



Welcome to
Green Escape K3



GREEN ESCAPE

A new business
zone in a green oasis



GREEN ESCAPE





About the complex

Green Escape, a business complex of contemporary architecture, provides business space users with functionality and comfort, while at the same time representing a perfect combination of quality and comfort. The new business complex was built in Block 51 and thanks to its position along the E-75 highway, this project, in addition to sophisticated architecture, with an ideal combination with the surrounding greenery, provides quick and easy communication to all parts of the city.

The new business complex with a size of 67,500 m² was built on three plots intended for business and commercial contents, on which the construction of multifunctional business facilities, which are fully equipped with infrastructure for all needs. This impressive complex is being developed as a new city business zone, which offers a handful of conveniences and added value, in addition to the possibility of renting, there is also the option of buying office space.



Location

The complex is located along the E-75 highway, in the Bežanijska kosa neighborhood, at the main entrance to the city from the western side, in an attractive part of New Belgrade, which has positioned itself as the central business zone of the capital. Only 8 km from the Nikola Tesla airport and 5 km from the city center, the Green Escape complex is very accessible, and numerous stations for several lines of public transport are in the immediate vicinity.

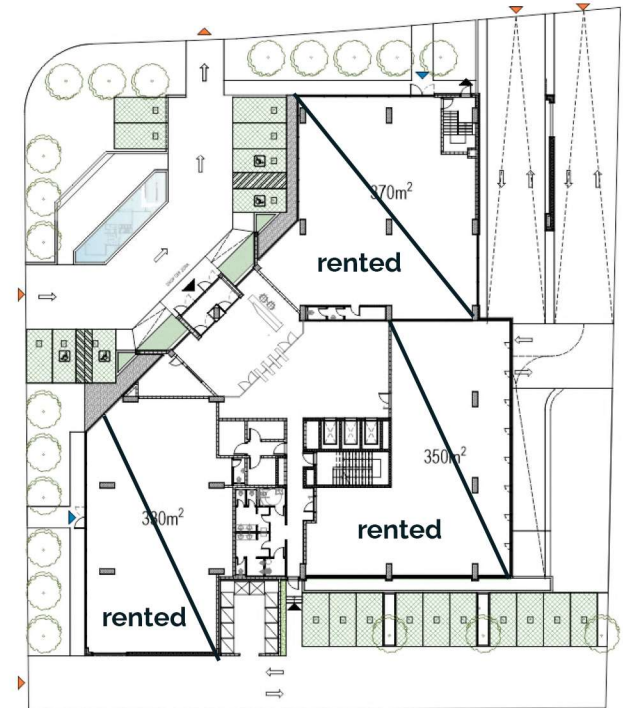


Technical specification K3

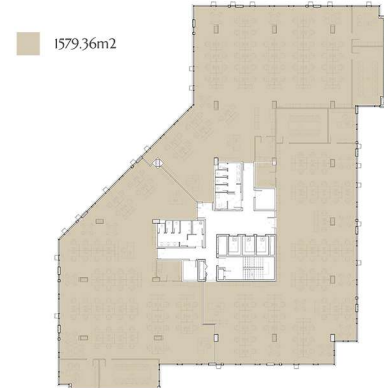
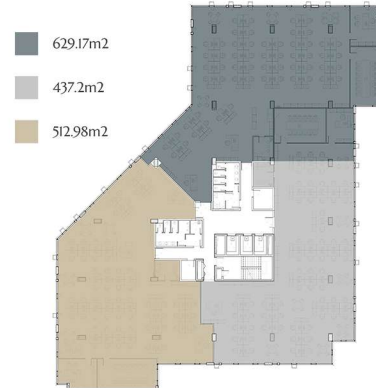
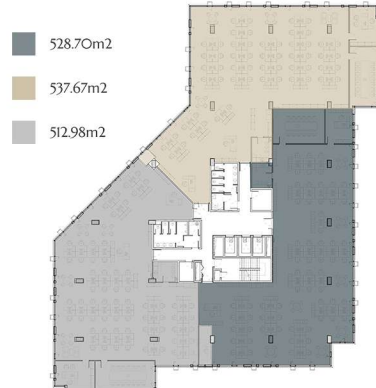
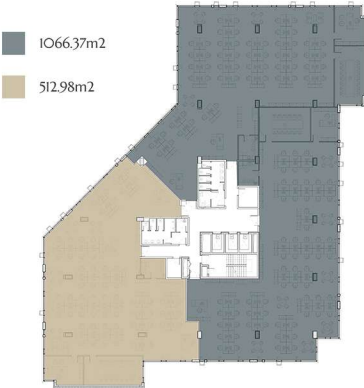
- ✓ Modern ventilation, heating, and cooling systems
- ✓ Suspended ceiling in a combination of monolithic plaster and mineral grid plates
- ✓ Height (from floor to suspended ceiling) 2.80m
- ✓ Continuous glazed facade surfaces with opening wings
- ✓ High-quality LED lighting 500 lux
- ✓ High-quality floor coverings
- ✓ Fire protection system: sprinkler installation in the garage, hydrants, FP control panel with fire detectors, panic lights
- ✓ Motion sensor lighting in common areas
- ✓ Diesel aggregate
- ✓ Access control: video surveillance, 24/7 reception
- ✓ Central system for supervision and management
- ✓ All internet providers
- ✓ 3 fast elevators
- ✓ Two levels of underground garages
- ✓ Professional facility maintenance



Ground floor axis K3

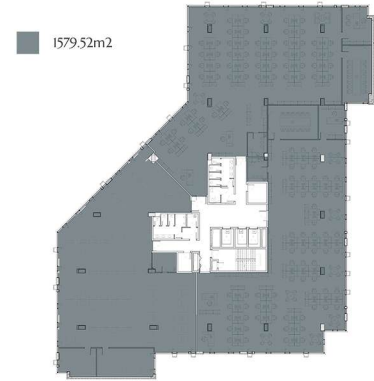
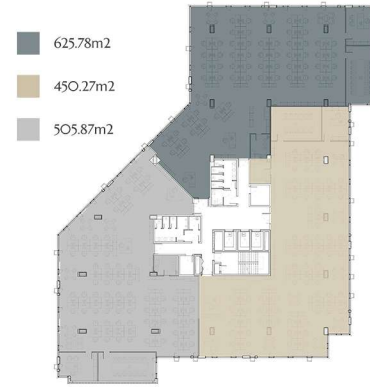
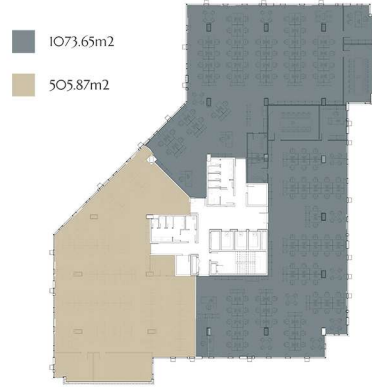
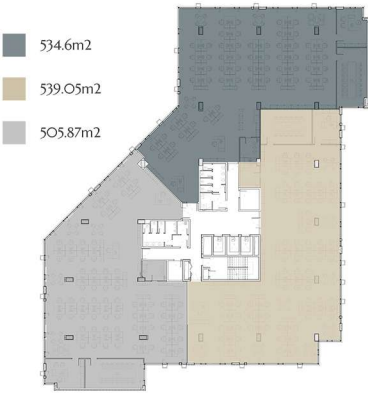


Base 3rd floor

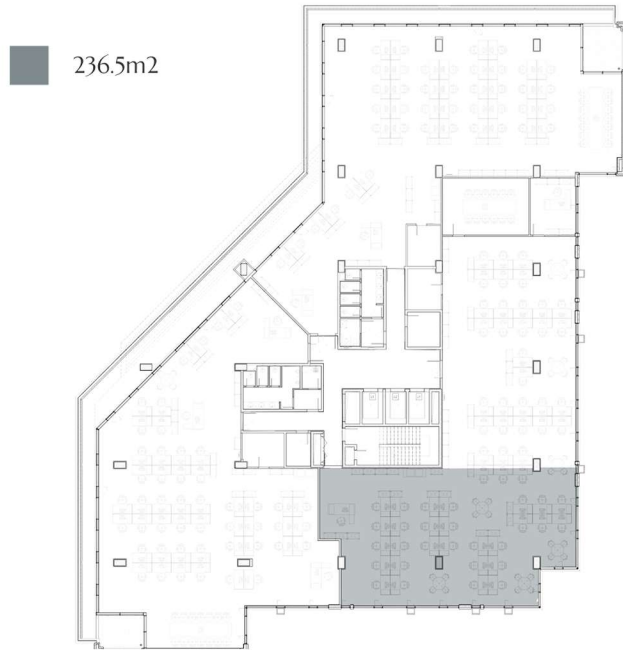




Base 4th floor



The base of the 5th withdrawn floor





Why Green Escape K3

K3 within the Green Escape complex offers a modern, technologically advanced, and functional office space, which within its capacity can very flexibly accept different program content within the commercial activity and meet all the specific requirements of future clients. Future users will have a hotel built within the complex, as well as apartments, conference rooms, and offices for rent.

There will also be a spa center with a swimming pool, sports facilities, babysitting services, shops and more.

Contemporary facade, with large glass areas and windows that open in every office.

Flexible division of floor space - from 240m² to 1,580m²



- The total area of the building is 13,814m²
- The total area of the above-ground level is 9,961 m²
- The total area of the underground level is 3,853m²
- 4 floors + 1 withdrawn floor
- 2 levels of underground garage
- 128 parking spaces



Underground garage

Within K3, an underground garage was built on 2 levels with a total of 128 parking spaces. The garage is modernly equipped according to the latest quality and safety standards, and it makes the start of the working day easier for employees because there is no stress caused by searching for a parking space.

Investor

The IMEL company is synonymous with the highest standards of engineering and planned real estate development on the market. It is one of the oldest privately owned engineering houses in Belgrade and proudly highlights the rich experience it implements through the latest technical and technological solutions. Also, IMEL is engaged in renting out high-quality business premises for various purposes while providing all the accompanying services, in which it achieves significant results.

With a team of experienced professionals, the IMEL company ensures that each project is carried out with precision and on time, paying special attention to details, both in standard and tailor-made projects, while providing maximum legal certainty to clients.





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