



ADV ROYAL  
CONSULTING

# MODERN THREE-BEDROOM RESIDENCE

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VOŽDOVAC | BELGRADE

PEACEFUL GROUND FLOOR SANCTUARY WITH DUAL TERRACES

## SPATIAL CAPACITY

120.8

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

2

SPACIOUS TERRACES

THREE-ROOM STRUCTURE | GROUND FLOOR | GUEST TOILET

ARCHITECTURAL EXCELLENCE

# Contemporary Voždovac Living

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An exceptional opportunity to own a spacious and modern apartment  
in a quiet, well-connected part of Voždovac, just minutes from  
Autokomanda.

# BASIC PROPERTY INFORMATION

Specification	Detail
Total Size	<b>120.8 m<sup>2</sup></b>
Structure	Three-room apartment (Large open-plan)
Floor Position	Ground floor (Abundant privacy)
Outdoor Space	Two spacious terraces
Building Type	Premium new development with elevator

# LIGHT-FILLED INTERIORS

## Elegant Spatial Harmony

Designed for the modern lifestyle, the interior features a generous open-plan living room seamlessly connected with the dining area and kitchen.

Abundant natural light streams through premium floor-to-ceiling glass, highlighting the refined materials and sophisticated atmosphere throughout the space.

- ✓ High-quality oak parquet
- ✓ Seamless spatial flow



# TECH & INFRASTRUCTURE



## Heat Pump

Advanced underfloor, wall, and fan-coil heating and cooling system for peak efficiency.



## Smart Security

Video surveillance, intercom, and pre-installed preparation for an alarm system.






## Premium Joinery

High-end aluminum profiles with triple-glazed glass for perfect thermal isolation.

OUTDOOR SANCTUARY

# The Garden Terraces

This ground-floor residence is defined by its two spacious terraces, offering a rare private outdoor oasis in the heart of the city.

-  Ideal for relaxation and entertaining
-  Exceptional double-oriented exposure
-  Peaceful residential environment



# MATERIAL IMPRESSION



## **Bespoke Building Quality**

The building greets residents with an elegant marble-covered staircase and contemporary designer corridor lighting.

Modern technical solutions ensure long-term energy savings, while high-speed elevator access to the garage level provides seamless daily comfort.

# FINISHING DETAILS



**Oak Parquet**



**Luxury Bath**



**Modern Kitchen**











# ADDITIONAL INFRASTRUCTURE

## Secure Parking

**€35,000 + VAT**

Conveniently located garage spaces in the building's underground level with direct elevator access.

## Private Storage

**€2,800/m<sup>2</sup> + VAT**

Functional storage rooms ranging from 5 to 9 m<sup>2</sup> available for purchase on site.

# ACQUISITION SUMMARY

Investment Component	Financial Details
Apartment Price (120.8 m <sup>2</sup> )	<b>505,000 EUR + VAT</b>
Legal Status	Clear Title   Move-in Ready
<b>AGENCY COMMISSION</b>	<b>3% of agreed price</b>
Potential	High-Yield Rental   Premium Living

# Private Viewing Request

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 Voždovac, Belgrade

 Premium Real Estate Management

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