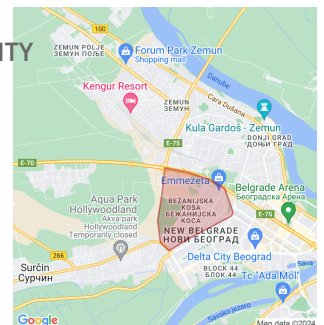




## #44052, Rent - Retail space, Belgrade, BEŽANIJSKA KOSA I

TYPE OF OBJECT <b>MULTIPURPOSE</b>	SURFACE AREA <b>340 + 120 m<sup>2</sup></b>	THE PRICE <b>call us</b>	UTILIZATION <b>CHECK AVAILABILITY</b>
ROOM <b>10</b>	THE BIGGEST ROOM <b>200</b>	THE FLOOR <b>GROUND FLOOR</b>	
UNFURNI	CITY CE	YES	0
			2
			1
			10
			YES
			YES
			NO
			2



Building complex located along the E-75 highway, in the settlement of Bežanijska kosa, on the main the entrance into the city from the west. Attractive part of New Belgrade which has positioned itself as a central business capital zone. Only 8 km from Nikola airport Tesla and 5 km from the city center, the complex is easily accessible, while numerous stations for several public transportation lines is nearby. Well maintained, with security service, video surveillance, underground garage on two levels and parking place. Belongs to the A category of "smart building" with card entry system. Show room consists of two levels, which is 340 m<sup>2</sup> ground floor, with three sides fully in windows. 120 m<sup>2</sup> in the basement level, for kitchenette, toilettes and technical room. Building spreads on 6 levels and has large number of offices. Interior bright, air-conditioned, secured with alarm system. It has Internet connection, computer net. Modern ventilation, heating and cooling systems. Suspended ceiling in a combination of monolithic gypsum and mineral raster boards. Height (from the floor to the suspended ceiling) 2.80 m. Continuous glass facade surfaces with opening wings. High quality LED lighting 500 lux. High quality floor coverings. Fire protection system: sprinkler installation in the garage, hydrants, fire protection control panel with fire detectors, panic lights. Lighting with motion sensor in common areas. Access control: video surveillance, 24/7 reception. Central control and management system. All ISPs. 3 fast elevators. Professional maintenance of the facility.

