



ADV ROYAL
CONSULTING

VRAČAR ELEGANCE

PREMIUM PROPERTY TEASER

MODERN TWO-BEDROOM APARTMENT | SMART HOME SYSTEM

PRIME LOCATION

Nevesinjska Street

One of Belgrade's most prestigious residential enclaves. A quiet oasis in the heart of Vračar, steps away from the **Saint Sava Temple** and Kalenić Market.

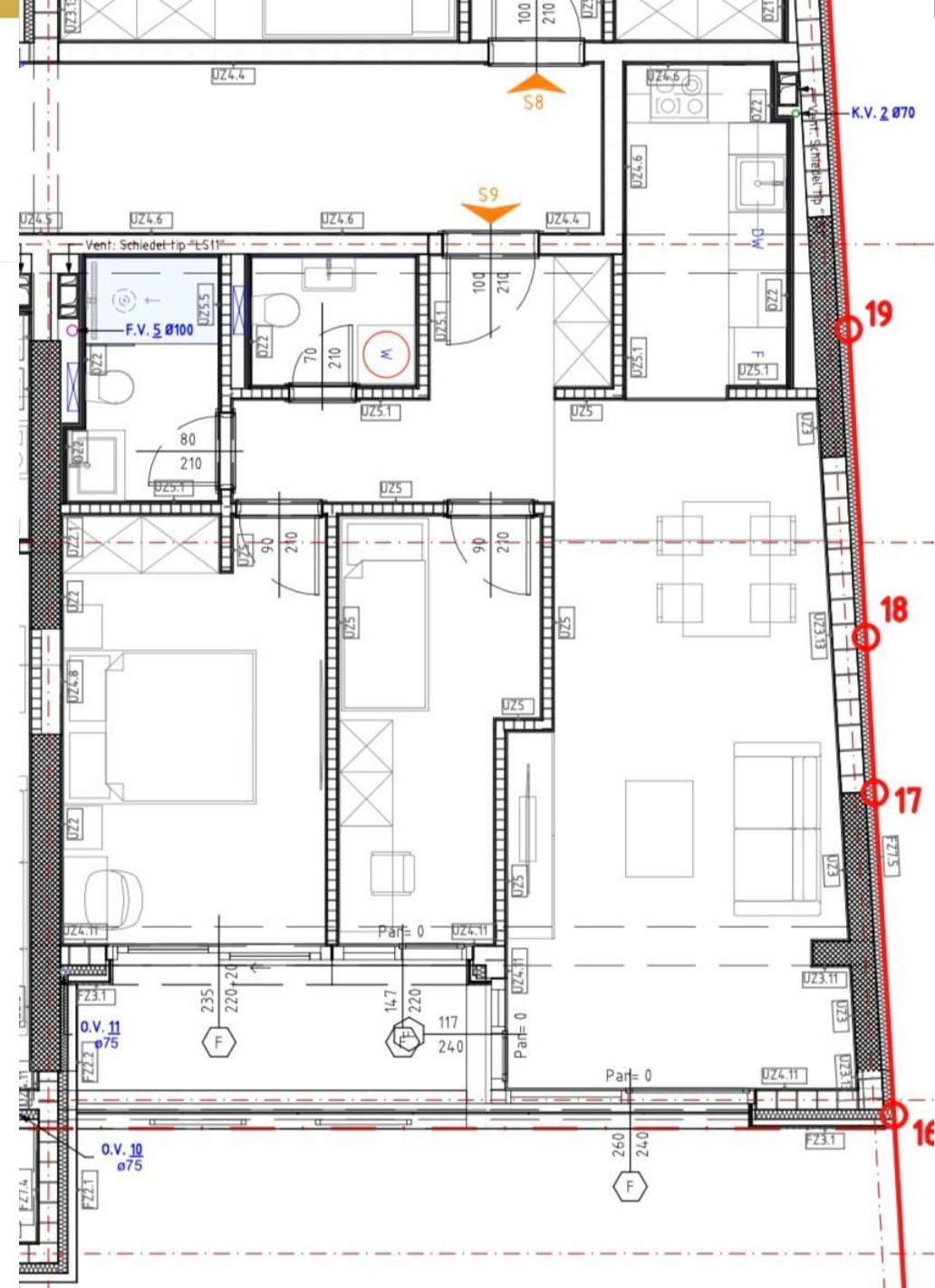
Basic Information

Space & Layout

69 m² of intelligently designed space. Featuring two bedrooms and an expansive open-plan living area on the 3rd floor.

Tech & Comfort

Equipped with an energy-efficient **heat pump** heating system and a comprehensive **Smart Home** setup for ultimate control.



Elegant Urban Living

Contemporary Interior

This property combines modern architecture with a sophisticated urban lifestyle. The interior is defined by high-end materials and abundant natural light.

Featuring **premium oak parquet**, large aluminum joinery, and an atmosphere of quiet privacy in a bustling city center.

"Designed for those who seek comfort without compromise."



Property Vital Statistics

69

SQUARE METERS

3rd

FLOOR POSITION

2

BEDROOMS

LUXURY RESIDENTIAL BUILDING | ELEVATOR | GARAGE OPTION

Intelligent Layout



Living Zone

Spacious open-plan living room with integrated dining and modern kitchen area.



Sleeping Zone

Two separated bedrooms ensuring maximum privacy and restful comfort.



Utilities



Modern bathroom, laundry area, and a functional terrace/French balcony.

SMART & EFFICIENT

Futuristic Comfort

The apartment features a full **Smart Home system**, allowing you to control lighting, heating, and security directly from your smartphone.

Coupled with a modern **heat pump heating system**, this property offers maximum energy efficiency and the lowest possible utility costs.

-  Remote Climate Control
-  Low Energy Consumption



Premium Features & Finishes

- ✓ Premium first-class oak parquet flooring
- ✓ High-end Italian granite ceramics
- ✓ Superior aluminum joinery with thermal break
- ✓ High ceilings & elegant recessed lighting
- ✓ Modern heat pump heating & cooling
- ✓ Direct elevator access to garage levels
- ✓ Video surveillance & secure entry system
- ✓ Contemporary minimalist interior design

Craftsmanship & Design



GOURMET KITCHEN



ITALIAN CERAMICS



PRIVATE SANCTUARY

Details

This elegant luxury apartment is located in one of the most prestigious residential areas of Belgrade — Nevesinjska Street, Vračar, near the Saint Sava Temple and Kalenić Market.

The property is situated in a premium-quality newly built residential building, combining modern architecture, privacy, comfort, and sophisticated urban living.

The apartment features a carefully designed contemporary interior with high-end finishing materials, oak parquet flooring, aluminum joinery, premium Italian ceramics, and abundant natural light throughout the space.

The functional layout includes: entrance hallway, spacious open-plan living and dining area, modern fitted kitchen, two bedrooms, modern bathroom, terrace / French balcony,

The apartment is equipped with a Smart Home system allowing complete apartment control via mobile phone, while the heat pump heating system provides maximum energy efficiency and comfort throughout the year.

Additional value is reflected through: premium construction quality, modern minimalist interior design, high ceilings and elegant lighting, quiet street orientation with excellent privacy, direct elevator access to garage level, excellent micro-location in the heart of Vračar.

This property represents an excellent opportunity both for luxury residential living and as a premium long-term investment.

















Acquisition Overview

Investment Component	Value / Condition
Apartment Purchase Price	460,000 EUR
Garage Space (Optional)	40,000 EUR
TOTAL ACQUISITION	500,000 EUR
Agency Fee	3% of purchase price

INVESTMENT POTENTIAL

Vračar Heritage

"A unique opportunity to own a property in Nevesinjska street, where the bohemian soul of old Belgrade meets the vibrancy of a modern European city. A secure long-term asset."

MOVE-IN READY | ST. SAVA TEMPLE VICINITY