

STUDENT PARK DESIGNER RESIDENCE

A curated masterpiece overlooking the historic green heart of
Old Belgrade.

OLD TOWN (STARI GRAD) | STUDENT SQUARE | BELGRADE



ADV ROYAL
CONSULTING

THE ESSENCE OF STARI GRAD

Prime City Center

Positioned directly next to Studentski Trg, this property combines historic prestige with uncompromising contemporary luxury.

Architectural Mastery

AJ Studio Concept

Designed by the renowned **AJ Studio architectural office**, this apartment is a study in modern minimalism and functionality.

Fully renovated in 2019, every element has been bespoke-crafted to create a seamless, high-end living environment in the city's most vibrant zone.

"A dialogue between architectural clarity and urban energy."



Vital Statistics

78

TOTAL AREA (M²)

2nd

FLOOR HEIGHT

2

BEDROOMS

EAST-WEST ORIENTATION | FULL PARK VIEW | RENOVATED 2019

Functional Space Concept

Social Zone

A spacious, open-plan living room integrated with a dining area and a high-end contemporary kitchen. Designed for hosting and panoramic engagement with the park.




Private Zone

Two quiet bedrooms positioned for maximum privacy. The primary layout ensures separation between sleeping quarters and the active social areas of the home.

NATURAL INSPIRATION

The Park View

Featuring a **6 m² private terrace** directly overlooking Student Park. The east-west orientation ensures spectacular natural light and a serene green backdrop in the heart of the city.

-  Unobstructed Green Park Views
-  Beautiful Morning & Afternoon Light
-  Quiet Oasis in the Historic Center

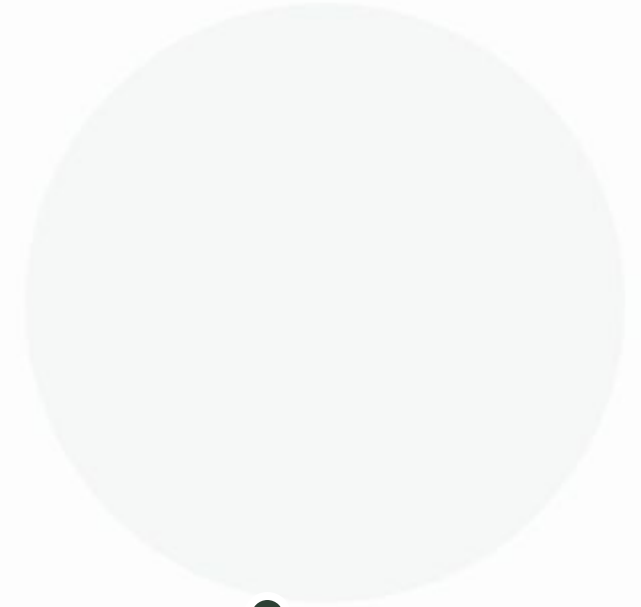


Premium Interior & Renovations

- ✂ Full renovation of all installations (2019)
- ✎ Custom interior elements by AJ Studio
- 💡 Designer high-end lighting solutions
- 🗄 Built-in luxury wardrobes & storage
- 🍴 Fully equipped contemporary kitchen
- ❄ Fully air-conditioned living spaces
- 🛡 Integrated video surveillance system
- P Parking access in the inner courtyard



Excellence by Design



2019

Complete renovation of plumbing, electrics, and structural elements.

Architectural

Designer collaboration with AJ Studio for custom interior layout.

Finishing

Installation of premium custom wardrobes and Italian ceramics.

Move-In

Apartment delivered in pristine condition, fully equipped & ready.







Acquisition Overview

Interior Living Area 72 m² (78 m² total with terrace)

Registered Area 62 m²

PURCHASE PRICE **595,000 EUR**

Agency Commission 3% of the agreed price

UNRIVALED LOCATION

A Rare Market Asset

"Properties of this caliber overlooking Student Park rarely become available. This is a unique opportunity for those seeking the ultimate Belgrade urban lifestyle."

STARI GRAD HERITAGE | MOVE-IN READY



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Request a Private Viewing

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