



JUŽNI BULEVAR 80

QD Plus Property

Site of the residential complex

(063) 35 35 70



<b>Price:</b>	from 2 300 €/sqm	<b>Floors:</b>	3Po+Su+Pr+6+Ps
<b>VAT:</b>	included	<b>Windows:</b>	Wooden-aluminium
<b>Investor:</b>	QD Plus Property	<b>Floor size:</b>	from 50 m <sup>2</sup>
<b>Location:</b>	VRAČAR, Južni bulevar	<b>Documentation:</b>	Building permit ROP-BGDU-4615-CPI-3/2020
<b>Heating:</b>	Central, counter	<b>Commer. premises:</b>	Yes
<b>Parking space:</b>	Underground and on-site	<b>Publ. (upd.):</b>	10.08.2020
<b>Conditioning:</b>	Split system		

**Description:**

Not far from the intersection of Juzni bulevar and Maksima Gorkog streets, a new residential building Juzni bulevar 80 is springing up, which is an ideal place to start your new life story.

Located in a quieter part of this area, in an ideal location for families given the proximity of primary schools and kindergartens, your new home is located not far from Neimarski and Cuburski Park, Kalenic market, and in the immediate vicinity are larger retail chains and drugstores, so everything you might need will close to your new home. This location will provide you with a good connection with other parts of the city, since the highway is less than a five-minute drive away, while Autkomanda and Slavija Square are in the immediate vicinity.

**APARTMENTS**

Within the building there are 33 residential units of different structures and sizes.

The modernly designed living space will suit all generations and lifestyles. The apartments are characterized by exceptional functionality with an optimal ratio of square footage in relation to the number of bedrooms, as well as a feeling of privacy and comfort.

Within the building Juzni bulevar 80 there are residential units of the following structures:

- One bedroom apartments - size 50-60 sqm
- Two bedroom apartments - size 71-96 sqm
- Three bedroom apartments of 104 sqm
- Four bedroom apartments - size 130-140 sqm

**BUSINESS PREMISES**

Within the building there is also:

- 1 office space
- 1 local



#### EQUIPMENT

The new residential and business building Južni bulevar 80 is adorned with innovative construction forms and high quality finishing. Special attention is paid to thermal and sound insulation, which will provide you with special comfort, as well as savings.

#### FACADE:

- Thermoblock 20cm (Wienerberger porotherm block)

#### INTERIOR WALLS IN APARTMENTS:

- Partition block - 10 cm

#### INTERIOR WALLS BETWEEN FLATS AND STAIRS:

- Thermoblock + Thermal insulation (stone wool) 8cm + Plasterboard 2.5xcm

#### INTERIOR WALLS BETWEEN APARTMENTS:

- Sandwich wall (partition block 10cm + thermal insulation 5cm + partition block 10cm)

#### EXTERIOR JOINERY:

- Aluminum-wood / oak, triple pane windows.

#### FURNISHINGS OF APARTMENTS

INTERIOR DOOR: Bosal security door, height 240cm

FLOORING: Oak parquet I class 14mm

CERAMICS: Porcelanosa I class

SANITARY FITTINGS, BATTERIES:

- Geberit
- Porcelanosa, Hansgrohe

#### AIR CONDITIONING / HEATING:

Central heating system (city plants) according to consumption (calorimeters). Aluminum radiators in the rooms, towel dryers in the wet areas.

Air split system: LG, Midea, Daikin, Gree or similar high quality manufacturer

SECURITY: Video intercom, camera at the entrance to the building

ELEVATOR: Electric, 1000kg, speed 1.6m / s. Cabin walls and ceiling: stainless steel, floor: ceramics, LED indirect lighting.

#### GARAGE:

The project envisages a total of 40 parking spaces, of which:

- 31 parking spaces, each of 12 sqm, located within a garage on three underground floors within the building.
- 9 open parking spaces are provided in the backyard of the building.

Access to the garage and yard parking is provided via a ramp.

#### Infrastructure

**Osnovna škola "Dositej Obradovic":** 650 m **Vrtić Fića:** 260 m  
**Pijaca Kalenić:** 1000 m



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<b>Karađorđev park:</b>	1400 m	<b>Dom zdravlja Vračar:</b>	800 m
<b>Bus (№ 25, 25P, 26, 46, 55):</b>	100 m	<b>Shop:</b>	300 m



**Images:**

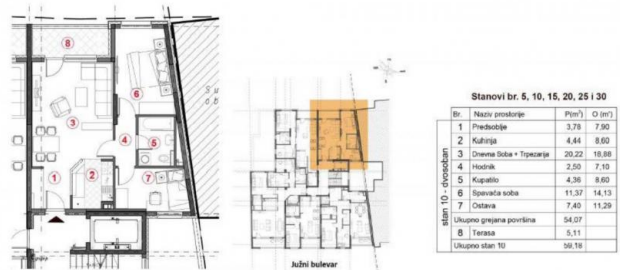


JUŽNI BULEVAR 80 - Dvosoban 50,93m<sup>2</sup> - I, II, III, IV, V, VI sprat



EGZKLUZIVNI  
IZOTOPNI  
PROJEKT WP WEST PROPERTIES

JUŽNI BULEVAR 80 - Dvosoban 59,18m<sup>2</sup> - I, II, III, IV, V, VI sprat



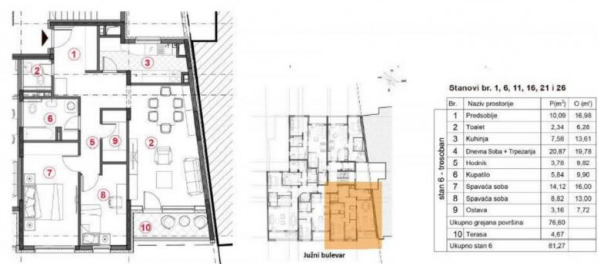
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PROJEKT WP WEST PROPERTIES

JUŽNI BULEVAR 80 - Trosoban 71m<sup>2</sup> - I, II, III, IV, V, VI sprat



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PROJEKT WP WEST PROPERTIES

JUŽNI BULEVAR 80 - Trosoban 81,27m<sup>2</sup> - I, II, III, IV, V, VI sprat



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PROJEKT WP WEST PROPERTIES

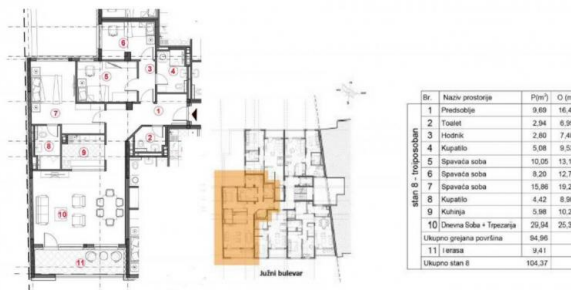


JUŽNI BULEVAR 80 - Trosoban 96,04m<sup>2</sup>- Povučeni sprat



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**WP** WEST PROPERTIES

JUŽNI BULEVAR 80 - Troiposoban 104,37m<sup>2</sup>- I, II, III, IV, V, VI sprat



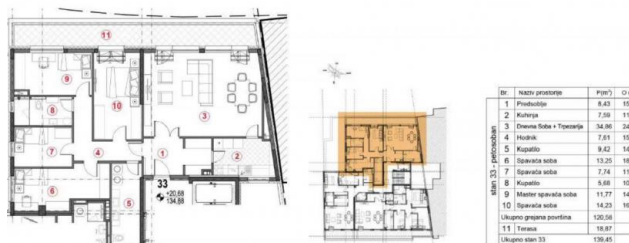
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JUŽNI BULEVAR 80 - Petosoban 131,58m<sup>2</sup>- Povučeni sprat



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**WP** WEST PROPERTIES

JUŽNI BULEVAR 80 - Petosoban 139,45m<sup>2</sup>- Povučeni sprat



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