This paper focuses on changes in urban environment of New Belgrade since it was planned under the young socialist multi-ethnic State of Yugoslavia after Second World War on the empty land between two cities Zemun and Belgrade.

The initiative to build a town on the left bank of Sava River came from the leadership of the Communist Party of Yugoslavia and was under constant supervision of Marshal Tito, the Yugoslav Communist Party Politburo, Serbia and the City Party Committee. Under his leadership large-scale architecture and urban planning projects were developed.

After the political changes and takeover of Slobodan Milosevic in the 1980s, a threatening economic crisis ensued, which brought an end to the „Golden Era“ of Yugoslavia. Post-socialistic transformation in Belgrade has turned out to be much slower than in other Central European societies and cities. Social system transition has been followed by marginalization of local economy and impoverishment of population and community as a whole. In the context of the blend of the grey economy, legal breakdown and political opportunism New Belgrade’s physical form had been hardly altered through informal actions which changed forms of occupation of the city’s physical body.

In 2000, when the government changed the first democratic post-communist regime brought many modifications in society. As a direct result of the breakup of the socialist system, the privatization of state property is in progress. This process of privatization, occurring at a time of little financial means in the state and fragmentary legal control, has produced fertile ground for corruption, profiteering, and speculations. On the other part of these people holding political or financial power, they lack the interest or opportunity to change this situation. According to this New Belgrade today represents a contemporary experiment, which is being rapidly filled by new built structures. From the dominant residential function, it suddenly exploded in its numerous functions by shopping malls, restaurants, churches, services, commercial and business centers thanks to the foreign investments caused by country stability and the expected accession to the EU.

Starting from hypotheses that development of New Belgrade was marked by the mixture of the political and architectural ideology under the patronage of the state and market this paper points out transformations of architectural and urban space of New Belgrade. This study will try to discover physical changes in the built fabric of New Belgrade influenced by the change of the political regime from socialism through blocked transition to real democratic transition. It will present empirical observations on changes in building functions, scales, and style and evolution of urban form.