



ČELOPEČKA 11

GRANIT INVEST doo

Site of the residential complex

(011) 30 888 50, (011) 30 888 51



<b>Price:</b>	from 2 000 €/sqm	<b>Implementation period:</b>	09.2019
<b>VAT:</b>	not included	<b>Floors:</b>	2PoP+6+Ps
<b>Investor:</b>	GRANIT INVEST doo	<b>Windows:</b>	Wooden-aluminium
<b>Location:</b>	ZVEZDARA, Vukov spomenik	<b>Floor size:</b>	from 56 m <sup>2</sup>
<b>Heating:</b>	Central, counter	<b>Documentation:</b>	Building permit ROP-BGDU-38371-CPIH-2/2018
<b>Parking space:</b>	Underground	<b>Publ. (upd.):</b>	09.08.2018 (12.04.2019)
<b>Conditioning:</b>	Air conditioners are installed		

**Description:**

The residential building is located in Čelopečka Street, 100m from the park Vuk's monument and public garages, and 150m from the Boulevard of King Alexander and Ruzvelt Street, practically in the very center of the city and again sheltered from the city noise of these two big roads.

Within a radius of 300m there are elementary school, health center, numerous high schools and colleges, parks, shopping mall, public garage, Vuk's monument, as well as all the other contents necessary for a pleasant life in the city center.

Through the Boulevard of King Alexander and Ruzveltova Street, the location is perfectly connected with all parts of the city both by private transport and by public transport - by buses, trams and metro lines, and for 20 minutes of easy walking you are in the very center of the city on the Republic Square and Terazije fountain.

Parking is provided in the underground garage of the building.

**TECHNICAL PARAMETERS**

- The facade of the building is treated in a combination of natural granite and precious mortar;
- Facade walls are in the structure sandwich walls ie. thermal block-stone wool-brick
- All common spaces, as well as the courtyard part of the building and approach, are illuminated by LED lighting;
- Entrance doors to each apartment are security, blind doors, fireproof;
- Exterior carpentry in apartments made of aluminum-wood profiles, three-layer glass, argon filled, low-emission;
- Parquet floors are three-layer, finely parquet;



- Kermic in flats is the first class of Spanish and Italian production, and in the bathrooms it is combined with natural stone;
- The sanitary ware is manufactured by Villeroy & Boch, a console toilet with built-in cisterns of type Geberit;
- Batteries are manufactured by Hans Grohe;
- Heating is central through a heating plant, with a built-in counter for the possibility of own consumption control;
- Each apartment is air-conditioned with separate units;
- Provided video surveillance system;
- In the entrance hall will be provided a room for a porter, which can function independently 24 hours a day.

### Infrastructure

<b>„Jovan Miodragović“:</b>	800 m	<b>"Adrijana":</b>	400 m
<b>Đeram:</b>	900 m	<b>Dom zdravlja "Dr Milutin Ivković" :</b>	800 m
<b>Vukov spomenik:</b>	100 m	<b>Idea:</b>	300 m
<b>Tram (№ 2, 3, 5, 6, 7, 12, 14):</b>	200 m	<b>Bus (№ 25P, 25, 26, 27, 32, 65, 66, 74, E4, E8):</b>	200 m



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**Images:**

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