



Over more than 20 years of existence, West Properties Colliers has gained the trust of many domestic and international companies, as well as individuals by providing them with a wide range of services in the field of real estate.

West Properties Colliers provides professional brokerage and consulting services, including:

- BROKERAGE SERVICES FOR THE LETTINGS AND SALES OF ALL TYPES OF REAL ESTATE
- VALUATION SERVICES AND CONSULTING
- PROJECT MANAGEMENT
- FACILITY AND PROPERTY MANAGEMENT

West Properties Colliers always strive to provide their clients with exceptional and professional business service. Making sure that customers and their interests and needs are met to the fullest expectation, each customer is seen as a long-term partner who is offered a bespoke service.

West Properties Colliers will provide you with all the necessary legal assistance and complete the documentation necessary for the successful execution of the transaction, which gives you the maximum protection.

With their experience and knowledge, West Properties Colliers licensed agents will ease your every step in search of a new home or office space.

Your broker:

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Location	Dedinje
Address	Dedinje
Type of property	House
Size	500,00 m2
Garage	No
Number of bedrooms	0
Heating	Gas
Property condition	Renovated
Furniture	Empty
Asking price	6.000,00 €
Agency fee	100%

Features and benefits:

Situated in the prestigious residential district of **Dedinje**, in the quiet street, this elegant **500 m²** villa occupies a beautifully maintained **1,000 m²** plot within a private gated enclave. The controlled-access setting provides an exceptional level of privacy, security, and exclusivity, making the property particularly well suited for diplomatic residences.

The villa forms one half of an architecturally symmetrical residence, while remaining completely independent with its own private entrance, front, side, and rear gardens, as well as a dedicated driveway leading directly to the garage. Additional visitor parking is available within the secure gated complex.

The residence is arranged over **four levels**, thoughtfully designed to combine spacious formal reception areas with comfortable private accommodation. The living quarters comprise **five generously proportioned bedrooms**, an impressive open-plan living and dining area connected to the kitchen, **five bathrooms**, and **five terraces**, creating bright and elegant living spaces throughout.

The lower ground floor accommodates a **two-car garage**, laundry room, extensive storage and technical areas, together with dedicated spaces designed for an **indoor swimming pool, sauna, and fitness room**,

offering outstanding potential for wellness and recreation.

The property benefits from a comprehensive **natural gas central heating and hot water system**, supported by an electric backup system and an additional oil-fired boiler for maximum operational reliability. A fully functional fireplace further enhances the comfort and character of the main living area.

An experienced property maintenance team has been servicing the residence for many years, providing professional care of the gardens, swimming pool, and technical systems, ensuring effortless day-to-day management for the future tenant.

Combining a prestigious location, secure gated environment, generous accommodation, excellent technical infrastructure, and a high level of privacy, this outstanding residence represents an ideal choice for embassies, diplomatic missions, international organizations, and senior executive accommodation.



Location: Beograd, Savski venac, Dedinje

Address: Dedinje

