



ADV ROYAL  
CONSULTING

# SAVA RESIDENCE

Autokomanda, Belgrade

Premium Residential  
& Business Complex



# PRIME POSITIONING

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Located **200 meters** from Autokomanda, Belgrade's vital traffic hub.

- Strategic gateway at Ustanička Street
- Immediate access to **E-75 Highway**
- Walking distance to the **Clinical Center**
- Near top universities (FON, Transport Engineering)
- Direct proximity to the Temple of Saint Sava



# ARCHITECTURE & STRUCTURE

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## Composition

4 Underground Levels + Ground + 7 Floors + Penthouse. Mixed-use design.



## Units

208 modern residential units across Lamela A & Lamela B wings.



## Commercial

6 premium retail spaces on the ground floor for essential services.



# LIFESTYLE HUB

Everyday convenience within the building's footprint.

- High-end Supermarket
  - Professional Pharmacy
  - Boutique Café & Lounge
  - Landscaped Green Zones
  - Dedicated Children's Play Area
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# ENGINEERING EXCELLENCE

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## Structure

Reinforced concrete with thermal block exterior walls and ventilated façade.



## Joinery

Premium aluminum joinery with thermal break and triple-glazed windows.



## Automation

Electric aluminum roller shutters and smart split-system cooling.



# ACCESS & SOPHISTICATION

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## Lobby Design

Modern, elegantly designed lobbies providing a sophisticated first impression.



## Circulation

Lamela A: 2 elevators. Lamela B: 3 elevators. Minimizing wait times.



## Entry Points

Direct residential access from Ustanička St; side street access for garage.



# MATERIAL STANDARDS

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- **Premium 14mm Parquet** for warmth and durability
  - First-class ceramics from renowned manufacturers
  - Security entrance doors & MDF interior doors
  - **KONE Elevators** (5 units across the complex)
  - Central heating with **individual calorimeters**
  - Tempered glass terrace railings
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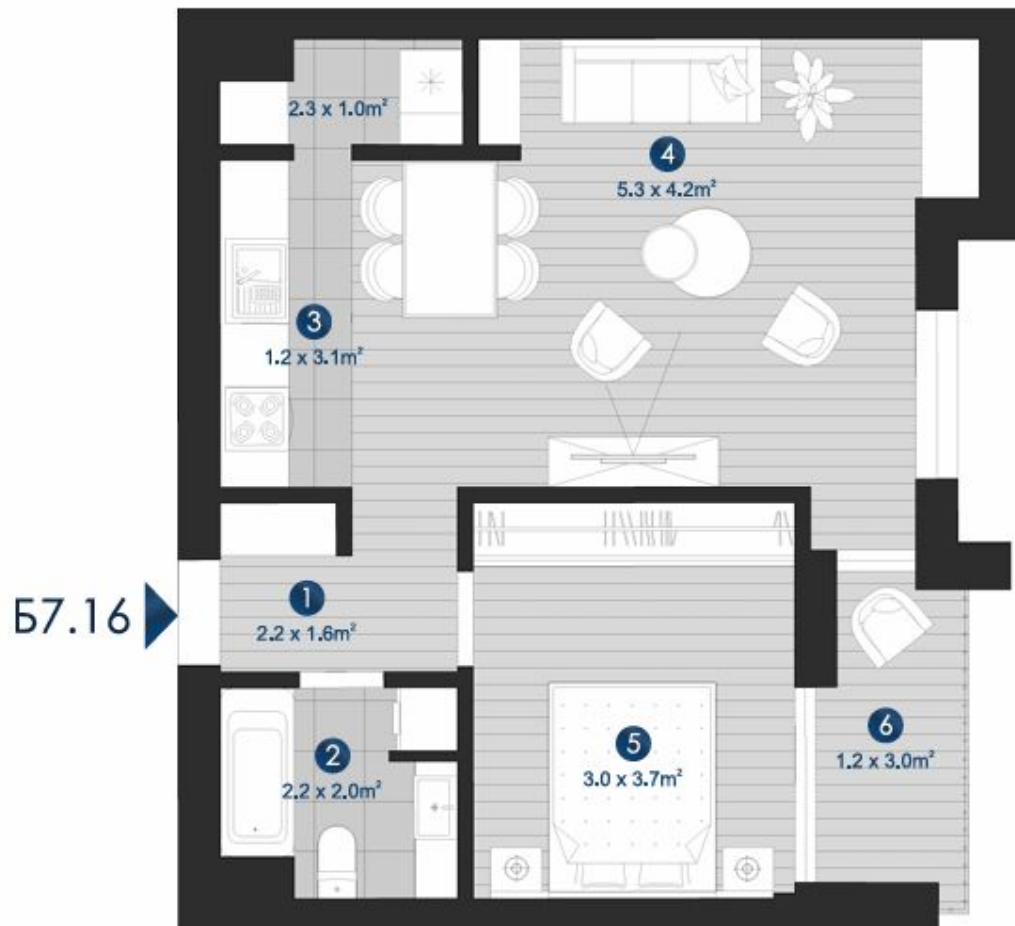
# Unit B7.16 | 52.16 m<sup>2</sup> / 297 405 EUR

Room	Size (m <sup>2</sup> )
Hallway	3.68
Bathroom	4.15
Contemporary Kitchen	5.98
Living Area & Dining	22.80
Master Bedroom	11.44
Scenic Terrace	4.12
<b>Total Net Surface</b>	<b>52.16</b>

# B7.16



# Unit B7.16 | 52.16 m<sup>2</sup> / 297 405 EUR



# Unit B5.18 | 52.22 m<sup>2</sup> / 297 722 EUR

Component	m <sup>2</sup>
Hallway	3.68
Toilet / Bathroom	4.15
Kitchen	5.98
Living & Dining Room	22.86
Primary Bedroom	11.44
Terrace	4.12
<b>Total Residence Area</b>	<b>52.22</b>



# Unit B5.18 | 52.22 m<sup>2</sup> / 297 722 EUR



# Unit B3.2 | 53.21 m<sup>2</sup> / 277 408 EUR

Living & Dining	23.99 m <sup>2</sup>
Kitchen	5.51 m <sup>2</sup>
Bedroom	10.74 m <sup>2</sup>
Terrace	3.36 m <sup>2</sup>
<b>Total Area</b>	<b>53.21 m<sup>2</sup></b>

## B3.2



# Unit B3.2 | 53.21 m<sup>2</sup> / 277 408 EUR





# Unit B3.18 | 55.31 m<sup>2</sup> / 315 462 EUR





# Unit A5.7 | 85.75 m<sup>2</sup> / 444 037 EUR



# Unit A7.8 | 86.78 m<sup>2</sup> / 446 463 EUR

Description	m <sup>2</sup>
Living & Dining Room	28.03
Master Bedroom	16.29
Secondary Bedroom	12.88
Dual Bathroom Access	8.63
Hallway & Utility	17.59
Outdoor Terrace	3.36
<b>Total Unit Area</b>	<b>86.78</b>

## A7.8



# Unit A7.8 | 86.78 m<sup>2</sup> / 446 463 EUR



# Unit B7.3 | 88.00 m<sup>2</sup> / 451 561 EUR

Living & Dining Zone	28.05 m <sup>2</sup>
Primary Bedrooms	25.50 m <sup>2</sup>
Dual Bathrooms	8.28 m <sup>2</sup>
Pantry / Storage	2.73 m <sup>2</sup>
Terraces (North & South)	6.68 m <sup>2</sup>
<b>Total Premium Area</b>	<b>88.00 m<sup>2</sup></b>

## B7.3



# Unit B7.3 | 88.00 m<sup>2</sup> / 451 561 EUR



# GARAGE & PARKING

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# 261

Underground Spaces

Two-way access with **no stackers** (mechanical systems), ensuring seamless mobility.

## Tiered Pricing Structure

Level 0	EUR 30,000 + VAT
Level -1	EUR 28,000 + VAT
Level -2	EUR 27,000 + VAT
Level -3	EUR 26,000 + VAT

# MARKET ANALYSIS

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## Strategic Yield Opportunities

### Corporate Leasing

High demand for executive business housing due to transit hub proximity.

### Medical Rental

Stable market from the adjacent Clinical Center and Medical Faculty.

### University Demand

Targeted at the high-end FON and Traffic Faculty student market.

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*Sava Residence represents an exceptional opportunity for high-demand city living.*

SECURE YOUR FUTURE AT THE HEART OF BELGRADE






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# Private Viewing Request

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 Luxury Real Estate Belgrade

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