



ADV ROYAL

CONSULTING

# ELEGANT FOUR-BEDROOM MODERN RESIDENCE

VOŽDOVAC | NEAR AUTOKOMANDA

PREMIUM FAMILY LIVING WITH PANORAMIC TERRACE

ARCHITECTURAL HARMONY

# Voždovac Sophistication

---

Discover a sophisticated residence located in a peaceful part of Voždovac, offering the perfect combination of contemporary comfort and excellent city connectivity.

# Basic Property Information

| Characteristic    | Detail / Specification                      |
|-------------------|---|
| Total Size        | <b>131.5 m<sup>2</sup></b>                  |
| Structure         | Four-room apartment (Modern open-plan)      |
| Floor Position    | 1st floor (Elevator access)                 |
| Building Quality  | New modern construction with marble lobby   |
| Heating & Cooling | Advanced Heat Pump System (Underfloor/Wall) |

# Grand Interior Living

## Light-Filled Sanctuary

Designed with meticulous attention to detail, the apartment features generous living areas that flow seamlessly into the dining zone.

Triple-glazed aluminum joinery and a south-oriented layout ensure an abundance of natural light while maintaining perfect thermal and sound insulation.

- ✓ Multi-layer oak parquet flooring
- ✓ High ceilings and airy atmosphere



# Technical Innovation



## Heat Pump

State-of-the-art heating and cooling via underfloor, wall, and fan-coil systems.



## Joinery

Premium aluminum profiles with triple-glazed glass for maximum energy efficiency.



## Security

Bosal entrance doors, video intercom, and preparation for alarm systems.

OUTDOOR LIVING

# The Grand Terrace

A spacious terrace that serves as an extension of the living space, ideal for family gatherings or quiet evening relaxation.

- 📏 Generous square footage for outdoor furniture
- 🌿 Peaceful residential environment
- ☀️ Excellent daylight exposure



# Spatial Capacity

131.5

SQUARE METERS (M<sup>2</sup>)

2

LUXURY BATHROOMS

FOUR-ROOM STRUCTURE | 1st FLOOR | SEPARATE GUEST WC

# Architectural Impression



## **A First Impression that Lasts**

The building greets residents with an elegant entrance hall featuring a marble staircase and designer corridor lighting.

Modern technical solutions ensure long-term energy savings and minimal maintenance costs, while the high-speed elevator provides seamless access to all floors.











  
ADV ROYAL  
CONSULTING



# Material Detail & Design

**Smart Climate**

**Marble Lobby**

**Oak Finishing**

# Additional Infrastructure

## Underground Parking

**€35,000 + VAT**

Secure and spacious parking spaces available in the building's underground level.

## Private Storage

**€2,800/m<sup>2</sup> + VAT**

Storage rooms ranging from 5–9 m<sup>2</sup> for additional functional space.

# Investment Summary

| Investment Component              | Price Details                            |
|-----------------------------------|--|
| Apartment (131.5 m <sup>2</sup> ) | <b>560,000 EUR + VAT</b>                 |
| Financing                         | Bank loan possible   Direct Sale         |
| <b>AGENCY COMMISSION</b>          | <b>3% of agreed price</b>                |
| Total Square Meters               | 131.5 m <sup>2</sup> (Lux family layout) |



ADV ROYAL

CONSULTING

# Private Viewing Request

---



+381 65 363 5112



Voždovac, Belgrade



Premium Property Management

Contact us for a detailed property portfolio or site visit.