

Atlas House Business Center

BELGRADE
SERBIA



Each office is independently owned and operated

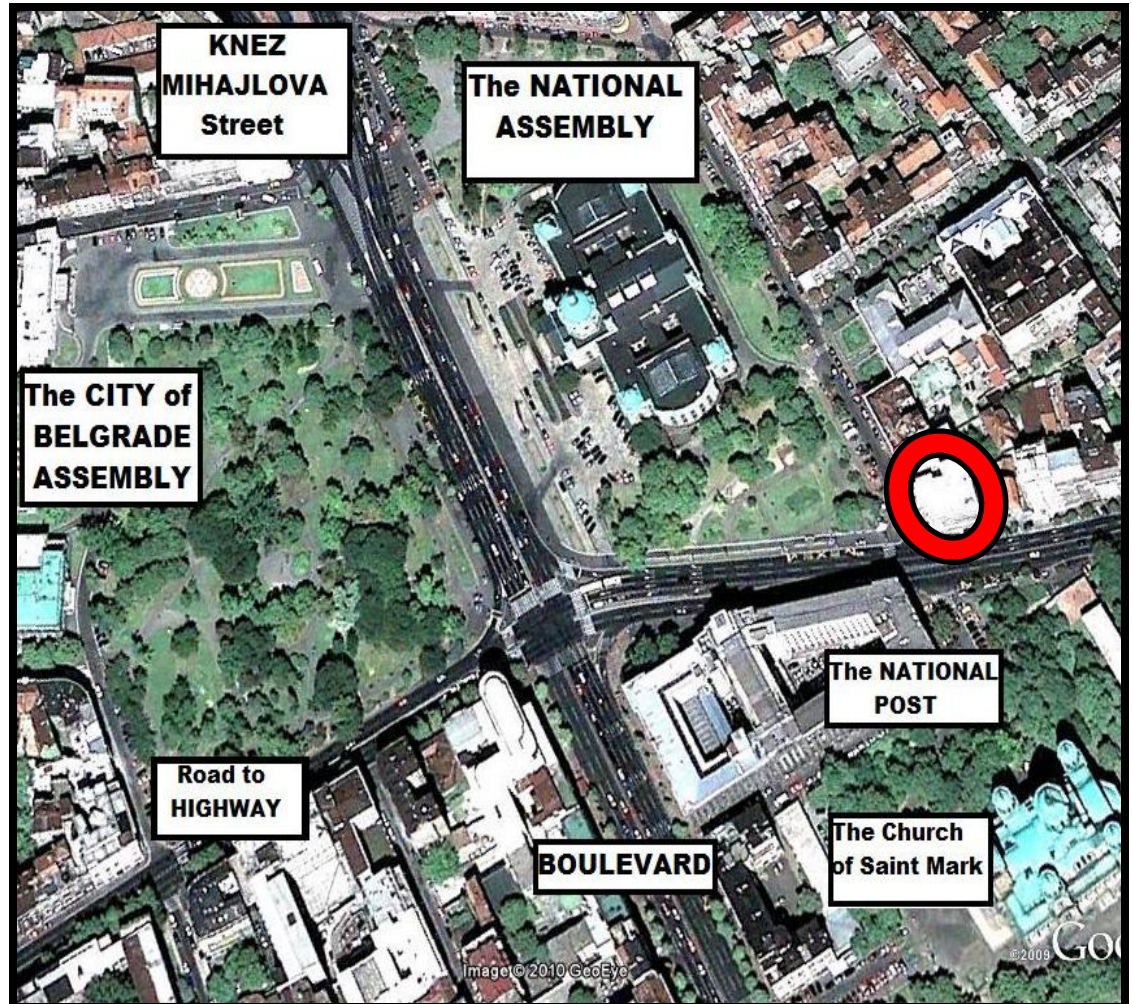
LOCATION

Atlas House Business Center is situated in the centre of Belgrade, right next to:

- **The National Assembly**
- **Main Belgrade promenade, The Knez Mihajlova street**
- **The city of Belgrade Assembly**
- **The National Post**
- **Main City Boulevard**
- **The Church of Saint Mark**

- The main national highway E-75 is in a very close proximity, providing direct access to the Belgrade airport within a 20 min drive and connects Belgrade with Nis and Novi Sad.

- The central train and bus stations are within a 10 minute drive.



LOCATION

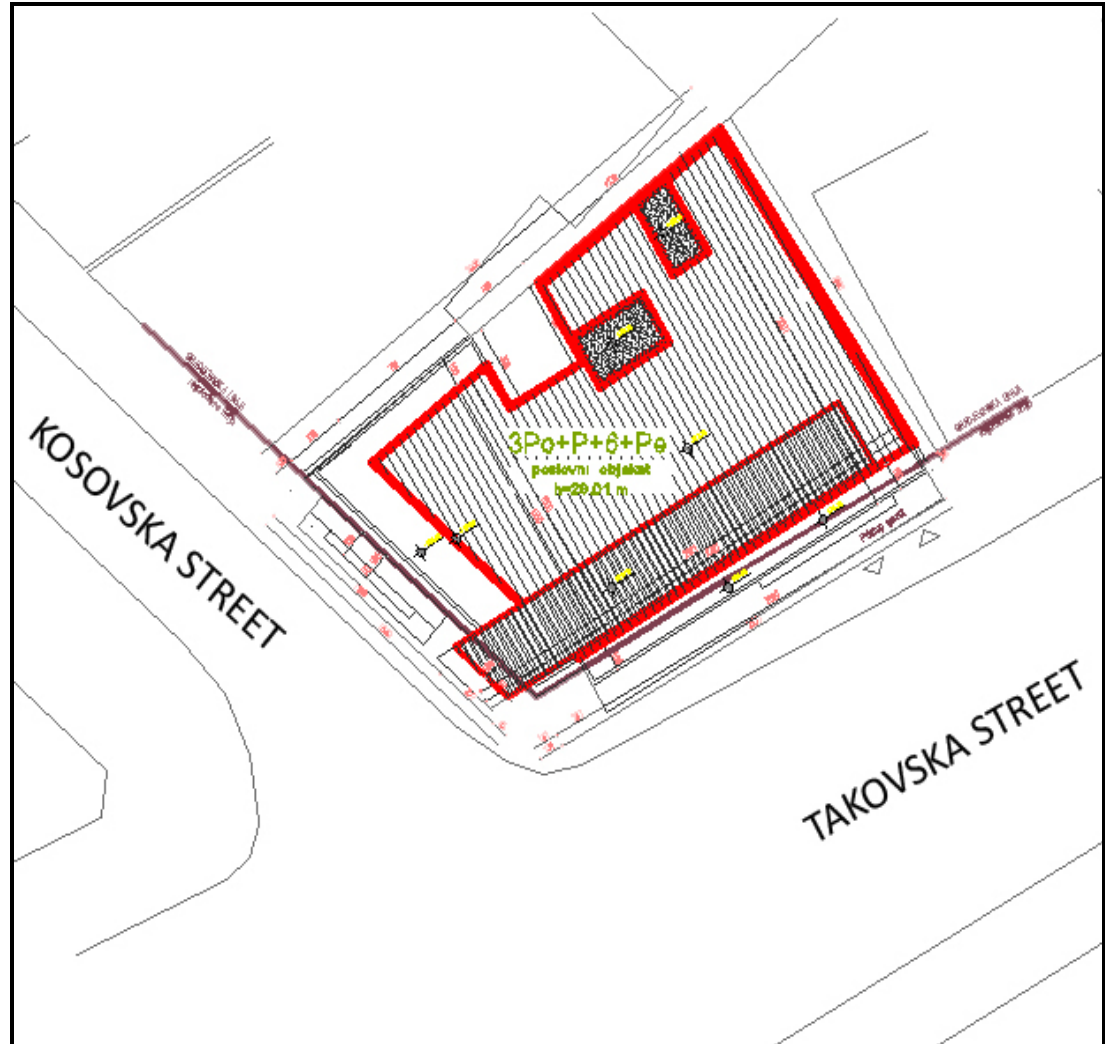
- This unique property is within the Belgrade central municipality Stari Grad and on the border with municipality Palilula.
- The facility is at the corner of two very well known streets, Kosovska and Takovska. Both streets lead to famous touristic sights of Belgrade.
- As it has an approximately a trapezoid shape with an access of 26.00 m to Takovska str. and 18.70 m to Kosovska str.
- As it is mainly a pedestrian zone, we ensured 2 levels of underground garage. It is going to be fully automated, where car parking will be regulated by a computer system that will “file” vehicles in designed slots.



THE LOT

LAND SIZE 455 m²

- The lot is equipped with the city's water, sewage, electricity, heating, telecommunications and other installations.
- All obligations for infrastructure installations and land development fees are paid to city authorities for the Takovska 1 location.
- Lineal to this lot is a residential-business building in Kosovska str. no. 51 (high P+4) and in Takovska no. 3 a residential building from thirties of last century high P+3+attic. Building in Kosovska str. has no planed reconstruction, while on building in Takovska str. no.3 are planned some interventions.



PROJECT

- Insight into the Regulation Plan 1 shows that this part of the urban land is planned for the city commercial zone and intended for development of:
 - Office development
 - Showrooms and
 - Residential
- The ground floor will be available for retail commercial purposes due to attractiveness of the location.
- This office building will feature an open space layout that can be adopted according to clients' requirements and needs.



PROJECT

LOCATION TAKOVSKA 1

PROPERTY SIZE **455 m²**

FOOTPRINT OF POTENTIAL IMPROVEMENT **395 m²**

COVERAGE OF THE LAND **85 %**

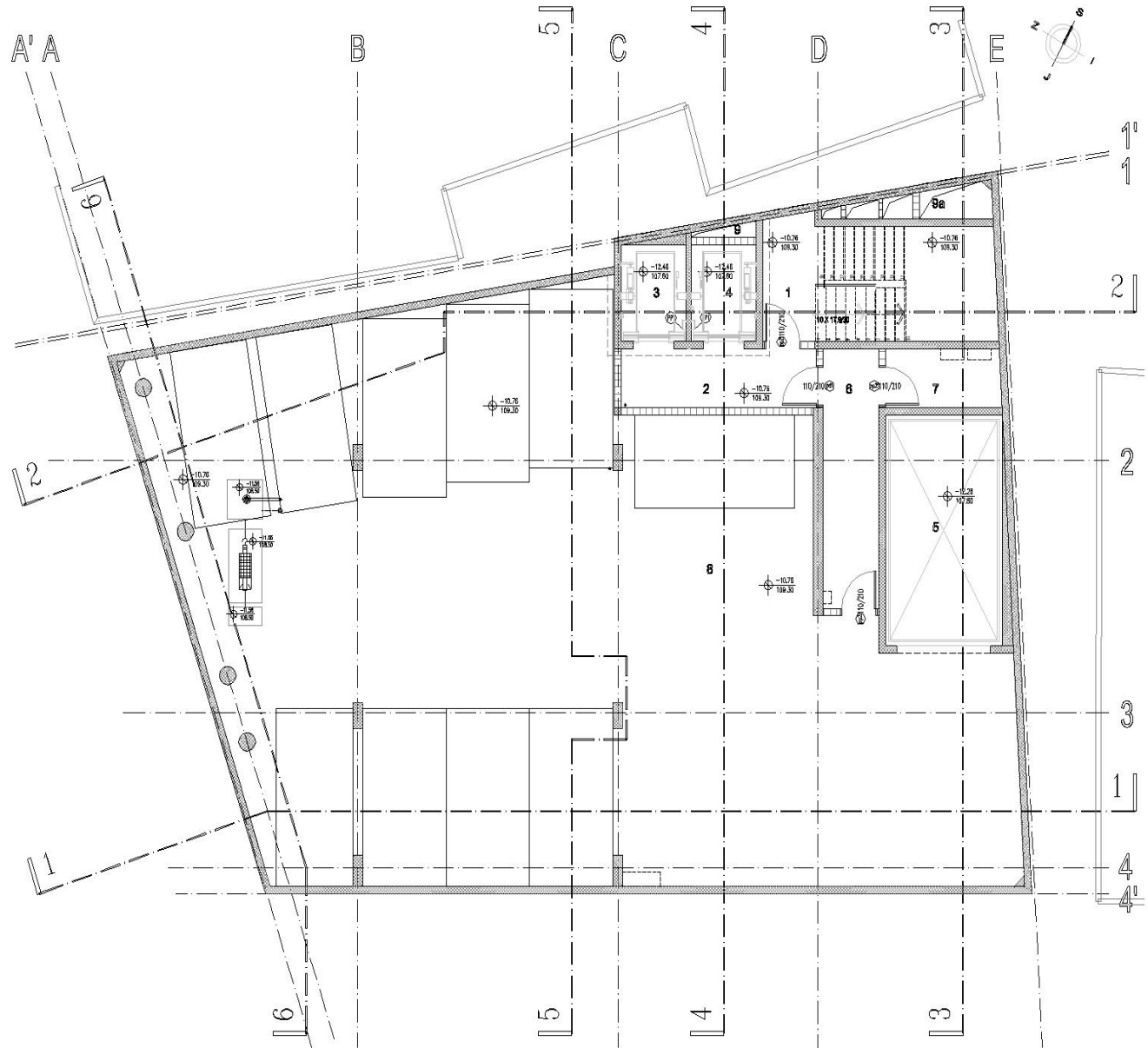
ALLOWED NUMBER OF FLOORS **3Ug+Gr+6 +Attic**

TOTAL ABOVEGROUND BUILT-UP AREA **3,571.9 m²**

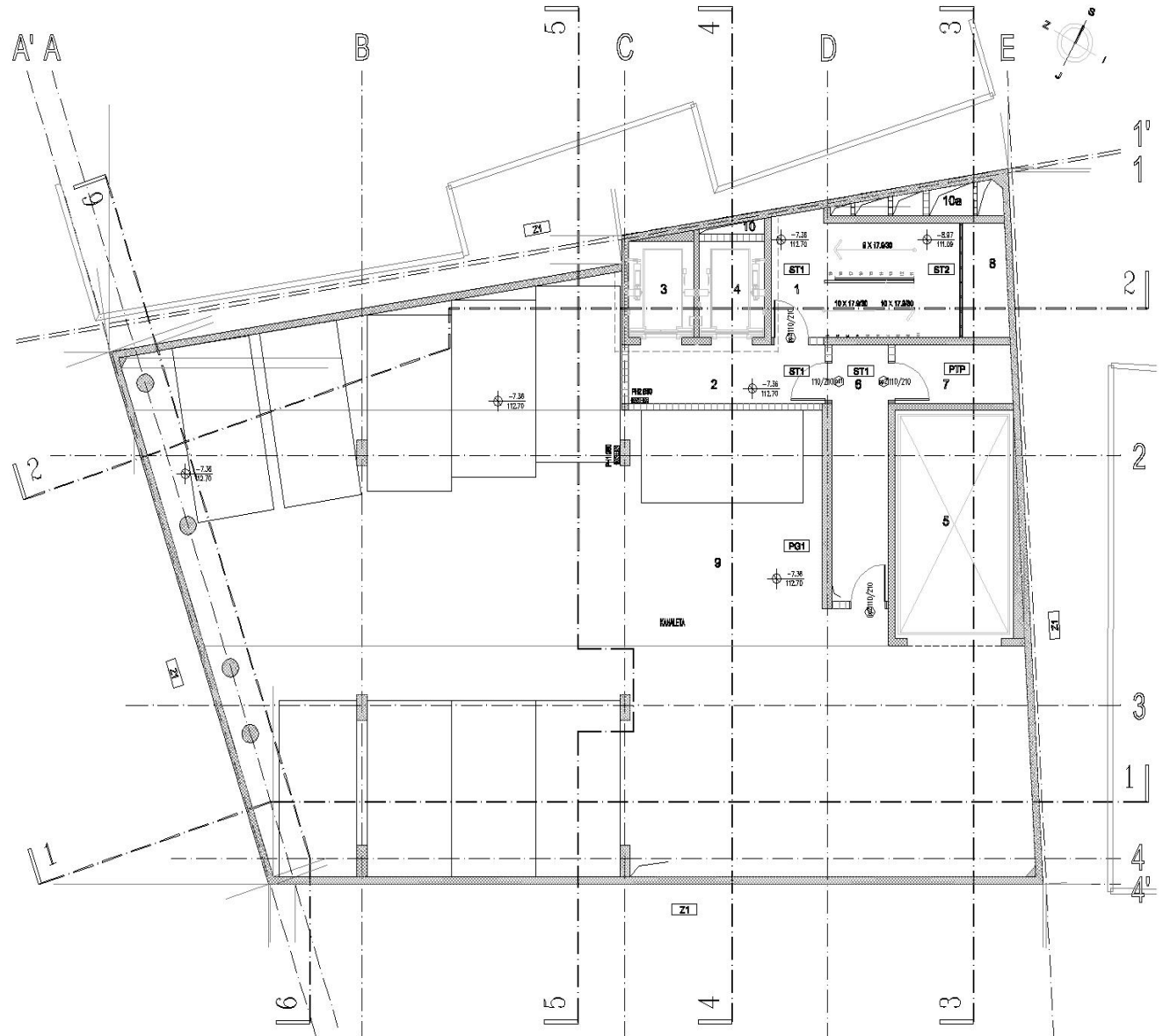
TOTAL UNDERGROUND BUILT-UP AREA **1,363.14 m²**



Garage floor layout/-2 level



Garage floor layout/-1 level



Technical floor layout





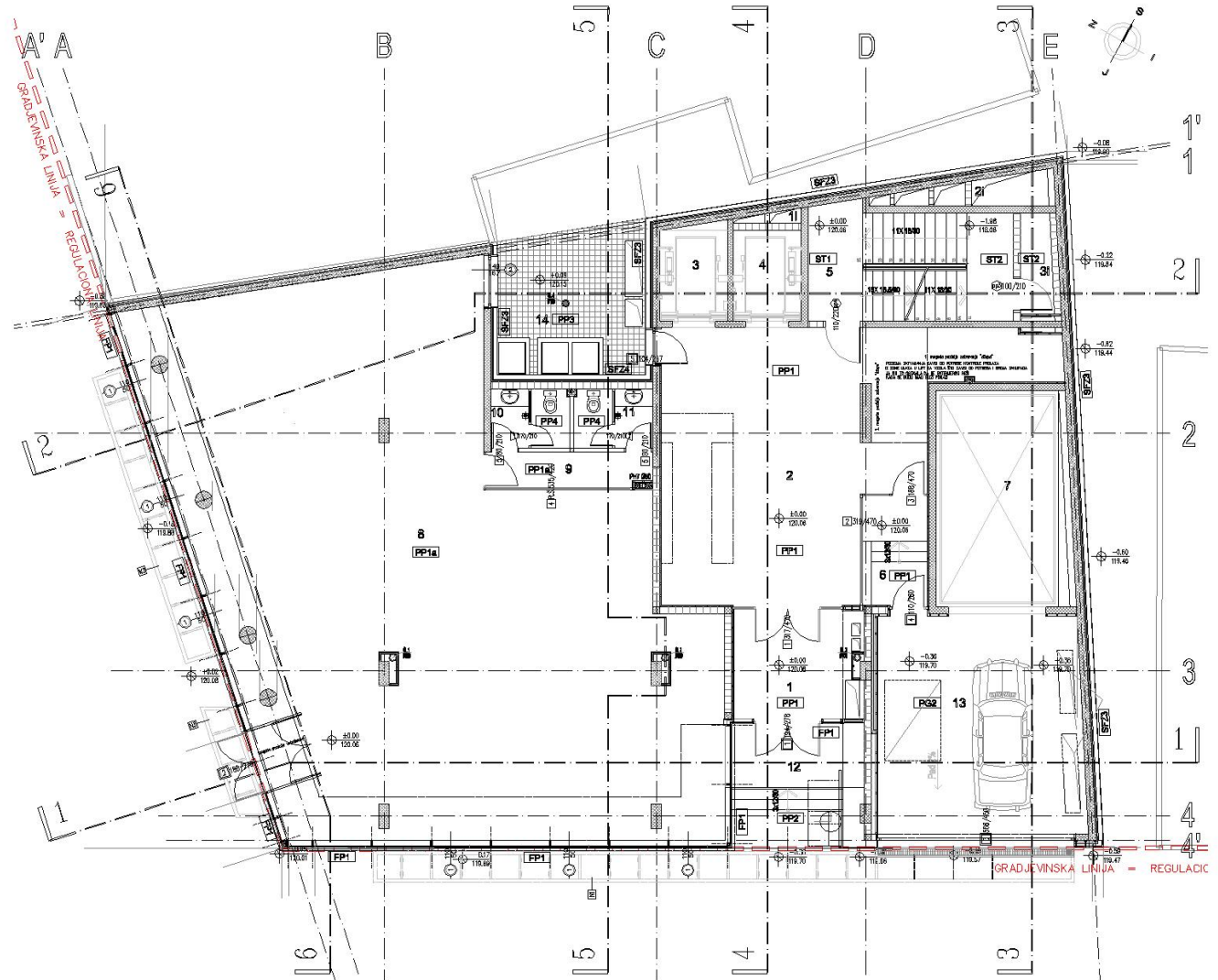
Ground floor layout

AREA

Entrance and lobby: 71.66 m²

Net layout: 295.83 m²

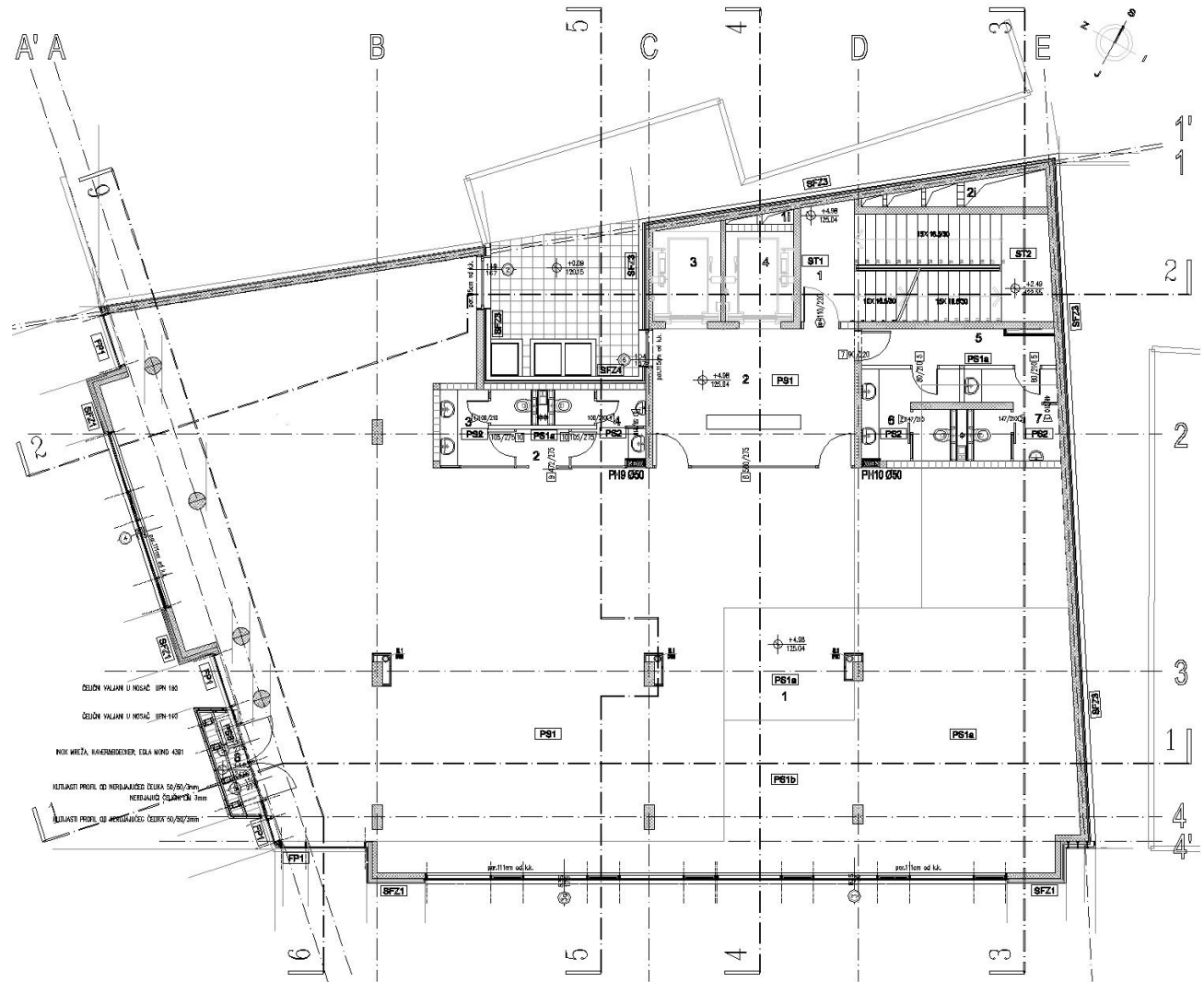
Premise : 205.64 m²





First floor layout

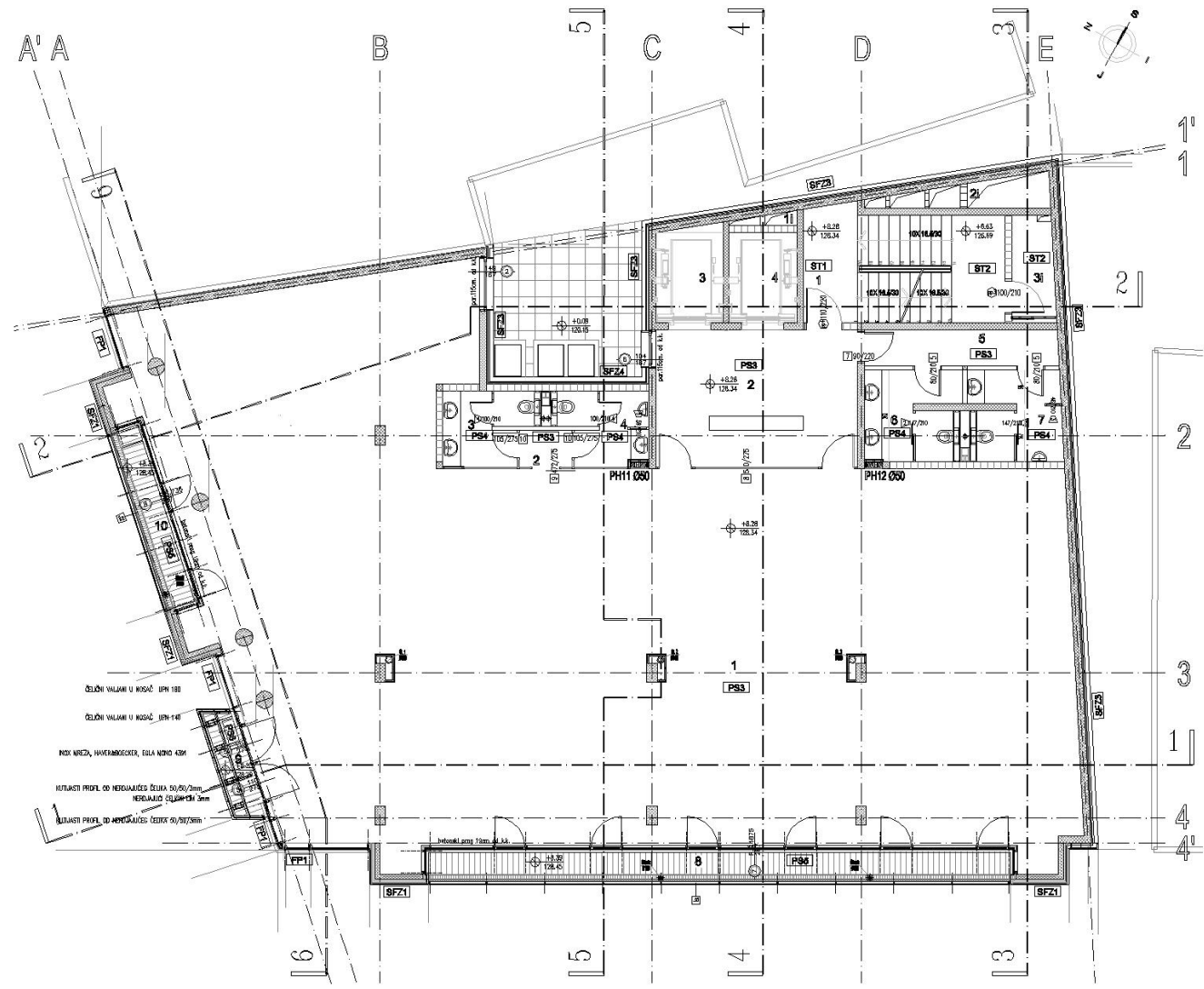
AREA
Entrance : 45.47 m²
Layout: 364.47 m²





Second floor layout

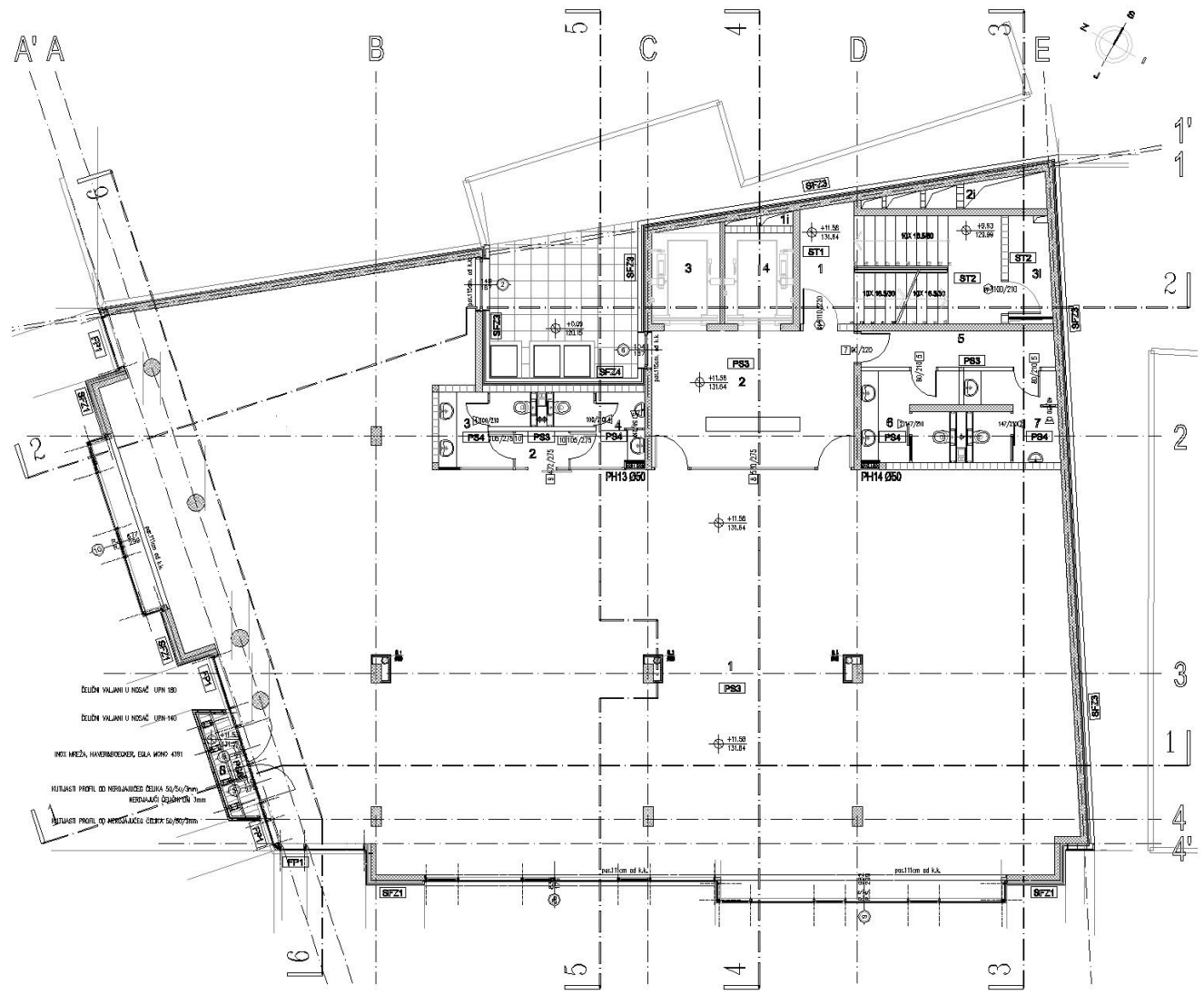
AREA
Entrance : 41.10 m²
Layout: 366.21 m²





Third and Fourth floor layout

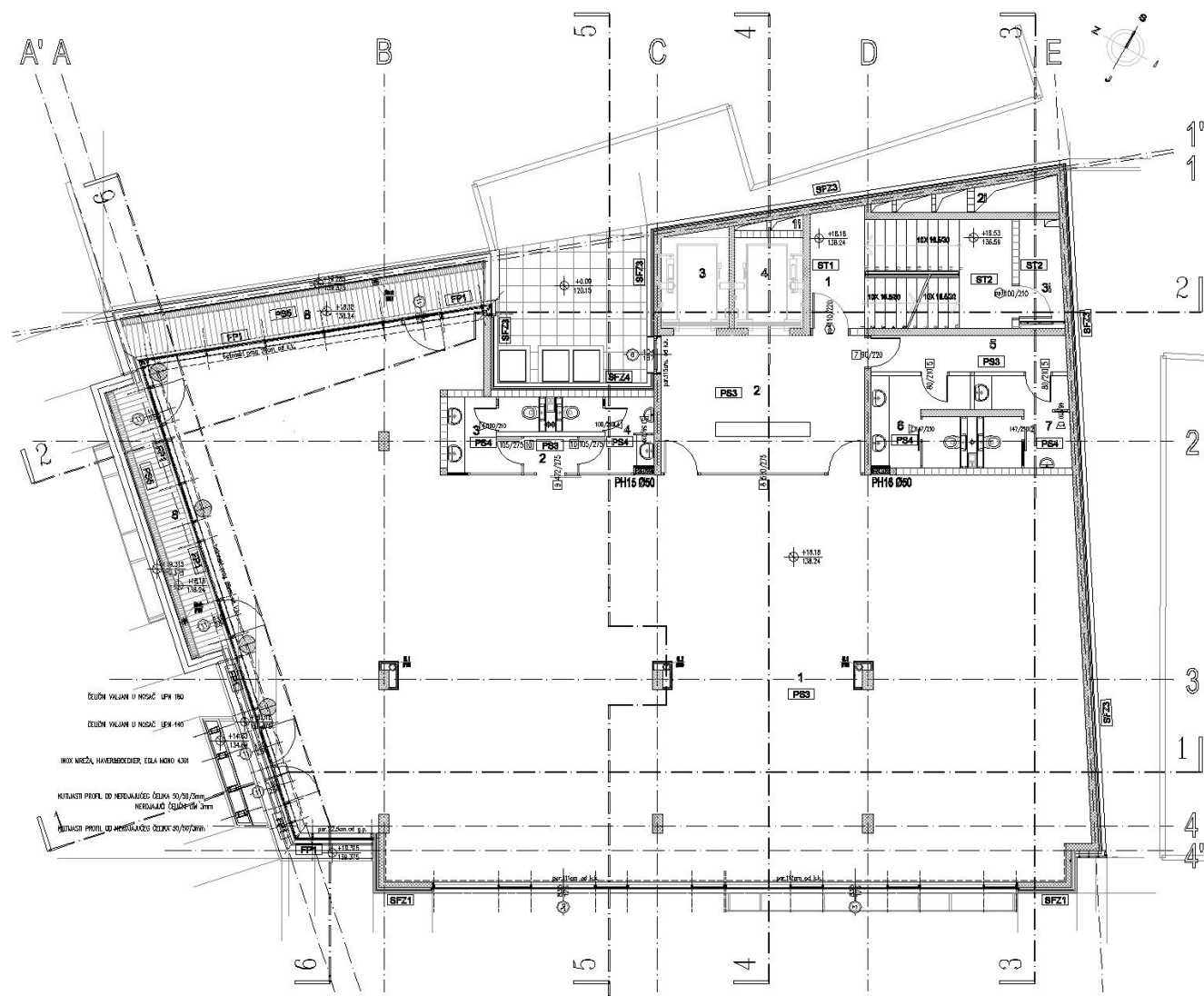
AREA
Entrance : 41.10 m²
Layout: 364.76 m²





Fifth floor layout

AREA
Entrance : 41.10 m²
Layout: 356.22 m²



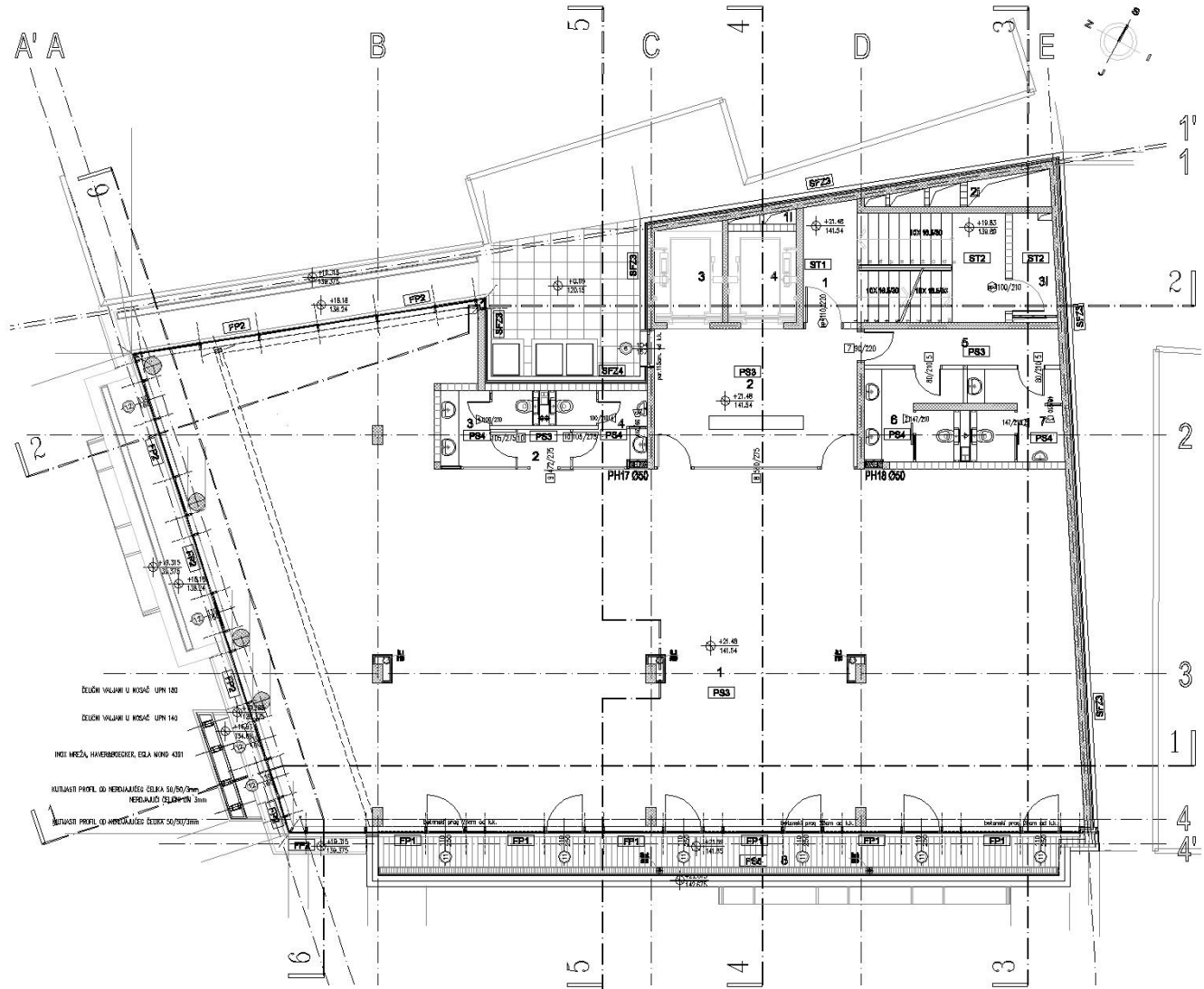


Sixth floor layout

AREA

Entrance : 41.10 m²

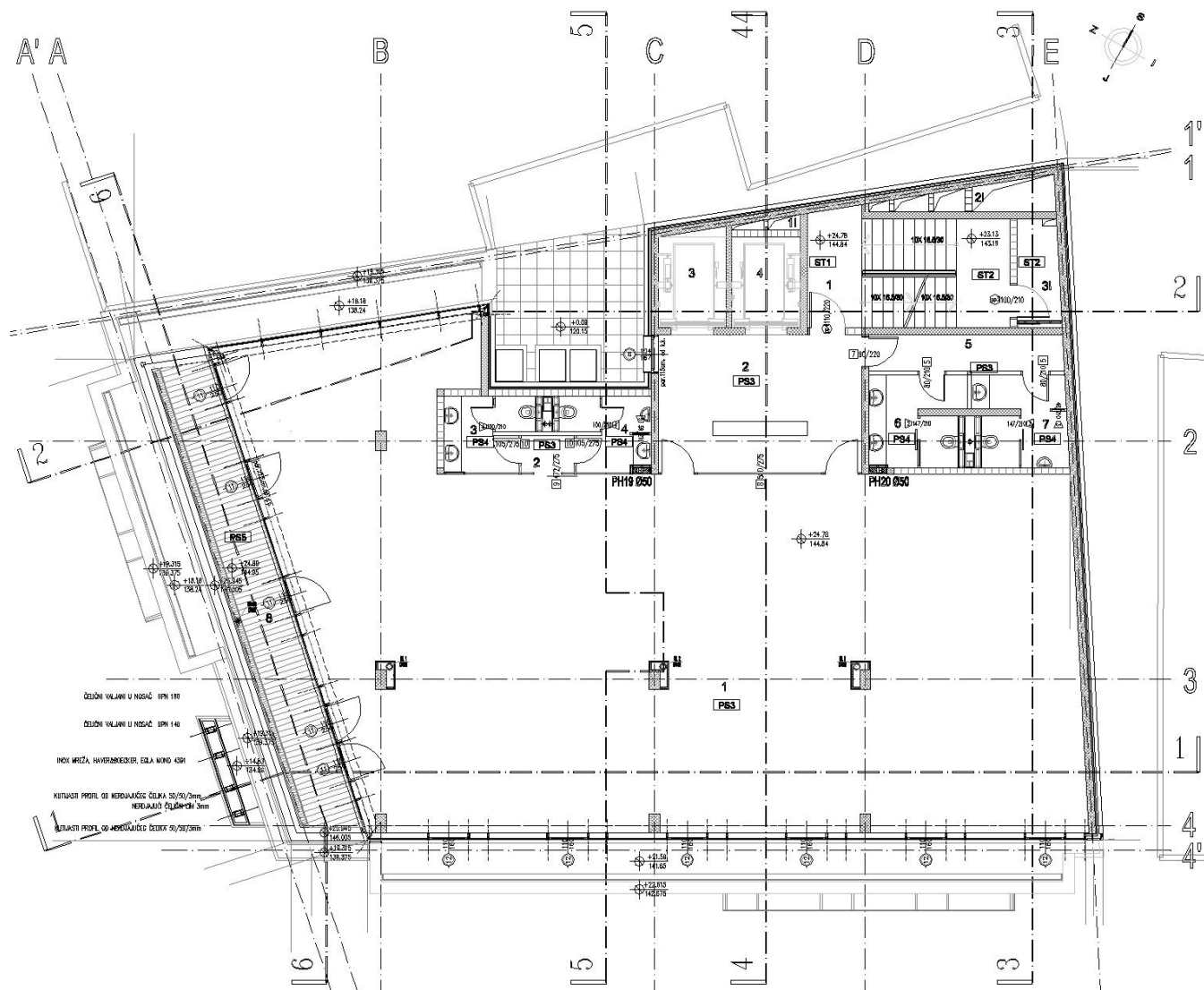
Layout: 329.33 m²



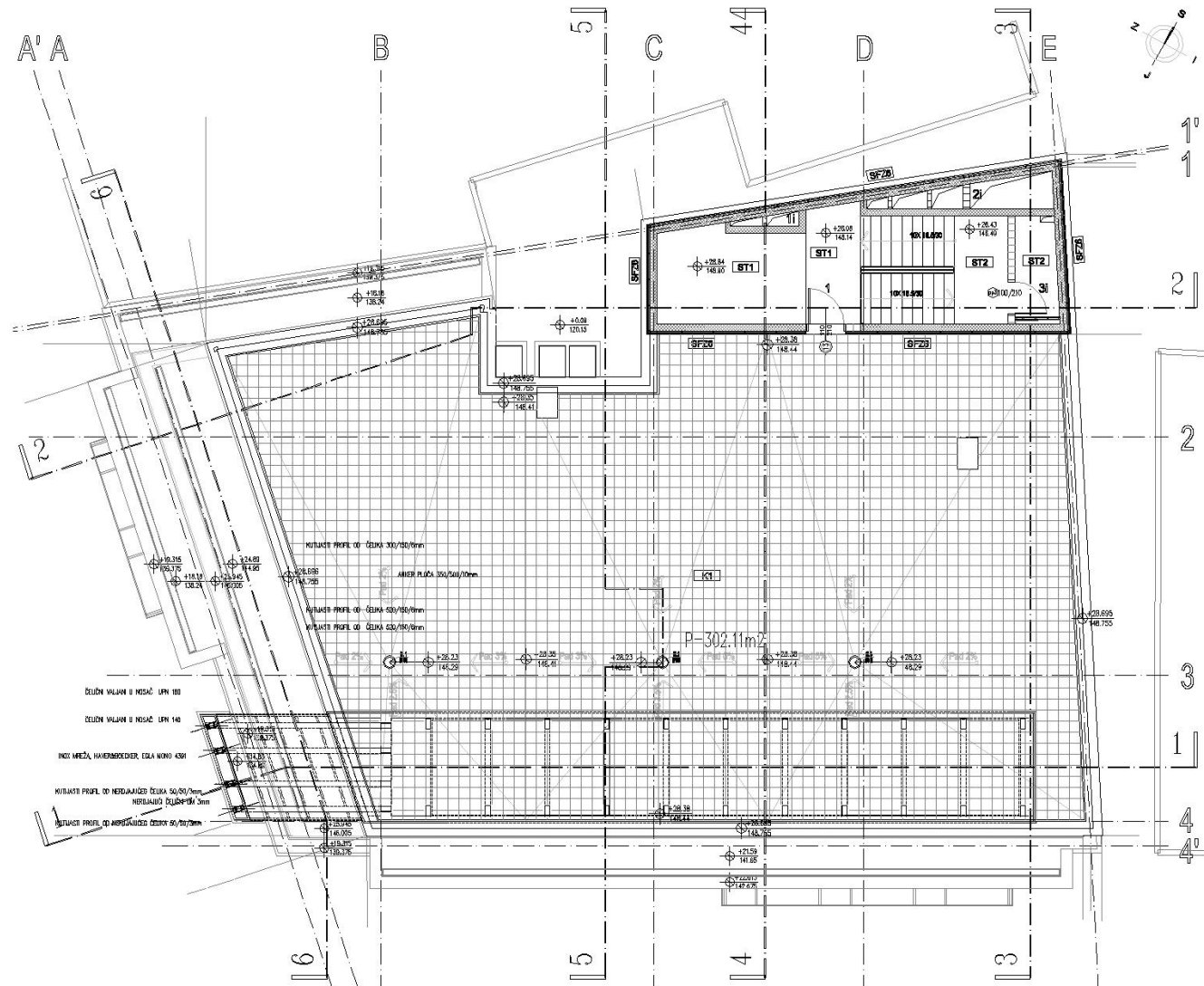


Pulled (VII) floor layout

AREA
Entrance : 41.10 m²
Layout: 301.12 m²



Roof floor layout (with entrance from the stairs)



CONTACTS



ATLAS GROUP

15 Nusiceva Street
11000 Belgrade
Serbia



Marko Dubocanin

Tel: +381 11 333 6 300

Fax: +381 11 333 6 301

Marko.dubocanin@atlas-g.com