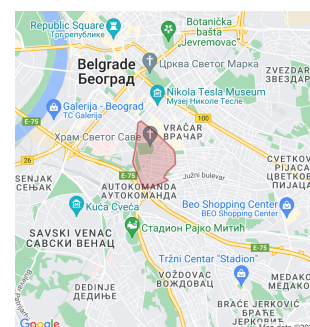




## #35933, Rent - Office space, Belgrade, HRAM SVETOG SAVE

TYPE OF OBJECT	SURFACE AREA	THE PRICE	UTILIZATION
COMMERCIAL BUILDING	2.246 m <sup>2</sup>	€44,920	AVAILABLE
OFFICE	THE BIGGEST OFFICE	THE FLOOR	
4	560	1	
UNFURNI	CITY CE	YES	0
8	0	40	YES
YES	YES	30	NO



This office building represents a luxurious property and exceptional quality, situated in a unique location within the heart of Vračar area. It is built by highest class A+ standards. Equipped with innovative technology which takes care of the environment and at the same time gives its clients high level of standard and comfort. Office premises design is based on the open space layout, while adapting the space according to clients' needs is one of the possibilities too. This unit occupies four floors, with all floors having small terrace, while the kitchenettes will be installed and furnished. Space is equipped with high standard technology, which includes modern LED lighting, possibility of phone and cable connection, as well as the existence of an optical cable. Individual temperature height setting is at disposal both for the whole floor and for the separate offices. Building has its own substation and emergency electric power line as well as a system for defence against the fire. Manned security is available 24h, while the premises is secured with video surveillance. In addition to the security guard, office users will have technical support at disposal as well. Modern interior design includes Heuga floor coverings, inner walls in combination of chrome and glass as well as Italian granite ceramics. Facade made of decorative stone and glass is one of the most attractive parts of this building's design, made to secure all natural ventilation of the space. Building has main entrance, as well as VIP entrance for both employees and visitors, while the access to the garage space is independent. With its extraordinary exterior and architectural design this building stands out of its surrounding, therefore giving its maximum when it comes to esthetics and technology. Parking space, if available, is charged 250 eur per month + VAT.

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