

ADV ROYAL CONSULTING

SOUL 64

LAMELLA B | EXCLUSIVE PREVIEW

PREMIUM ONE-BEDROOM SMART HOME APARTMENT

54 m²



ADV ROYAL

CONSULTING

DESIGN THAT BREATHES

SOUL 64

A fusion of architecture, nature, and design. Belgrade's most sophisticated residential landmark designed for the higher housing standard.

THE LOCATION: LAMELLA Q

The Crown of the Complex

Located in **Lamella Q**, the most prestigious building within the SOUL 64 development. This structure represents the peak of architectural detail and materials.

Positioned on the 4th floor, this specific unit was extremely limited and not widely available during initial sales, making it a *rare market opportunity*.



VITAL STATISTICS

54 m²

TOTAL AREA (M²)

2.9

CEILING HEIGHT
(M)

-1

GARAGE
LEVEL

Featuring expansive glass surfaces and a unique open-plan flow.

INTELLIGENT LAYOUT



Living Area

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



Bedroom

A quiet, sun-filled master suite designed for maximum privacy.



Utility

Dedicated technical and utility room for seamless household management.

SMART & SOPHISTICATED

Living with Soul

The interior features a **SMART HOME system** allowing full control over lighting and heating via mobile application. Experience a home that anticipates your needs.

-  Smart Home Control System
-  Central Air-Conditioning
-  Exceptional natural light through floor-to-ceiling glass

PREMIUM FEATURES & EQUIPMENT

 German Schüco three-layer aluminum joinery

 BOSAL security entrance doors

 Premium oak parquet flooring

 Interior doors (2.40 m) with magnetic locks

 Laufen sanitary & Hansgrohe fittings

 Walk-in shower with ceiling rain shower

 Triple-glazed thermo-insulated glass

 Lift-and-slide balcony door systems

PLAN



MATERIALITY & CRAFTSMANSHIP



Smart Integration



Spa-like Bathrooms



Secure Garage (Level -1)

COMPLEX AMENITIES

Soul Wellness



20-meter Swimming Pool



Spa & Wellness Center



Fully Equipped Gym

Living Environment



400m Landscaped Green Backbone

Traffic-free Internal Courtyard



Premium Retail & Service Zone

Swimming Pool













401

H

401

















SOUL

SOUL
PREMIUM LIFESTYLE







SOUL

SOUL

PREMIUM LIFESTYLE

SOUL







SOUL

Gigatron MEGASTORE
G49 - Roda Centar

SOUL 64

Delta City Beograd

Shopping center Piramida
Пирамида

BLOK 70
БЛОК 70

BLOK 70A
БЛОК 70A

SAVSKI NASIP
САВСКИ НАСИП

Most Preko Ade

Hotel Radison

SENJAK
СЕЊАК

Hajd park

Muzej Jugoslavije

Hipodrom Beograd

Bask Prestige

Стадион Рајко Митић

NEW BELGRADE
НОВИ БЕОГРАД

Belgrade
Београд

SLAVIJA
СЛАВИЈА

AUTOKOMANDA
АУТОКОМАНДА

Muzej Savremene
Umetnosti

Republic Square
Трг републике

Metropol Palas

Nikola Tesla Museum
Музеј Николе Тесле

Храм Светог Саве

Karadordev
park

AUTOKOMANDA
АУТОКОМАНДА

BLOK 38
БЛОК 38

BLOK 28
БЛОК 28

BLOK 21
БЛОК 21

BLOK 22

BLOCK 64
БЛОК 64

BLOCK 63
БЛОК 63

BLOCK 44
БЛОК 44

PAVILJON
ПАВИЛЈОН

VRAČAR
ВРАЧАР

ČUBUR
ЧУБУР

Ustanička

Bulevar despota Stefana

Bulevar Vukobra Visona

Savska

Vojvode Stepe

Bulevar Mihajla Pupina

Sava

Brankov Most

Bulevar Vukobra Visona

Savska

Vojvode Stepe

Tošin bunar

Partizanske avijacije

Zemunska

Jurija Gagarina

Sava

Sava

Savsko jezero

Ada Mol

Radnička

Kirovlev

Ustanička

Vojvode Stepe

ACQUISITION OVERVIEW

Apartment Price	306,200 EUR
Garage Space (Level -1)	30,000 EUR (Available separately)
TOTAL PRICE	336,200 EUR
Agency Commission	3% of purchase price

INVESTMENT OPPORTUNITY

A Rare Market Entry

"Due to the limited number of one-bedroom units in Lamella Q, this property represents an exceptional asset for both high-end residential living and long-term capital growth in Belgrade's most sought-after zone."



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Let's Discuss the Soul of Your New Home

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