

Project

QUEEN MARIJA

RESIDENTIAL / BUSINESS COMPLEX



SERBIA



Borderline / Neighbouring countries:

- BiH 302 km
- Bulgaria 318 km
- Croatia 241 km
- Hungary 151 km
- Kosovo 351.6 km
- Macedonia 62.3 km
- Montenegro 124.4 km
- Romania 476 km

- Location: Central part of the Balkan Peninsula, South-East Europe
- Area of 88,631 sq.km
- Population of 8 million approx.
- Capital: Belgrade - 2 million inhabitants approx.
- Belgrade is situated at the confluence of the Sava and Danube rivers
- One of the oldest cities in Europe, located on intersection of Eastern and Western Europe road network

BELGRADE



- 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 center of Serbia
- Nikola Tesla airport - largest international airport in the region
- Two new bridges connecting major parts of the city , to be built



Satellite view of the project location



Project location

- The asset is located at Kraljice Marije street (27 marta str) no.8-10, at Palilula Municipality
- Largest municipality by area - 44,661 ha and has approx. 157.000 inhabitants
- One of the oldest and most beautiful municipalities, well known by its old architectural buildings and green areas
- Many bank branches, offices, faculties and sport centers are located in its nearby
- Great connectivity via public transportation
- In its vicinity is Boulevard Aleksandra Street , one of the main shopping and pedestrian zones
- 1 km away from Downtown, 2.5 km away from the E –70 Highway
- 18 km away from the International Airport “Nikola Tesla”



Surroundings:

- 1.Trg Republike(Square)
- 2.Trg Nikole Pasica (Square)
- 3.Parlament Building
- 4.Sport Center and Park “ Tasmajdan”
- 5.Trg Slavija (Square)
- 6.Central bus and railway station

Project description

RESIDENTIAL/ BUSINESS BUILDING (HOTEL, OFFICES)

About the project:

Total surface: **1.486 m²**

Build up area(ground floor)gross : **5.200 m² - 6.687 m²**

Flooring: **UG+ G + 6 + AT**

Ownership: **clear**

It is a unique location, one of the most attractive in town. This mix usage development (residential / business) is located just 10 min walking distance from the Nikole Pašića square , Terazije , Serbian Parliament and the central pedestrian zone Knez Mihajlova street. Project site is well connected with major city route Knez Milosa and other high traffic roads.



Concept idea



Yu Kapital

Dobracina 29

Belgrade, Serbia

phone: 011 303 73 20

fax: 011 262 89 08

e mail: office@yukapital.com

www.yukapital.com