



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:

IGOR MARKOVIĆ



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www.westproperties.rs

Location	Višegradska
Address	Visegradska
Type of property	Office Space
Size	100,00 m2
Floor	Visoko prizemlje
Garage	No
Number of offices	4
Heating	Indoor Central Heating
Property condition	Lux
Furniture	Semi-furnished
Asking price	2.500,00 €
Agency fee	100%
Service charge	0.00 €/m2
Add-on	0.00 %

Features and benefits:

Court	Open space
Video surveillance	Air conditioning
Phone	Intercom

Located in one of the city's most attractive areas, on **Višegradska** Street, in the immediate vicinity of Kula Belgrade, Belgrade Waterfront, the Skyline complex, and Ložionica, this modernly designed office space of **100** m² is available for rent. The property overlooks a garden and quiet courtyard, isolated from city noise.

Layout of the space:

- *Open space area*
- *Three separate offices*
- *Meeting room*
- *Entrance hall*
- *Kitchen*
- *Two restrooms*

Ceiling height of 4 meters further enhances the sense of spaciousness, while large amounts of natural light fill the space throughout the day.

The office is situated on a raised ground floor and represents the only unit on that level in a building with just two floors, providing additional privacy, functionality, and excellent visibility.

Ideal for:

- *Architectural and design studios*
- *IT companies*
- *Law offices*
- *Creative and art workshops*
- *Consulting agencies and other professional businesses*

Thanks to its easy access and excellent street position, the space is also suitable for retail activities.

The location offers excellent connectivity to all parts of the city, while the proximity to modern residential and business complexes, recreational areas, and key urban amenities further increases the attractiveness of this property.



Location: Beograd, Savski venac, Višegradska

Address: Visegradska

