



ADV ROYAL  
CONSULTING

# WEST 65 LUXURY INVESTMENT

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BLOCK 65 | NEW BELGRADE



# Executive Summary

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A rare opportunity to acquire a premium 3-bedroom residence on the 34th floor of New Belgrade's most iconic skyscraper.

# Apartment Specifications



## Size & Layout

94.8 m<sup>2</sup> Total Area  
Sophisticated 3-Bedroom Structure



## Floor & ID

Located on the 34th Floor  
Apartment Number 34.2



## Private Parking

Secured Garage Space #323  
Included in Total Price

# Detailed Area Breakdown

#	Room Description	Area (m <sup>2</sup> )
1	Hallway	9.25
2	Kitchen	7.51
3	Living Room with Dining Area	28.05
4	Bedroom 1	12.39
5	Bedroom 2	13.11
6	Bathroom 1	4.36
7	Bathroom 2	3.92
8	Storage / Pantry	2.73
<b>Σ</b>	<b>Net Indoor Area</b>	<b>81.32</b>
9	Terrace 1	3.36
10	Terrace 2	3.32
<b>Σ</b>	<b>TOTAL NET RESIDENTIAL AREA</b>	<b>88.00</b>

# Panoramic City Vistas

Situated on the 34th floor, this residence offers an unparalleled 360-degree perspective of Belgrade. Experience spectacular sunrises and the shimmering lights of Novi Beograd from floor-to-ceiling windows.



# High-Yield Investment Profile

Immediate Revenue Generation

€2,300

Monthly Rental Income

The property is currently leased to a renowned salon, offering an instant ROI. The tenant is prepared to maintain the lease, making this a turnkey investment in Belgrade's most sought-after location.



# World-Class Building Services



## 24/7 Security & Concierge

Professional reception staff and state-of-the-art surveillance.



## Wellness & Spa Center

Private access to high-end fitness and relaxation facilities.



## Premium Common Areas

Meticulously designed lobbies and luxury elevator systems.



# The Heart of Novi Beograd



**Airport City**  
Belgrade's Leading Business Hub



**Delta City**  
Premier Shopping & Entertainment



**Sava Center**  
Regional Cultural & Business Focus

# Connectivity & Accessibility



## Global & Local Reach

The West 65 complex is strategically positioned for maximum efficiency.

-  **15 Min to Airport**  
Fast access to Nikola Tesla International Airport.
-  **Highway Proximity**  
Direct connection to the E-75 European route.
-  **Gourmet Dining**  
Surrounded by the city's finest restaurants and cafes.



**W** WEST 65  
MALL







fitness





















*"An investment in luxury is an investment in the future.  
Secure your piece of the Belgrade skyline today."*

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**Asking Price: €605,000**

Comprehensive Package Including Garage Space #323



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# Questions & Contact

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