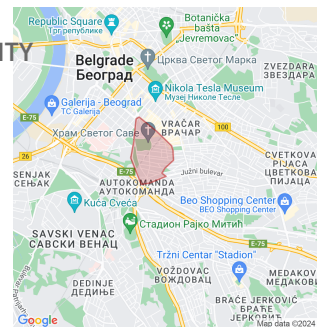




## #39186, Rent - Office space, Belgrade, NEIMAR

TYPE OF OBJECT	SURFACE AREA	THE PRICE	UTILIZATION
<b>RESIDENTIAL BUILDING</b>	<b>450 m<sup>2</sup></b>	<b>€5,000</b>	<b>CHECK AVAILABILITY</b>
<b>OFFICE</b>	<b>THE BIGGEST OFFICE</b>	<b>THE FLOOR</b>	
<b>7</b>	<b>50</b>	<b>7</b>	
UNFURNI CITY CE YES 3 1 3 2 YES NO 8 2			



Luxurious apartment, housed on in a new, high quality building. It spreads over two entire floors, seventh and eighth. Spacious living room abundant with natural light has two walls entirely in glass, followed by a spacious terrace with a fantastic view over the St. Sava Temple and Vracar plateau. Surreal interior design creates a unique atmosphere, as if there are no obstacles between open space and walls, providing an undisturbed view. Further away is dining area, space for kitchen and a pantry with a window. Secondary part of the apartment consists of two spacious rooms with en-suite bathrooms, a guest restroom, a walk-in wardrobe and a terrace exit. Upper floor represents a true hedonistic harmony, intended for clients with a thrilling taste for perfection of living with style. It consists of office/residential area and a huge dominant terrace, discreetly visually divided into two parts, allowing a beautiful view over the scenery, which provides an impression of complete absence of city life burst, which intensively takes place just in front of the building. At the back of the terrace there is a barbecue, as well as utility room, discreetly covered by the rooftop fountain. Second part of the terrace has a large, comfy open-air Jacuzzi bathtub, covered with low vegetation, which nevertheless provides a magnificent view during it's use. Whole garden is taken care of by an automatic watering system. In a closed-off part there is space for kitchen with dining area, one more room with en-suite bathroom and space for sauna. Bathroom could be reached directly from the terrace. Terrace rooftop has glass panels with UV and thermal protection. Entrance into the apartment is classical, through the building corridor, as well as through the priority elevator, using card-entrance system both for the apartment and the garage. Smart home system is also installed, providing the user with control over the lighting, as well as heating and cooling of the apartment. Elevator provides a direct connection with the garage, with 5-8 parking spots, while 2 more are available in front of the building. The interior represents a tasteful harmony between modern and minimalist home decor. Suitable both for residential and business purposes, this magnificent property is located in a busy street of Neimar, across the street from a park, in immediate vicinity of several public transportation and taxi stops, as well as numerous stores, well known cafes and restaurants.

