



Onia Hills

RESORT & RESIDENCES

MATERIALS



ONIA HILLS RESORT & RESIDENCES

The Essence of Contemporary Mediterranean Living

We are proud to present Onia Hills Resort, an exceptional project by Belmont Developments, known for creating luxurious and innovative real estate concepts across Europe. This exclusive resort combines modern architecture, elegant design, and unmatched amenities to deliver a unique lifestyle experience for both homeowners and travelers. Located in the serene and picturesque village of Reževići, Onia Hills offers a perfect blend of tranquility and connectivity, making it a prime choice for those seeking luxury and convenience on the *Adriatic coast*. The resort's thoughtfully designed residences and world-class hotel cater to the most sophisticated tastes, redefining the standards of contemporary *Mediterranean living*. **Belmont** Developments has carefully curated every detail of this project to ensure the highest quality of construction and finish. From the choice of premium materials to the integration of smart technologies, Onia Hills represents a seamless harmony of comfort, style, and innovation. Whether you are looking for a dream vacation home, a sound investment, or a luxurious retreat, Onia Hills offers everything you need and more. With its professional property and rental management services, breathtaking surroundings, and exceptional amenities, Onia Hills is more than a destination – it's a way of life.



FACADE

KerlitebyCotto d'Este & Stilby

The façade of Onia Hills is elegantly finished with Kerlite cladding by Cotto d'Este, offering a unique combination of style and functionality. Known for its natural wood-like appearance and superior weather resistance, the Kerlite panels enhance both the aesthetic appeal and durability of the building. All white elements on the façade are supplied by Stilby, providing a modern contrast to the rich textures of the cladding.



Kerlite panels are designed with advanced technology to ensure excellent thermal insulation and high performance in various weather conditions. The material offers long-lasting protection against environmental factors like UV radiation, rain, and temperature fluctuations. The ventilated façade system promotes natural airflow, preventing moisture buildup and enhancing the building's energy efficiency. The low-maintenance system retains its luxurious look, beautifully complementing the Mediterranean landscape and offering an unparalleled visual experience.



JOINERY (Windows and Doors)

VEKA Motion 82 systems

The windows and doors at Onia Hills are equipped with VEKA *Motion 82 systems*, a premium solution that delivers outstanding thermal efficiency, sound insulation, and durability. These sliding systems are designed for effortless operation and a sleek, modern appearance, complementing the resort's elegant aesthetic. With advanced engineering and robust materials, VEKA *Motion 82* ensures a perfect balance of functionality and luxury, offering homeowners superior comfort and performance in all weather conditions.



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SANITARY ACCESSORIES

Hansgrohe

Our complete set of sanitary accessories, including faucets and shower sets, is from the renowned German manufacturer Hansgrohe. With over a century of tradition and expertise in faucets and showers Hansgrohe products are known for their exceptional quality and performance, offering a wide range of styles, finishes, and features to suit any design and functional requirement. With Hansgrohe, you can create a personalized and luxurious bathroom experience that meets your needs and exceeds your expectations.

hansgrohe

SANITARY TECHNOLOGY

Geberit

For built-in cisterns, we partner with Geberit, the absolute leader in European sanitary products. Their built-in cisterns are synonymous with quality and reliability, providing efficient and hygienic flushing, water saving, and noise reduction. Geberit cisterns are also easy to install, maintain, and repair, ensuring long-lasting and hassle-free performance.





BUILT-IN FURNITUREY

Fundermax & Egger

Our complete built-in furniture is made of board materials from the companies Fundermax and Egger. Egger is one of the leading European companies in the industry of wood-based products, offering a wide range of innovative products that meet high-quality standards and requirements in furniture and interior design. Fundermax is a world-renowned manufacturer of high-pressure laminates and compact panels, known for their durability, versatility, and design possibilities. Together, Egger and Fundermax provide a comprehensive and customizable solution for your built-in furniture needs, from cabinets and shelves to desks and countertops.

Fundermax
For you to create

LAMEX

EGGER

CERAMIC

Florim Group

When it comes to floor and wall ceramics, we trust Florim Group, an Italian company with a sixty-year tradition. Florim is known for its high-quality products, top design, and social responsibility, offering a wide range of tiles and slabs for residential, commercial, and outdoor applications. With Florim, you can create a unique and timeless space that reflects your personality and style while enjoying the benefits of advanced technology, eco-friendliness, and durability.



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FLOOR

Tarkett



When it comes to the floor coverings in our apartments, we rely on Tarkett, a world leader in innovative solutions for floors and sports fields. Tarkett offers a wide range of high-quality products, including parquet, laminate, LVT, carpets, rugs, textile panels, and vinyl, all designed to meet design and functionality requirements. For our apartments, we have carefully chosen Tarkett's LVT system due to its exceptional durability, low maintenance, and versatility, making it the best option for our clients. With Tarkett's LVT, we have selected a wide range of colors, patterns, and textures that create a comfortable, safe, and beautiful environment that perfectly suits our apartments' design and enhances our clients' living experience.





PARTITION WALLS

Xella

At Onia Hills, we prioritize comfort and privacy for our residents. That's why we use *Silka* blocks, a brand within the Xella Group, as partition walls between apartments and private and public spaces. With excellent sound insulation, strength, and load-bearing capacity, *Silka* blocks provide maximum comfort and privacy for your home or office.

When installed in combination with gypsum linings on the outside and inside, *Silka* blocks can achieve exceptional sound insulation, up to 70 decibels. And, *Silka* blocks are made of natural materials that reduce energy consumption and CO2 emissions, making them a sustainable and eco-friendly choice.

Our commitment to quality and sustainability extends to every aspect of our projects, and *Silka* blocks are no exception. Trust Onia to deliver a comfortable, private, and sustainable living space with the help of *Silka* blocks from Xella Group.

xella

AIR CONDITIONING

Samsung

At Onia Hills, we understand that air conditioning plays a crucial role in creating a comfortable and healthy living environment. That's why we offer the *Wind-Free™* system, powered by the renowned Samsung brand. With its innovative *WindFree™* technology, this system evenly distributes fresh air throughout the room without creating an unpleasant flow of cold air. By using thousands of micro holes, the *WindFree™* mode carefully spreads the air and creates the so-called "still air," providing superior comfort and a pleasant, fresh atmosphere that gives you a magnificent feeling of comfort both day and night. In addition to air conditioning, Samsung is also present on the project in the form of TV receivers, in which it dominates the market.



SAMSUNG Wind-Free™



APPLIANCES

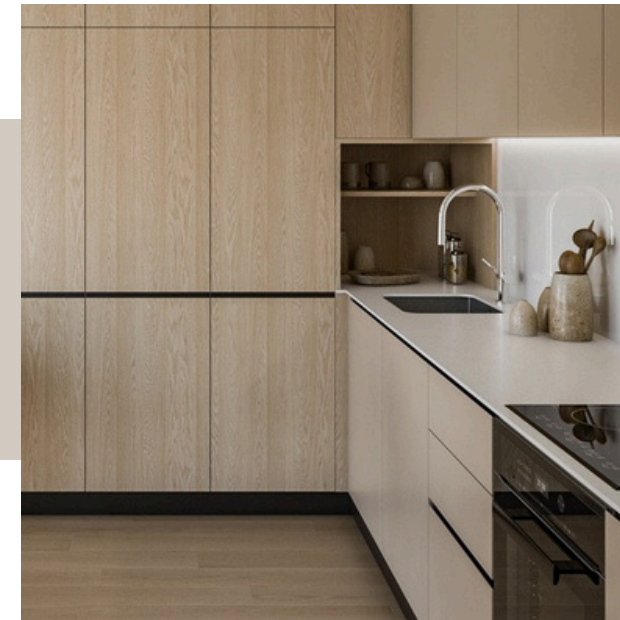
Bosch & Samsung

At Onia Hills, we partner with Bosch and Samsung to bring you the latest and most innovative technology for your home. Bosch offers a wide range of home appliances, from smart refrigerators and washing machines to state-of-the-art ovens and dishwashers, designed to meet the highest standards of performance, efficiency, and sustainability.



Samsung, on the other hand, offers advanced home entertainment technology, including stunning 4K and 8K TVs and immersive sound systems.

With their sleek and modern design, both Bosch and Samsung products not only enhance the aesthetics of your home but also provide superior functionality and convenience.



ONIA HILLS RESORT & RESIDENCES

Where Quality Meets Design

Thank you for exploring our catalogue and discovering the vision behind Onia Hills ***Resort & Residences***. We hope this presentation of our luxurious living spaces, state-of-the-art amenities, and innovative solutions has given you a clear understanding of what sets Onia Hills apart.



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At Onia Hills, we recognize that choosing a home or an investment property is a significant decision. That's why we dedicate ourselves to creating residences that combine elegance, functionality, and exceptional quality. From architectural design to the final touches, our team of experts ensures every detail reflects our commitment to excellence.

We invite you to delve deeper into the world of Onia Hills and explore the unique benefits of owning a residence here. From our *5-star boutique hotel* and *premium amenities to professional rental management services*, Onia Hills offers an unparalleled lifestyle tailored to meet your needs.

If you have any questions or would like to learn more about the opportunities available, our team is here to assist you every step of the way. We look forward to welcoming you to Onia Hills and helping you find your perfect home or investment on the stunning Adriatic coast.

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