

PROJECT: BANJICA , *BELGRADE*
residential / commercial / business center

Serbia

Belgrade

- Location:
South East Europe, central part of the Balkan Peninsula, at the intersection of Pan European Corridors N^o.10 and N^o.7
- Population of 8 million approx.
- Population density : 105 persons sq/km
- Capital city: Belgrade
- Serbia is divided into 29 districts plus the City of Belgrade
- Major cities:
Novi Sad, Niš, Kragujevac, Subotica , Šabac, Čačak, Valjevo

- Borderline – neighbouring countries:
 - *BiH* 302km
 - *Bulgaria* 318km
 - *Croatia* 241km
 - *Hungary* 151km
 - *Macedonia* 62.3km
 - *Montenegro* 124.4km
 - *Romania* 476km

- Situated at the confluence of the Sava and Danube rivers
- Covers an area of 322.268 ha
- Population: 2 million inhabitants approx.
- City of Belgrade participate with approximately 34% in complete Serbian economy



- Divided into 17 municipalities
- Industrial, economic, touristic, cultural, social, educational and political centre of Serbia

ORTHO PHOTO of the land plot

Location: Belgrade , Municipality of Vozdovac



BANJICA project

RESIDENTIAL / COMMERCIAL / BUSINESS COMPLEX

PROJECT LOCATION:

This attractive land plot is located in Banjica, an exclusive Residential block in Belgrade. It lays on the crossroads of the Bulevar Oslobođenja and Save Maskovica street, and is well connected on the major corridors (Bulevar Oslobođenja and Vojvode Stepe street) leading to Autokomanda and further to E-75 Belgrade / Nis international highway.

Location is 2.5 km (5 min by car) away from Highway and 6 km from center of Belgrade. This location has great visibility and is very well accessible by public transportation.

This location is highly attractive for both residential, commercial or mix usage developments. Once the acquisition of surrounding land plots is finished we will have 20.000m² and possibility to construct 80.000m² of the ground floors.

SURFACE :

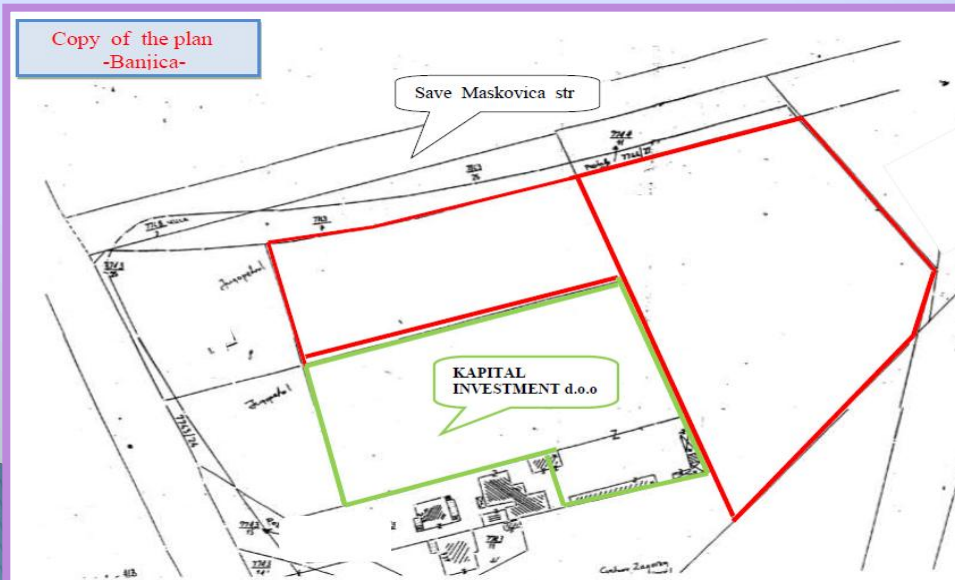
We own 6.013 m². We have preliminary contracts for another 14.000 m², in total with the possible enlargement, land plot can be up to 20.000 m².

FLOORING :

G + 8

ZONING : mix use

commercial, residential, business (office, hotel...)



KAPITAL INVESTMENT d.o.o.

Dobracina 29, Belgrade
phone:+381 11303 73 20
303 73 21
fax: +381 11 26 28 908
E-mail:office@yukapital.com