



ADV ROYAL  
CONSULTING

# ŠUMICE PARK LUXURY RESIDENCE

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LEKINO BRDO | BELGRADE

FULLY FURNISHED 2023 NEW BUILD SANCTUARY

SOPHISTICATED CITY LIVING

# Serene Urban Oasis

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Experience a beautifully designed and fully furnished modern apartment near Šumice Park, offering a perfect balance of comfort and connectivity.

# BASIC PROPERTY INFORMATION

Specification	Detail
Total Size	52 m <sup>2</sup>
Structure	2.5-room apartment (Modern functional flow)
Building Type	New development (Completed 2023)
Floor Position	1st floor of 4 (Elevator access)
Orientation	Quiet courtyard (Maximum privacy)

# FURNISHED EXCELLENCE

## Bespoke Interior Design

Sold completely furnished and equipped with carefully selected modern furniture and appliances. No additional investment is required. The open-plan living room flows seamlessly into the dining and kitchen areas, creating a warm and sophisticated atmosphere for contemporary living.




- ✓ High-quality designer furniture
- ✓ Fully equipped modern kitchen



PRIVATE SANCTUARY

# Courtyard Orientation

Positioned toward the quiet inner courtyard, this apartment provides an exceptionally quiet and relaxing environment away from the city noise.

-  Peaceful residential vibe
-  Enhanced privacy and security
-  Abundant soft natural light



# TECH & INFRASTRUCTURE



## Efficient Heating

Central heating system equipped with calorimeters for precise consumption control.



## Energy Passport

Built to modern insulation standards, ensuring long-term utility savings.



## Smart Security

Full video surveillance and integrated intercom system for peace of mind.

# VITAL STATISTICS

52

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

2023

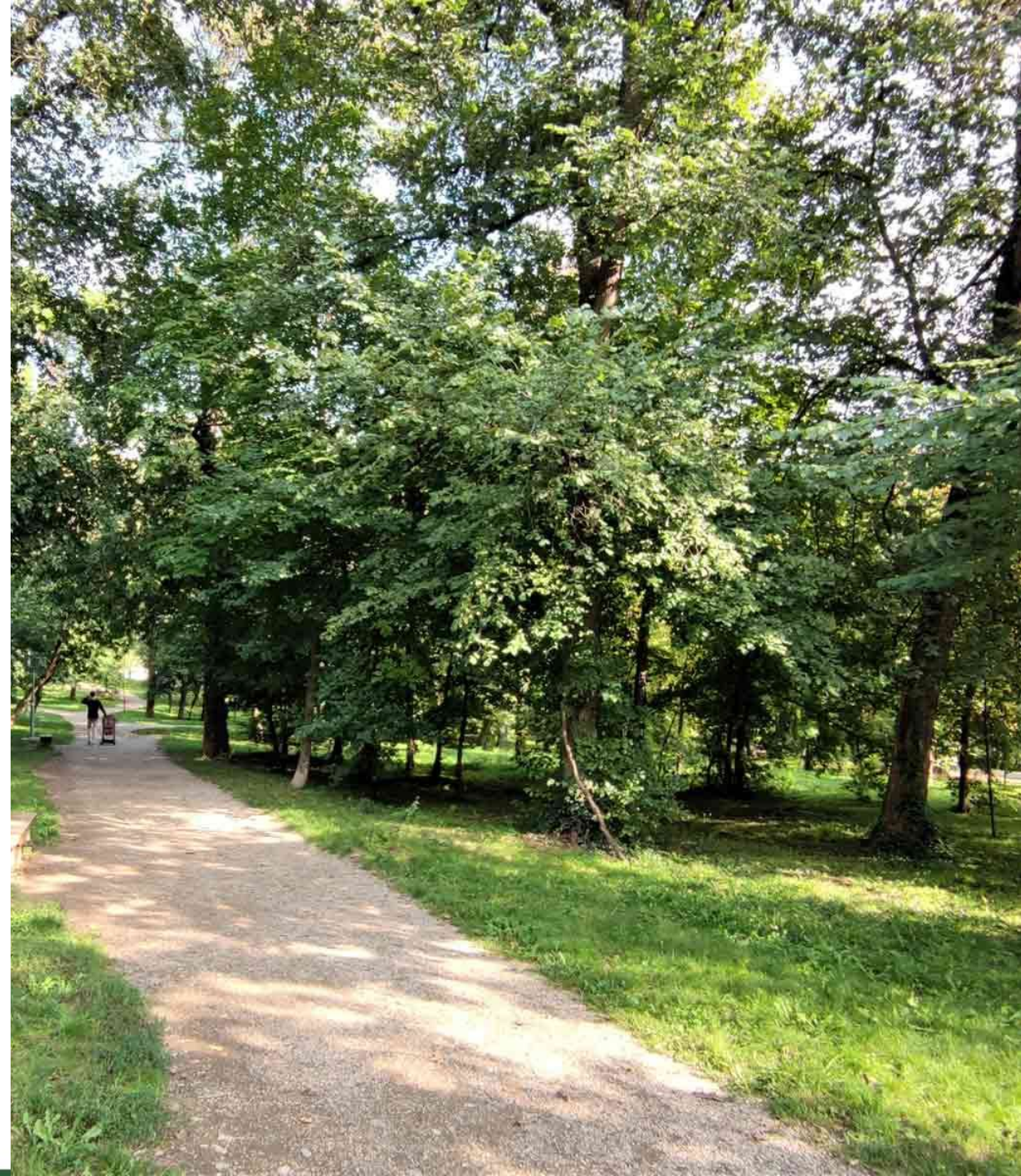
YEAR OF COMPLETION

2.5 ROOM STRUCTURE | 1ST FLOOR | REGISTERED PROPERTY

# LOCATION BENEFIT

## **Park Side Living**

Located in Lekino Brdo, just steps away from Šumice Park, offering immediate access to a green urban oasis for recreation and relaxation. The neighborhood provides excellent connectivity to the highway and city center, with all essential amenities including markets, schools, and cafés nearby.

















# ACQUISITION OVERVIEW

Investment Component	Value / Details
Apartment Price (Fully Furnished)	<b>230,000 EUR</b>
Garage Parking Space	<b>30,000 EUR</b> (Optional)
<b>AGENCY COMMISSION</b>	<b>3% of agreed price</b>
Potential	High-Yield Rental   Premium Lifestyle



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## Private Viewing Request

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Lekino Brdo, Belgrade



Premium Property Management

Contact us for a detailed property video tour or private portfolio.