



## PARKSCAPE

QUALITY INVESTMENT doo

Site of the residential complex

(063) 198 45 66



<b>Price:</b>	from 3 480 €/sqm	<b>Implementation period:</b>	08.2018
<b>VAT:</b>	included	<b>Floors:</b>	2Po+P+5+Ps
<b>Investor:</b>	QUALITY INVESTMENT doo	<b>Windows:</b>	Wooden-aluminium
<b>Location:</b>	VRAČAR, Čubura	<b>Floor size:</b>	from 102 m <sup>2</sup>
<b>Heating:</b>	Warm floor	<b>Documentation:</b>	Building permit ROP-BGDU-22339-CPIH-2/2016
<b>Parking space:</b>	Automated underground parking	<b>Commer. premises:</b>	Yes
<b>Conditioning:</b>	Climate control	<b>Publ. (upd.):</b>	03.10.2018 (25.04.2019)

### Description:

The residential building on Cara Nicholaja II street, opposite the famous Chubura Park in the center of the old part of Belgrade, is located on the edge of the Vracar hill. If you are looking for a spacious place to live in a modern elegant building in the best location in Belgrade, we offer five luxurious apartments and a beautiful duplex on the top floor (penthouse), with one parking space in an automated underground garage with a car lift. On the first floor of our building, we can also offer for sale office space, which is sold along with the green yard behind the building. Our intellectual building under the trade name "PARKSCAPE", located right between the Hram Sveti Sava and the famous Kalenic market, will undoubtedly attract the views of many passers-by and visitors to Chubura Park. If you have children or you plan them, proximity to the park is an added convenience, and besides, there is always room for a walk with a four-legged friend.

#### Special features

- concrete structures
- ventilated facade
- One apartment per floor
- Park view
- air conditioning
- Underground parking
- Fully automated garage
- Silent lift
- 24/7 video surveillance and security
- Three-layer wood-aluminium windows
- heated floors



- possibility to choose floor and wall coverings
- high class sanitary engineering
- Smart control panel (central control unit) with a large touch screen
- Smart control of the heating / cooling system using the control panel / application on the smartphone
- Control blinds using control panel / apps on your smartphone
- Intelligent lighting control using the control panel / applications on your smartphone

## Infrastructure

<b>Osnovna škola "Sveti Sava":</b>	700 m	<b>Predškolska ustanova Srećkolino:</b>	450 m
<b>Pijaca Kalenić:</b>	300 m	<b>Dom zdravlja Vračar:</b>	750 m
<b>Čuburski park:</b>	50 m	<b>Shop:</b>	200 m
<b>Trolleybus (№ 19, 21, 22, 29):</b>	200 m	<b>Bus (№ 24, 25, 26, 83, E1):</b>	200 m



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**Images:**

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