



ADV ROYAL

CONSULTING

EXCLUSIVE OFFER

BANOVO BRDO RESIDENCE

PANORAMIC ADA VIEW | BELGRADE

PREMIUM NEW DEVELOPMENT BY GRAMIS

SOPHISTICATED COMFORT

Panoramic Perspective

A rare opportunity on the Belgrade market — a fully completed and immediately move-in ready luxury sanctuary overlooking the green heart of the city.

Basic Property Information

Characteristic	Detail
Heating Area	54 m²
Apartment Layout	Two-bedroom (Double-oriented)
Ceiling Height	2.8 m (Above standard)
Legal Status	Registered No VAT Move-in Ready

Interior Mastery

 Modern luxury apartment with glass sliding partition

Elegant Spatial Design

The interior is defined by a bright and airy atmosphere, featuring a spacious living area that flows into the dining zone.

A separated sleeping zone is enclosed by a **bespoke glass sliding partition**, combining modern minimalism with privacy.

- ✓ First-class oak parquet
- ✓ White marble window details

UNLIMITED HORIZON

The Ada Panorama

Step into a space where the city breathes. The double-oriented layout is designed to capture the spectacular open view toward Ada Ciganlija.

Exceptional natural light fills the apartment throughout the day, emphasizing the high-end finishing and architectural clarity.

Advanced Infrastructure



Climate

Two inverter air-conditioning units & gas radiator heating.



Hot Water





Unlimited hot water system without the need for a boiler.



Tech Ready

Mineral ceilings with integrated LED & sound system preparation.

Gramis Construction Quality

-  **Energy Passport:** Stone wool insulation and fire-protection system.
-  **Premium Materials:** Marble-covered hallways and staircases.
-  **Security:** Full video surveillance and video intercom.
-  **Accessibility:** Two high-speed elevators & backup generator.







EXIT







09

08

07



| Value Overview

235k

EUR - ACQUISITION PRICE

54

SQUARE METERS (M²)

TWO-BEDROOM | ADA VIEW | IMMEDIATELY MOVE-IN READY

Acquisition Summary

Component	Investment Details
Apartment Price	235,000 EUR
Garage Parking Space	Available at additional cost
Agency Commission	3% of the agreed price
Financing	Bank loan possible No VAT payment



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Contact us for a detailed property portfolio.