



Airport City Belgrade

A SUCCESS STORY

AIRPORT CITY BELGRADE

AIRPORT CITY BELGRADE



 **AFI EUROPE**
SERBIA

A SUCCESS STORY ▶

AFI Europe is a renown international developer, present in Serbia since 2004. By bringing vast experience and know-how, AFI Europe is currently having **largest office real estate portfolio** on Serbian market.

AFI PRESENCE IN EUROPE

AREA OF EXPERTISE

Office buildings
Shopping malls
Residential buildings
Mixed-use developments



LOCAL TRACK RECORD



PROJECT NAME
**AIRPORT CITY
BELGRADE**



Country / city:
SERBIA / BELGRADE

Purpose:
BUSINESS PARK

Size:
140.000 SQM

PROJECT NAME
**SKYLINE
BELGRADE**



Country / city:
SERBIA / BELGRADE

Purpose:
**RESIDENTIAL AND
BUSINESS COMPLEX**

Size:
100.000 SQM

PROJECT NAME
**BUSINESS
GARDEN**



Country / city:
SERBIA / BELGRADE

Purpose:
BUSINESS BUILDING

Size:
16.000 SQM

PROJECT NAME
**AFI
CITY ZMAJ**



Country / city:
SERBIA / BELGRADE

Purpose:
BUSINESS PARK

Size:
28.000 SQM



- ◀ The first multi-use class A commercial facility in Serbia that merges the latest in building technology, together with a tenant-focused approach.

LARGEST OF ITS KIND IN
THIS PART OF SE EUROPE

140.000 SQM
OF OFFICE SPACE



Airport City Belgrade

BUSINESS LANDMARK DESTINATION

Home of
140
multinational and
domestic companies



SELECTED TENANTS IN AIRPORT CITY BELGRADE



- 1  RIVIAN  KUEHNE+NAGEL  Luxoft
- 2  Shell  KONE  HUAWEI
- 3  BOSCH  SAP
- 4  SR Technics  PHILIPS
- 5  Unilever  MARS  SIEMENS  ASUS
 GRUNDFOS  SAMSUNG
- 6  BASF We create chemistry  Canon  Heineken
- 7  OMV  NOVARTIS  ZF  MSD
- 8  Yettel.
- 9  beko  CISCO
- 10  BDF Beiersdorf  SONY  pwc
- 11  Mondelēz International  BAYER  Johnson & Johnson

▼ CONNECTIVITY



3 different bus lines



City train

City train station 700m

13km to Airport Nikola Tesla

6km to city center



8 different bus lines

1km to highway E-75

MACRO LOCATION





◀ PEDESTRIAN AVENUE IN AIRPORT CITY BELGRADE

Great place to enjoy the greenery in corporate environment, among other amenities

Improving the wellbeing of employees

Connecting all the elements of the business park

Enjoying the greenery in the urban environment



AIRPORT CITY WITH
ITS EXCELLENT LOCATION
IS OFFERING **ENDLESS**
POSSIBILITIES FOR ITS TENANTS

Real photos of TENANTS' INTERIOR in Airport City Belgrade



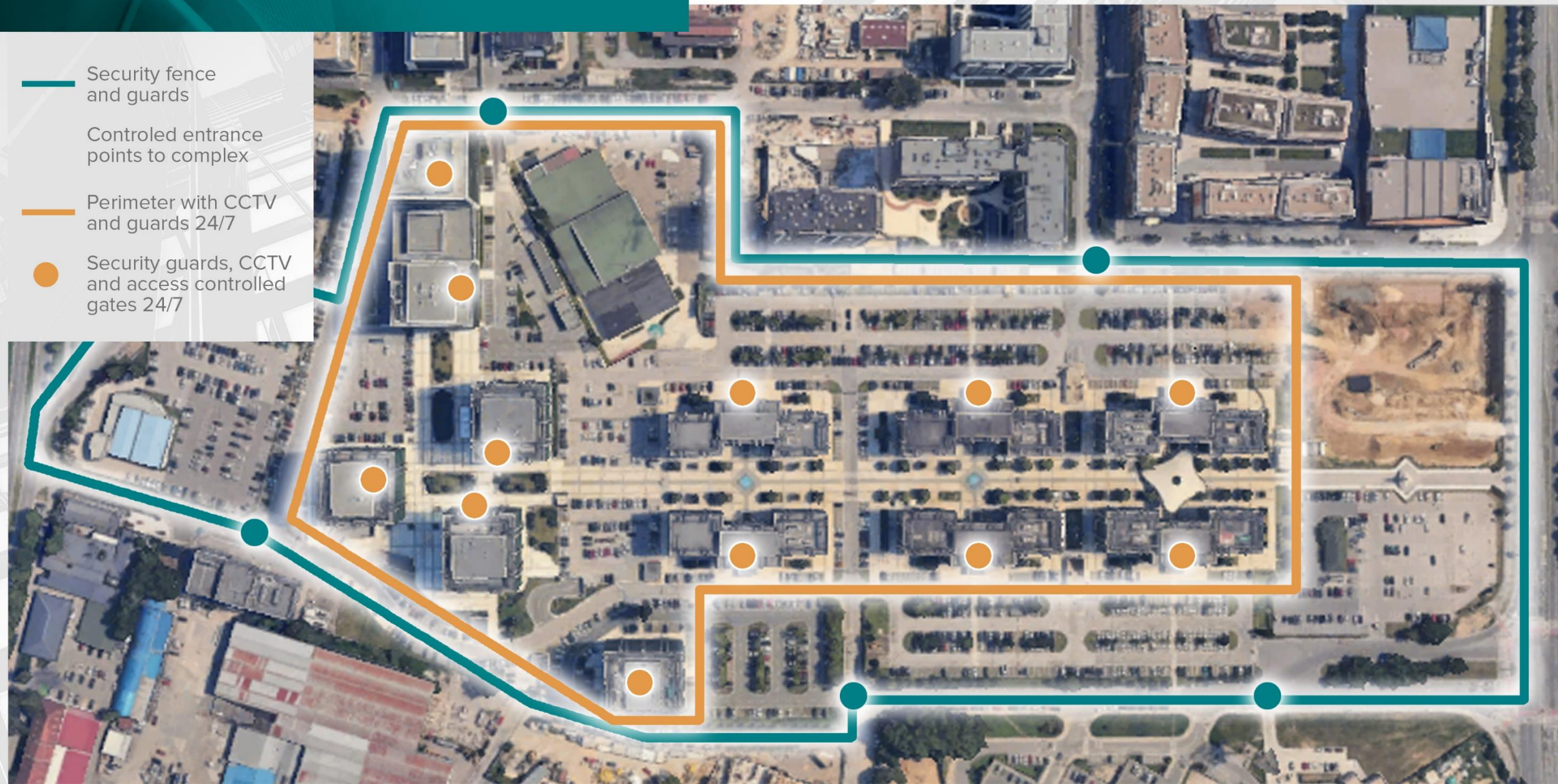
SECURITY LAYERS

Security fence and guards

Controlled entrance points to complex

Perimeter with CCTV and guards 24/7

Security guards, CCTV and access controlled gates 24/7



TELECOMMUNICATIONS REDUNDANCY

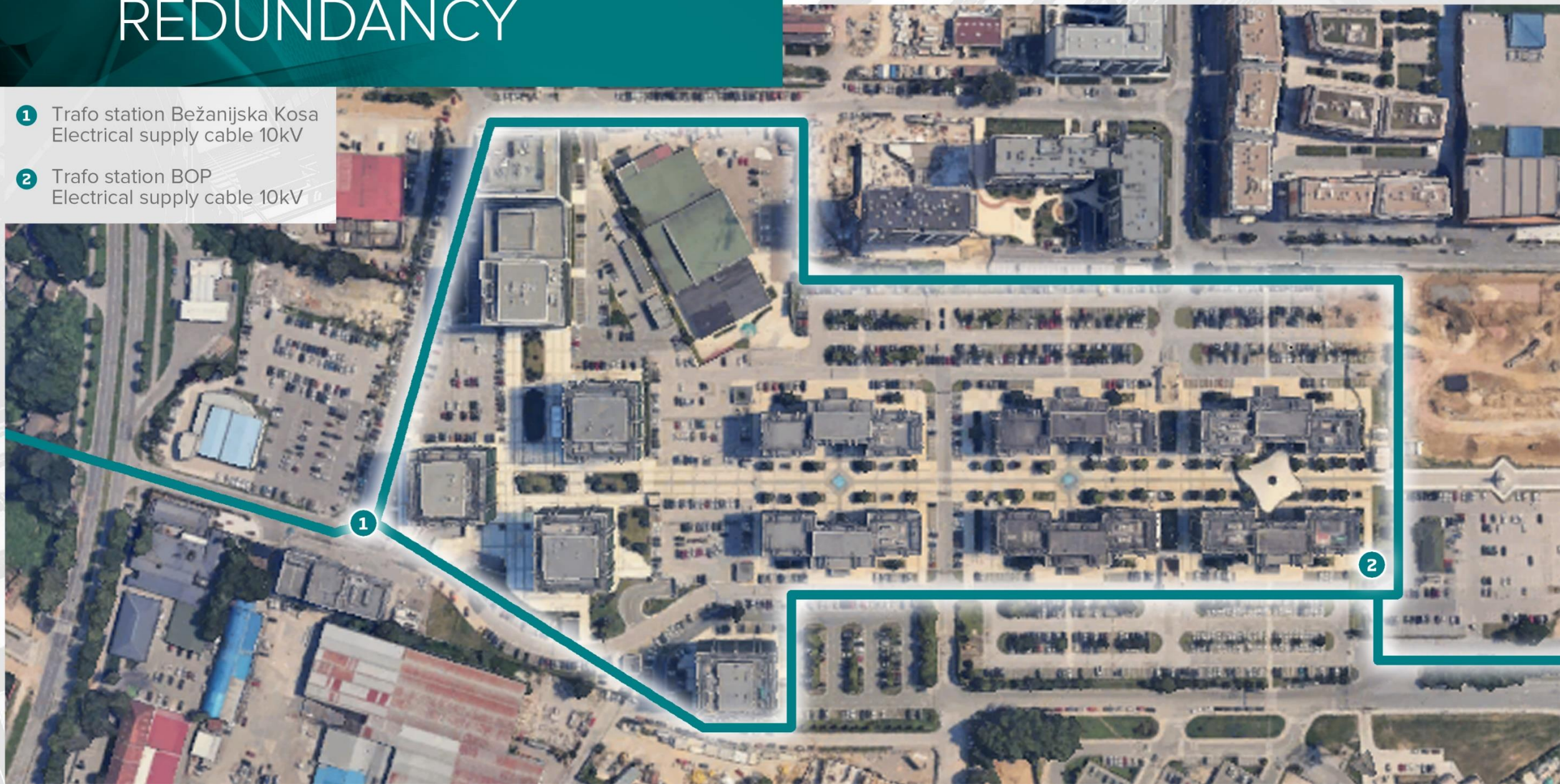
1 2 3

Telecommunication
entry points



▼ ELECTRICAL SUPPLY REDUNDANCY

- 1 Trafo station Bežanijska Kosa
Electrical supply cable 10kV
- 2 Trafo station BOP
Electrical supply cable 10kV



AIRPORT CITY BELGRADE BUSINESS AVENUE



A SUCCESS STORY

Completion
date end of
2025
Phase I

MAIN FEATURES OF THE BUILDING

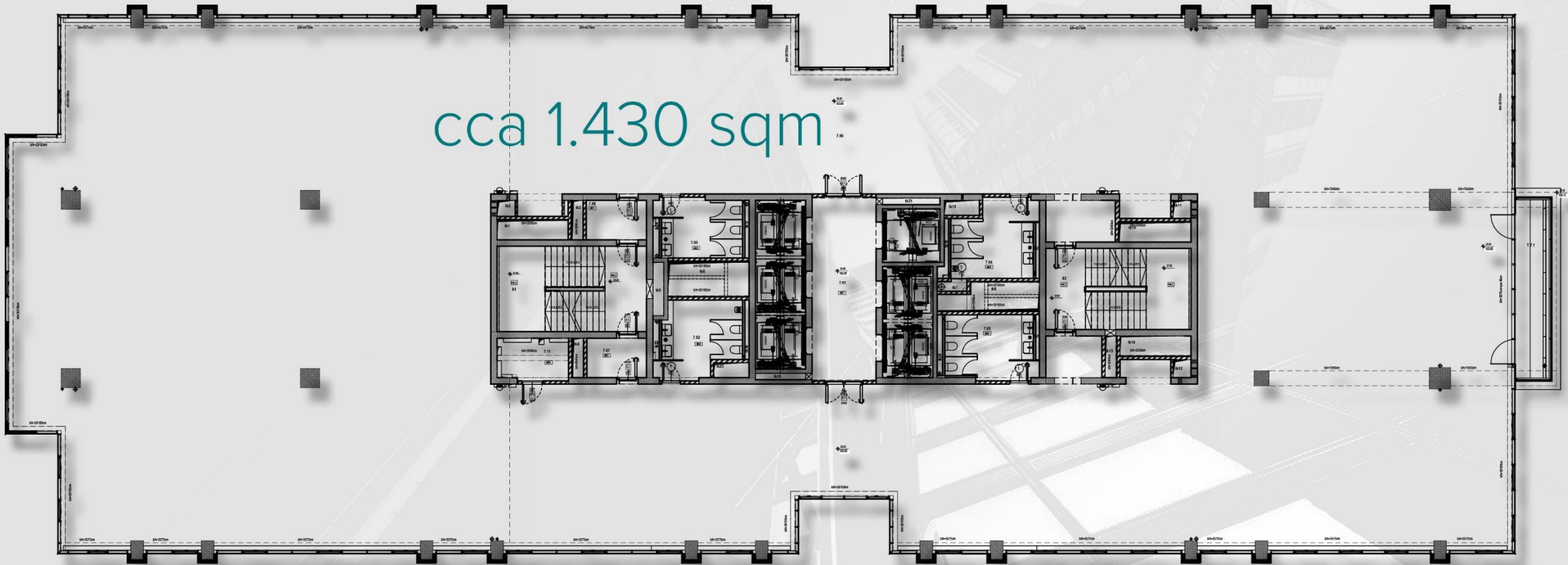
- Ground floor + 15 floors
- Two levels of underground garage
- Total GLA 36.913 SQM
- Total NLA 27.081 SQM

- 72 parking places at the open parking lot
- 6 elevators
- openable windows
- glazed facade
- full ceiling height 3.35m
- 4 pipe HVAC

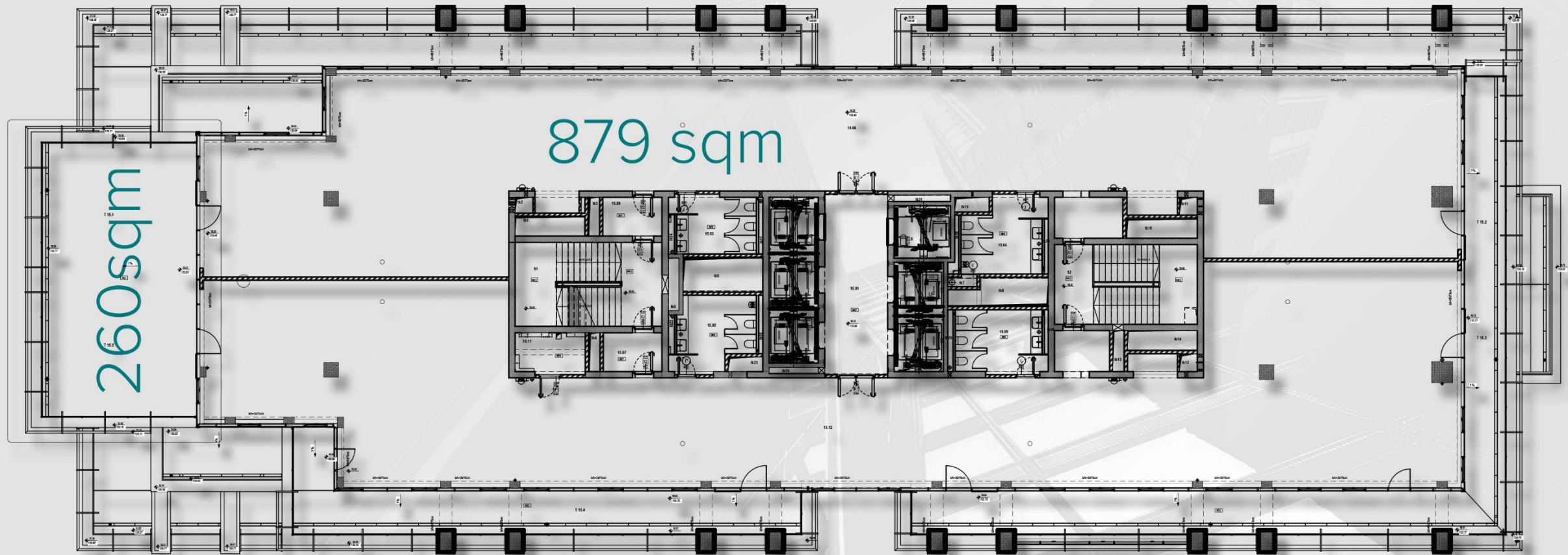


TYPICAL FLOOR PLAN

cca 1.430 sqm

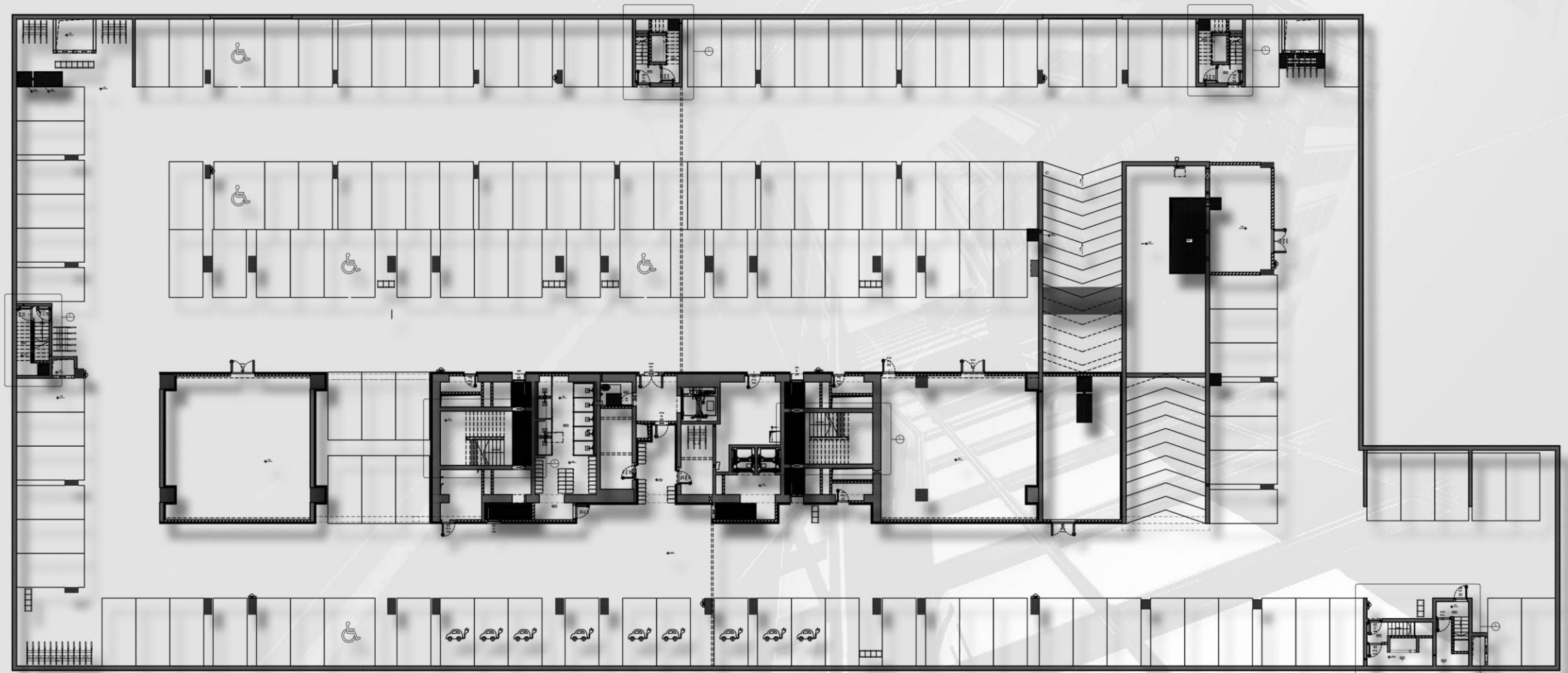


FLOOR PLAN - 15th FLOOR WITH THE TERRACE

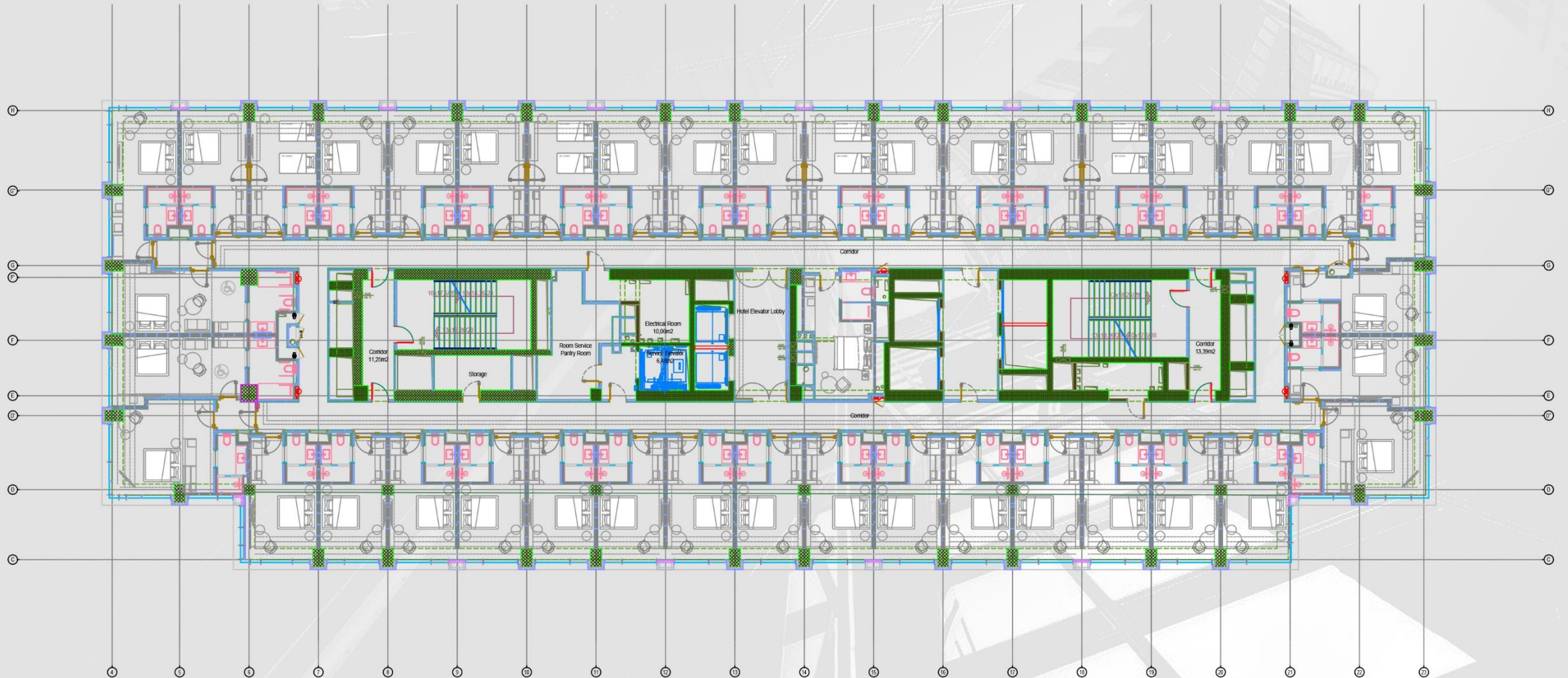


TWO LEVEL UNDERGROUND GARAGE

267 parking places



HOTEL FLOOR PLAN





SUSTAINABILITY

Within the Airport City Belgrade Business Park, with the aim of reducing pollution and the introduction of environmental management system, environmental protection activities are continuously carried out through three main segments: water protection, air protection and waste management.

The quality of water
The quality of waste water
Gas sampling
Waste management
Energy saving system



Build with the
LEED Gold standards



AFI EUROPE SERBIA

AIRPORT CITY BELGRADE

AFI EUROPE SERBIA

AFI EUROPE SERBIA

▶ THANK YOU