



N HOUSE PROJECT

Office Building | A+ Quality | 13.000 m²



CENTRAL
BUSINESS ZONE
NEW BELGRADE

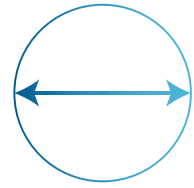


13.000 M²
OF EXCLUSIVE
OFFICE SPACE

- ➡ 14MIN TO **NIKOLA TESLA AIRPORT**
- ➡ **HIGH VISIBILITY** AND EASY ACCESS
- ➡ **CONNECTED TO THE CITY CENTER** BY 4 BRIDGES
- ➡ **PUBLIC TRANSPORT** IN FRONT OF THE BUILDING
- ➡ SURROUNDED BY **ALL NECESSARY AMENITIES**
(BANKS, RESTAURANTS, CAFÉS, POST OFFICE)



Exclusive
Location
To Stand Out.



Open Space
Concept
To Maximize Flexibility.



Energy
Efficient
To Show We Care.



Natural Stone &
Quality Ceramics
To Please The Eye.



Parking Outside &
Underground
To Solve Your Problem.



Universal
Security System
To Feel Safe.



Images shown are 3D renders and serve as examples of design.



High Level of
QUALITY



MODERN
Office Space



A+
Office Class



Technical Description

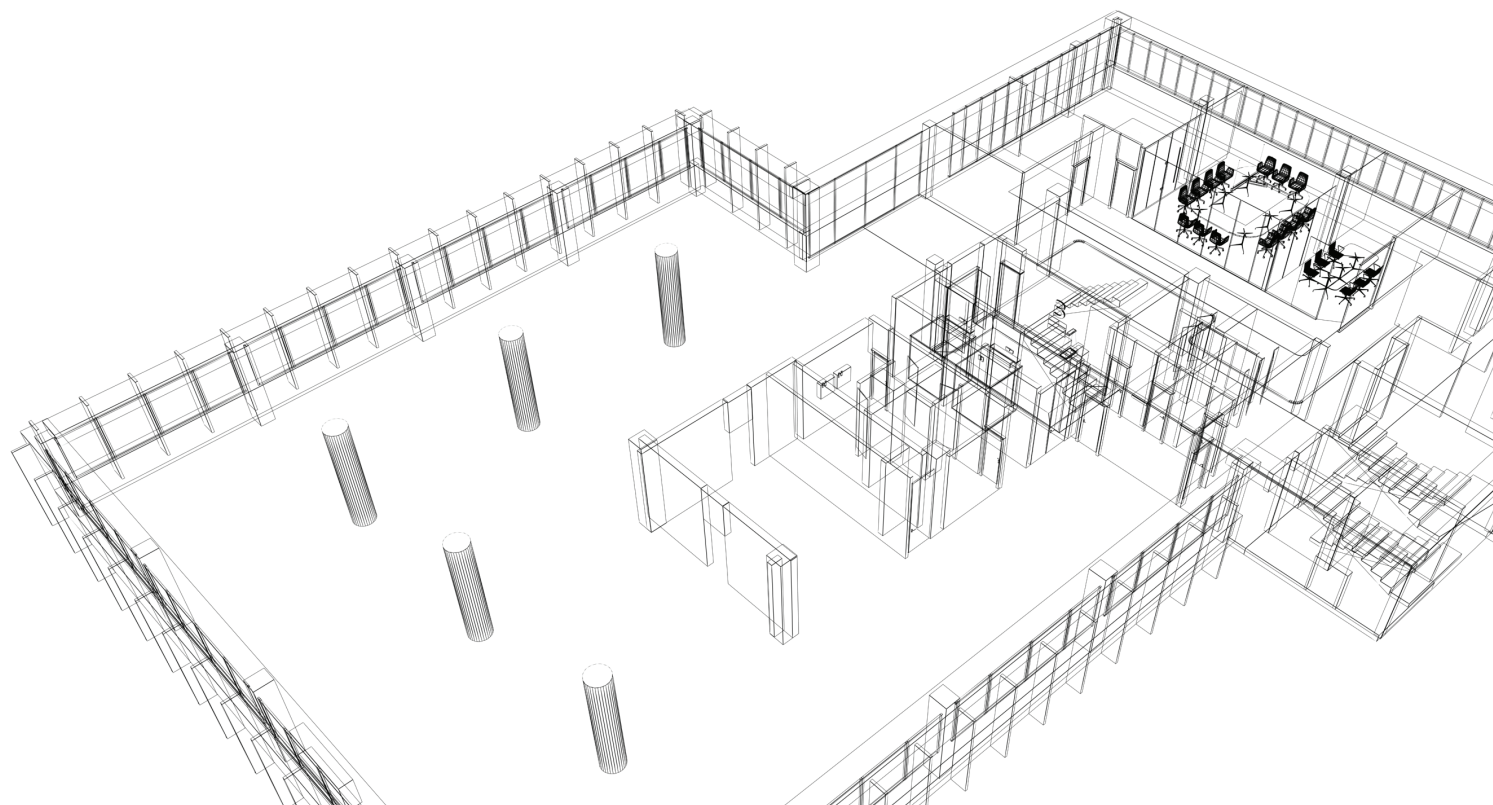
- ✓ Phase I: 01.03.2017 BF+GF+3
Phase II: 30.09.2017 UG+BF+GF+7+RF
(BF - Basement Floor, GF - Ground Floor, UG - Underground Garage, RF - Roof Floor)
- ✓ 92 Parking spots (underground and outside)
- ✓ Open Space concept
- ✓ Possibility of organizing more functionally independent units in each floor
- ✓ Floor-Suspended ceiling height
3.00m - Floors
3.70m - Ground Floor
- ✓ High energy efficiency
- ✓ Central ventilation system with independent systems on each floor
- ✓ Common spaces: natural stone and high-quality ceramics
- ✓ Universal Security System
(Security Personnel, Access Control, Anti-Theft System, Fire Protection, CCTV, Sound System)

Surface Area for Rent

Phase I	
Basement Floor	883 m ²
Ground Floor	1.271 m ²
1 st Floor	1.239 m ²
2 nd Floor	1.239 m ²
3 rd Floor	1.239 m ²
TOTAL	5.871 m²

Phase II	
4 th Floor	1.239 m ²
5 th Floor	1.202 m ²
6 th Floor	1.202 m ²
7 th Floor	1.202 m ²
TOTAL	4.845 m²

TOTAL FOR RENT
10.716 m²





Entrance Hall



Open Space Office Floor

by



MEETING HUMAN NEEDS

SINCE 1948

Contact

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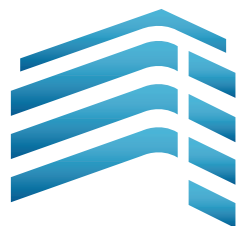
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Thank You For Your Attention!

Design | Ivana Bojović
Production | Agencija Čubrilo
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This brochure does not constitute part of an offer and is not a legally binding document. It merely aims to provide an overall picture and preliminary information about the project. Any details mentioned serve as guidelines only. All information is subject to change without notice.



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