

 ADV ROYAL CONSULTING

EXCLUSIVE LUXURY VRAČAR

BULEVAR KRALJA ALEKSANDRA

SOPHISTICATED URBAN LIVING

A Rare Market Entry

A dialogue between architectural modernity and the bohemian soul of Vračar. Fully furnished and move-in ready sanctuary in the city's heart.

Basic Property Information

Characteristic	Property Detail
Total Size	70 m²
Structure	Luxury Three-Room Layout
Orientation	South / Southeast (Abundant Natural Light)
Building Year	Modern Smart Building (2019)
Status	Registered Property (Uknjižen)

Refined Interior Design

Elegant Spatial Mastery

This designer apartment features an exceptional layout defined by sophisticated aesthetics and high-end materials.

The living areas are south-oriented, ensuring a warm, sun-filled atmosphere throughout the day, while the double-sided orientation provides excellent natural ventilation and dynamic urban views.





ed to Perfection

Social & Storage

Sold completely furnished with custom wardrobes, washing machine, TV, and premium designer furniture in every room.




Gourmet Kitchen

Custom-made kitchen equipped with premium refrigerator, oven, stove, and dishwasher. Integrated for seamless minimalist design.

SMART CONNECTIVITY

Living with Intelligence

The property is integrated into a modern smart-home system, allowing for intuitive control of your residential environment.

-  Central Smart Control System
-  Advanced Air Conditioning
-  24/7 Video Intercom & Surveillance



The Assets in Numbers

70

SQUARE METERS (M²)

2

LUXURY BATHROOMS

BUILDING COMPLETED 2019 | SOUTH ORIENTATION | ELEVATOR

Infrastructure & Comfort



Heating

Efficient central heating system for consistent seasonal comfort.



Lighting

Double-sided orientation (South/SE) for peak natural light exposure.



Security

Modern building features with video surveillance and restricted entry.

Garage & Parking Assets

Twin Space Deal

€40,000 (Per space)

Available when purchasing both connected spaces simultaneously.

Individual Option

€45,000

Standard acquisition for a single premium parking position in the building.













Investment Overview

Investment Component	Value / Term
Apartment (Fully Furnished)	440,000 EUR
Garage Spaces (Level -1)	Option to purchase separately
AGENCY COMMISSION	3% of agreed price
Market Status	High-Yield Potential Business & Residential Use



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Private Viewing Request

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Contact us for a detailed property portfolio.