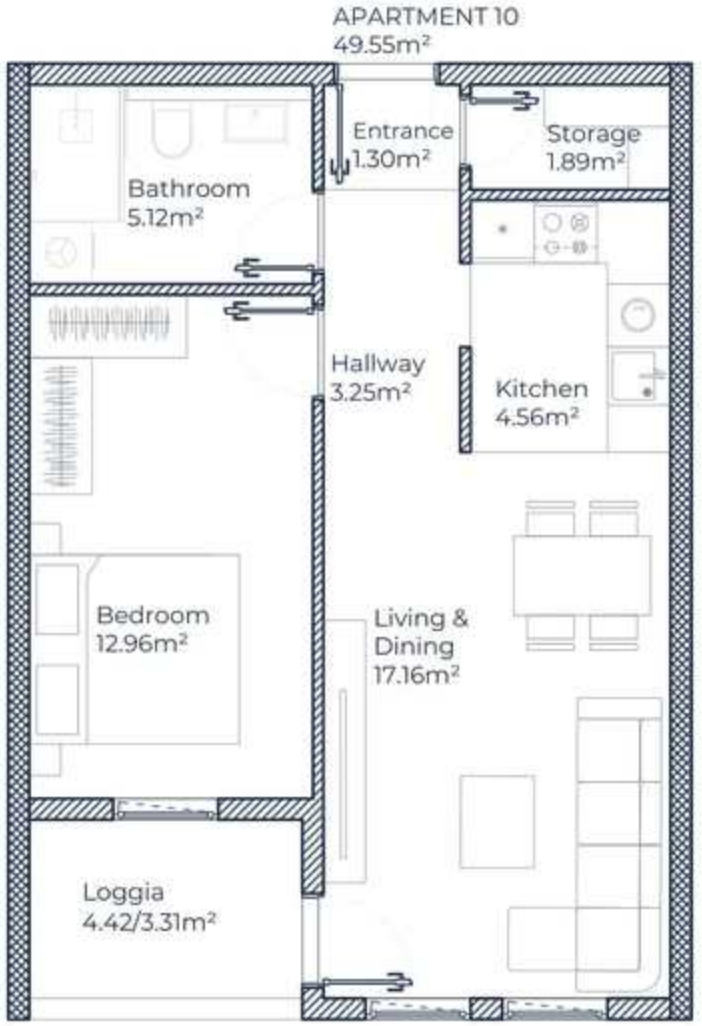
APARTMENTS WITH THIS LAYOUT

1st floor: 3, 4, 7, 9, 10, 11, 12

2nd floor: 3, 4, 7, 9, 10, 11, 12

3rd floor: 3, 4, 7, 9, 10, 11, 12

4th floor: 3, 4, 7, 9, 10, 11, 12



2D FLOOR PLAN



3D VIEW



APARTMENT POSITION
IN THE BUILDING

C

TYPE C

2 BEDROOMS

66.15 m²

Entrance	2.54
Hallway	3.51
Passage	2.53
Utility	1.38
WC	1.50
Bathroom	3.30
Kitchen & Dining	6.74
Living Room	21.06
Bedroom	11.74
Bedroom	9.45
Loggia (3.21 × 0.75)	2.40
TOTAL	66.15

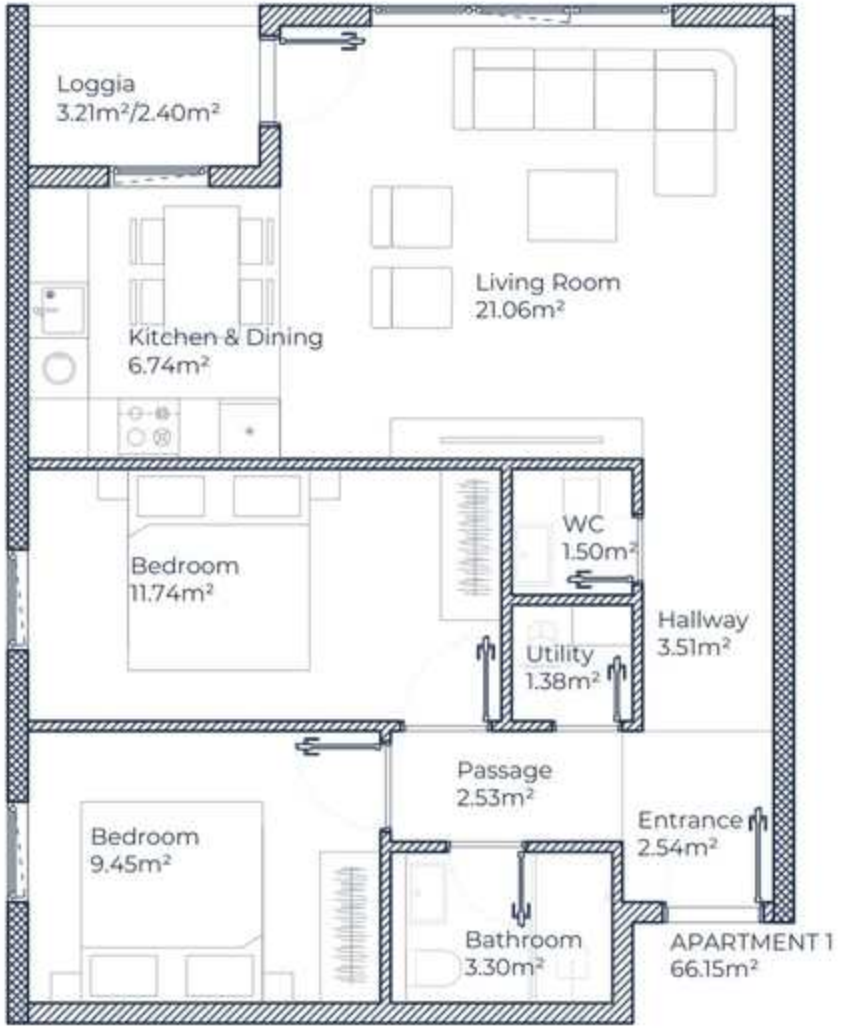
APARTMENTS WITH THIS LAYOUT

1st floor: 1, 2, 13, 14

2nd floor: 1, 2, 13, 14

3rd floor: 1, 2, 13, 14

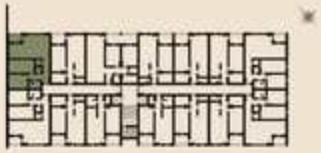
4th floor: 1, 2, 13, 14



2D FLOOR PLAN



3D VIEW



APARTMENT POSITION IN THE BUILDING

D

TYPE D

2 BEDROOMS

73.93 m²

Entrance	2.08
Hallway	5.46
WC	1.95
Utility	2.08
Bathroom	4.35
Kitchen	5.28
Living & Dining	23.43
Bedroom	11.02
Bedroom	11.02
Loggia (9.69 × 0.75)	7.26
TOTAL	73.93

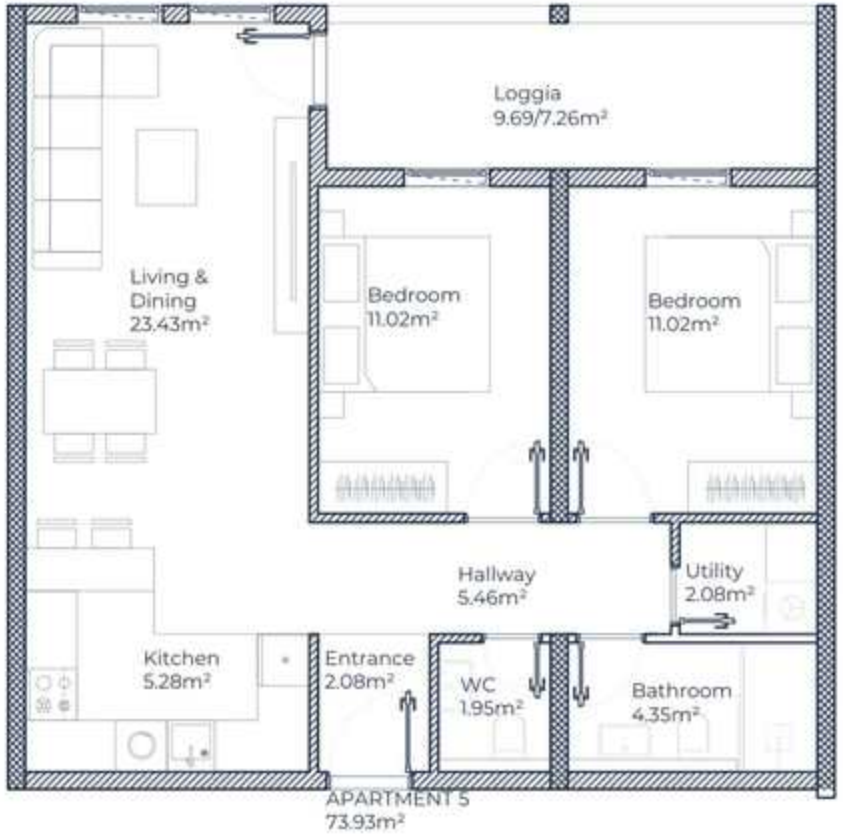
APARTMENTS WITH THIS LAYOUT

1st floor: 5

2nd floor: 5

3rd floor: 5

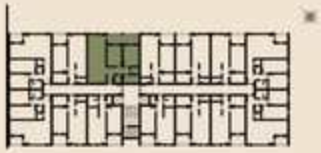
4th floor: 5



2D FLOOR PLAN



3D VIEW



APARTMENT POSITION
IN THE BUILDING

E

TYPE E

3 BEDROOMS

86.37 m²

Entrance	2.08
Hallway	7.15
Bathroom	4.49
Bathroom	4.49
Kitchen	4.42
Living & Dining	21.07
Children's Room	9.24
Bedroom	12.60
Master Bedroom	16.80
Terrace (16.12 × 0.25)	4.03
TOTAL	86.37

APARTMENTS WITH THIS LAYOUT

5th floor: 3, 5



2D FLOOR PLAN



3D VIEW



APARTMENT POSITION
IN THE BUILDING

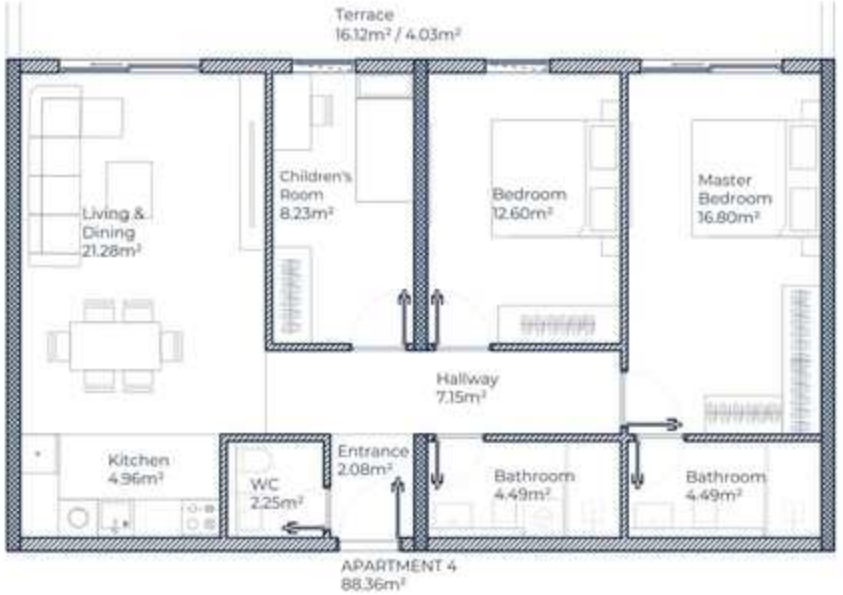
F

TYPE F

3 BEDROOMS

88.36 m²

Entrance	2.08
Hallway	7.15
WC	2.25
Bathroom	4.49
Bathroom	4.49
Kitchen	4.96
Living & Dining	21.28
Master Bedroom	16.80
Bedroom	12.60
Children's Room	8.23
Terrace (16.12 × 0.25)	4.03
TOTAL	88.36



2D FLOOR PLAN



3D VIEW

APARTMENTS WITH THIS LAYOUT

5th floor: 4



APARTMENT POSITION IN THE BUILDING

G

TYPE G

3 BEDROOMS

96.64 m²

Entrance	2.08
Hallway	4.69
Passage	3.77
WC	2.39
Bathroom	4.49
Bathroom	3.90
Kitchen	4.50
Living & Dining	24.74
Master Bedroom	11.18
Bedroom	12.60
Bedroom	15.12
Terrace (28.73 × 0.25)	7.18
TOTAL	96.64



2D FLOOR PLAN



3D VIEW

APARTMENTS WITH THIS LAYOUT

5th floor: 6, 7



APARTMENT POSITION
IN THE BUILDING

H

TYPE H

3 BEDROOMS

104.35 m²

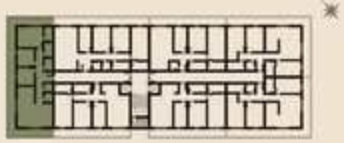
Entrance	2.88
Hallway	6.76
Passage	4.94
Utility	2.40
WC	2.25
Bathroom	3.74
Bathroom	3.74
Storage	3.15
Kitchen	8.12
Living & Dining	23.59
Master Bedroom	15.05
Children's Room	8.70
Children's Room	8.70
Terrace (41.34 × 0.25)	10.33
TOTAL	104.35



2D FLOOR PLAN



3D VIEW



APARTMENT POSITION IN THE BUILDING

APARTMENTS WITH THIS LAYOUT

5th floor: 1

I

TYPE 1

4 BEDROOMS

110.92 m²

Entrance	3.51
Hallway	11.05
WC	2.10
Utility	2.24
Bathroom	4.49
Bathroom	4.34
Kitchen	6.07
Living & Dining	21.84
Master Bedroom	16.24
Bedroom	12.60
Bedroom	12.60
Children's Room	8.81
Terrace (20,15 × 0,25)	5.03
TOTAL	110.92

APARTMENTS WITH THIS LAYOUT

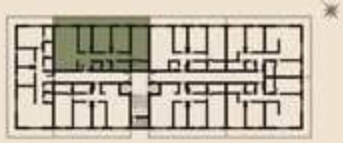
5th floor: 2



2D FLOOR PLAN



3D VIEW



APARTMENT POSITION
IN THE BUILDING





















RIVERINA
RESIDENCE

ILIDŽA · SARAJEVO · BOSNIA AND HERZEGOVINA

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Images, renderings and visualisations in this catalogue are for illustrative purposes only. The completed buildings, materials, fittings and surroundings may differ from what is shown. The project and offer are subject to change. Only the provisions of the final sales documentation are legally binding. Permitted variation in floor area during construction is ±3%. Statistics: population and wages of Sarajevo Canton, tourist arrivals and overnight stays 2024.