



# Green Escape Business Complex

*From Vision to Legacy*



*45 Years of Excellence*

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**IMEL**

- 1981 -

*45 Years of Excellence*



# Green Escape Business Complex

Green Escape project represents an architectural synergy of three business buildings, conceived to set a new standard for commercial spaces in New Belgrade. With innovative architecture and adaptable interior design, the project offers flexible spatial solutions suitable for a wide range of commercial uses, including office and hospitality concepts, providing a strong foundation for long-term business success.



# Location

Belgrade West Entrance



5km to Belgrade City Center



8km to Airport Nikola Tesla



4km to Belgrade Waterfront



13km to Expo Village



6km to Ada Bridge



0.1km to European Route E70,

# Location

Bežanijska kosa Neighbourhood

500 000m<sup>2</sup> Designed, developed and built by **IMEL**  
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66.000m<sup>2</sup> Under development



# Location

Green Escape Complex

K3 Office building - 14.000m<sup>2</sup> - Completed and fully occupied

K2 Commercial building - 25.000m<sup>2</sup>

K1 Commercial building - 41.000m<sup>2</sup>

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Green Escape Complex - 80.000m<sup>2</sup>





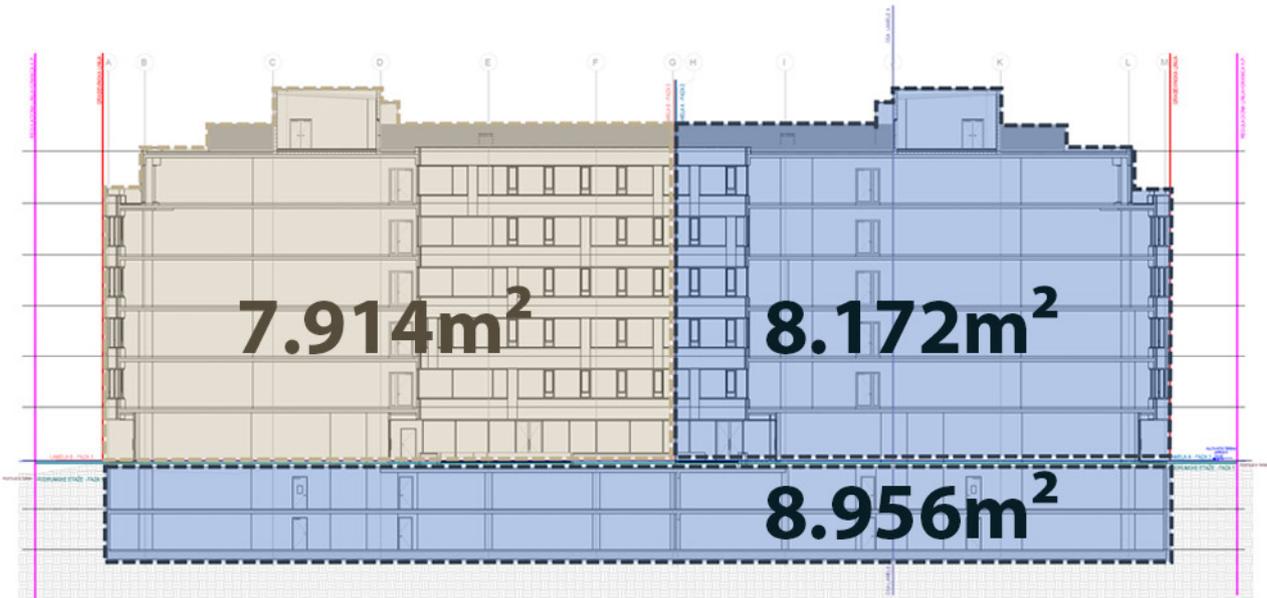
K3

K2

K1

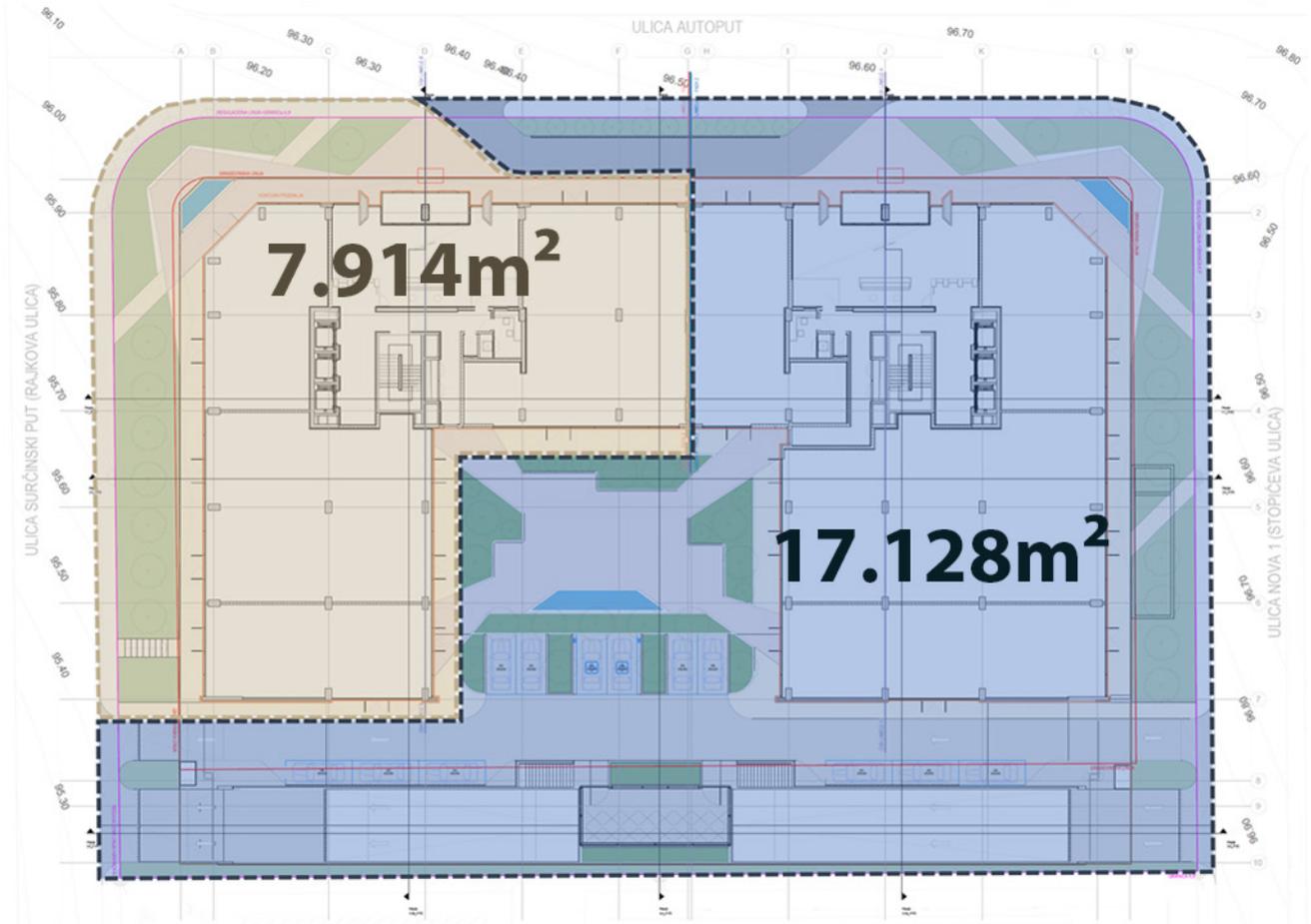


# Phases overview



Phase II - Building B

Phase I - Building A and Garage





# K2 Office Building

developed  
by  
**IMEL**  
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# Technical Specifications

- 4-pipe heating system
- Advanced access control with video surveillance and 24/7 reception
- Office space floor-to-ceiling height of 3.40 m
- Impressive lobby height of 6.85 m
- Centralized Building Management and Monitoring System (BMS)
- Designed to meet LEED standards
- Two level garage, including EV and bicycle facilities
- A recessed floor featuring over 350m<sup>2</sup> of terrace space
- Raised office floor for maximum office layout flexibility
- Enhanced acoustic comfort throughout office areas
- High-quality interior and exterior finishes
- Diesel backup generator ensuring uninterrupted power supply
- High-speed fiber-optic connectivity with multiple providers

# Parking Capacity

Option: Office

	Level -2	Level -1	Total
Building A	68	62	<b>130</b>
Building B	63	61	<b>124</b>
<b>Total</b>	<b>131</b>	<b>123</b>	<b>254*</b>

*\*Additional 11 parking spaces on the plot*



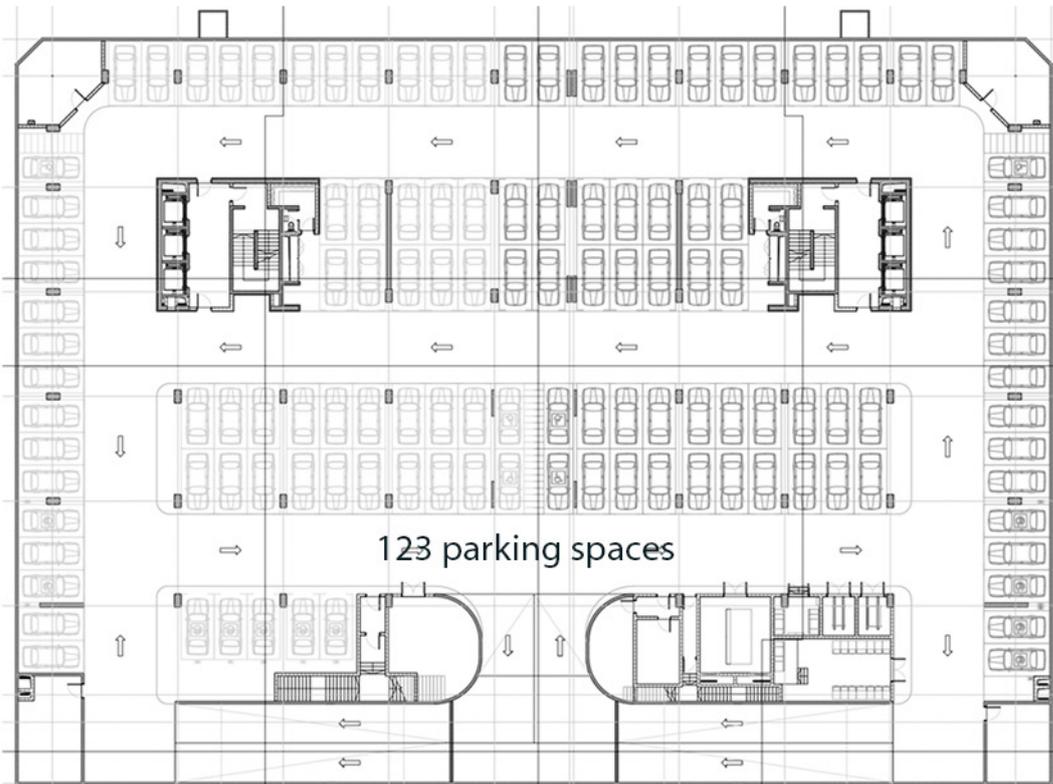
# Floor Layouts



Building B

Building A

Level -2



Level -1



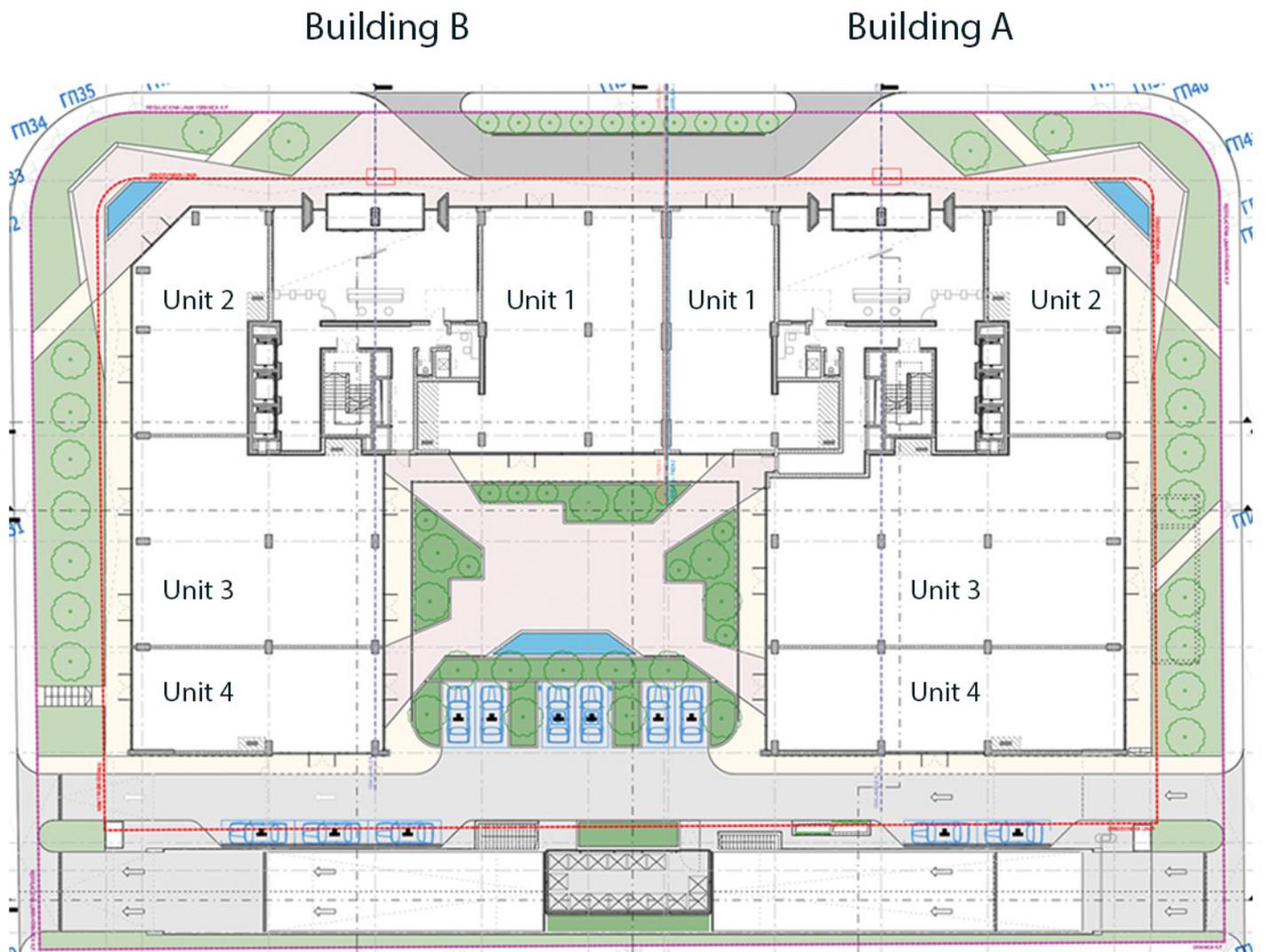
# Retail units

Ground floor

	Unit 1	Unit 2	Unit 3	Unit 4
Building A	166m <sup>2</sup>	149m <sup>2</sup>	385m <sup>2</sup>	207m <sup>2</sup>
Building B	272m <sup>2</sup>	149m <sup>2</sup>	289m <sup>2</sup>	145m <sup>2</sup>

*\*With an option to combine units 2, 3, and 4 into a single unit with a maximum total area of **741m<sup>2</sup>** in Building A, and maximum total area of **583m<sup>2</sup>** in Building B.*

# Floor Layout



Ground floor



# Summary of areas

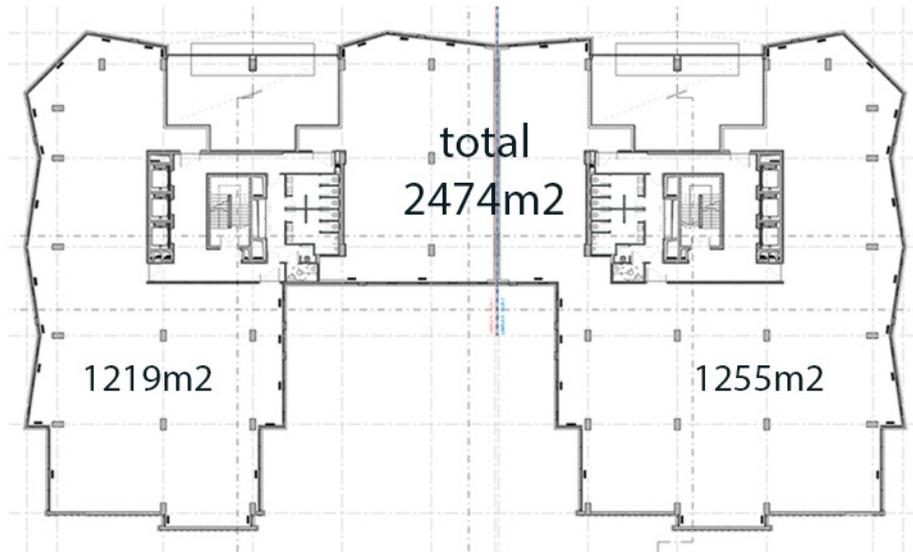
Option: Office

(m2)	Building A	Building B	Total
Level -2	4.498		<b>4.498</b>
Level -1	4.458		<b>4.458</b>
Level 0	1.244	1.170	<b>2.414</b>
Level 1	1.255	1.219	<b>2.474</b>
Level 2-5	1.395	1.358	<b>2.753</b>
Roof	92	93	<b>185</b>
<b>Total</b>	<b>17.128</b>	<b>7.914</b>	<b>25.042</b>

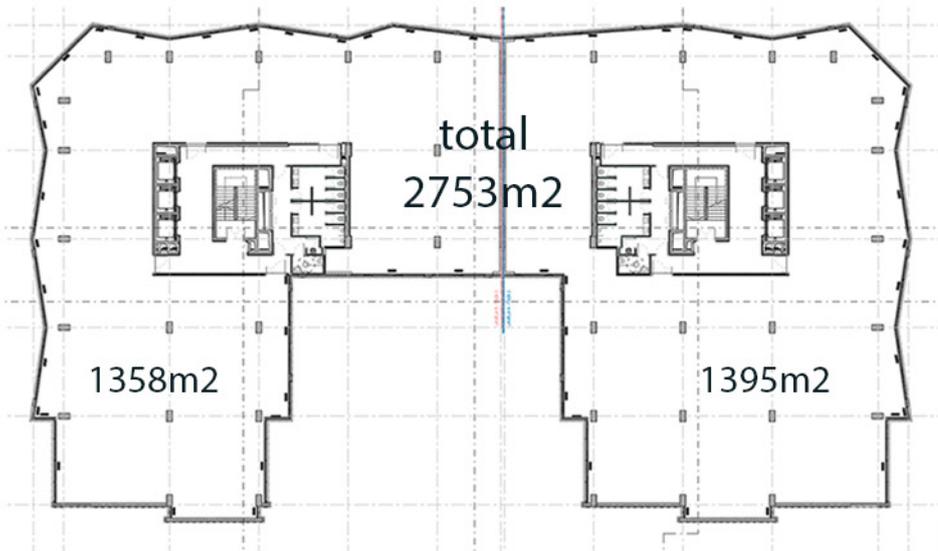
# Floor Layouts

Building B

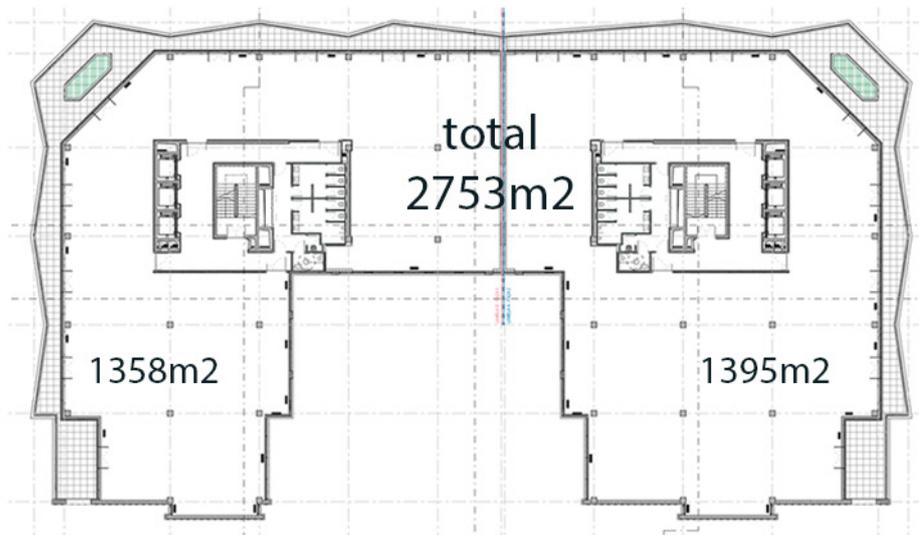
Building A



Level 1



Level 2-4



Level 5





[www.imel.rs](http://www.imel.rs)

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