

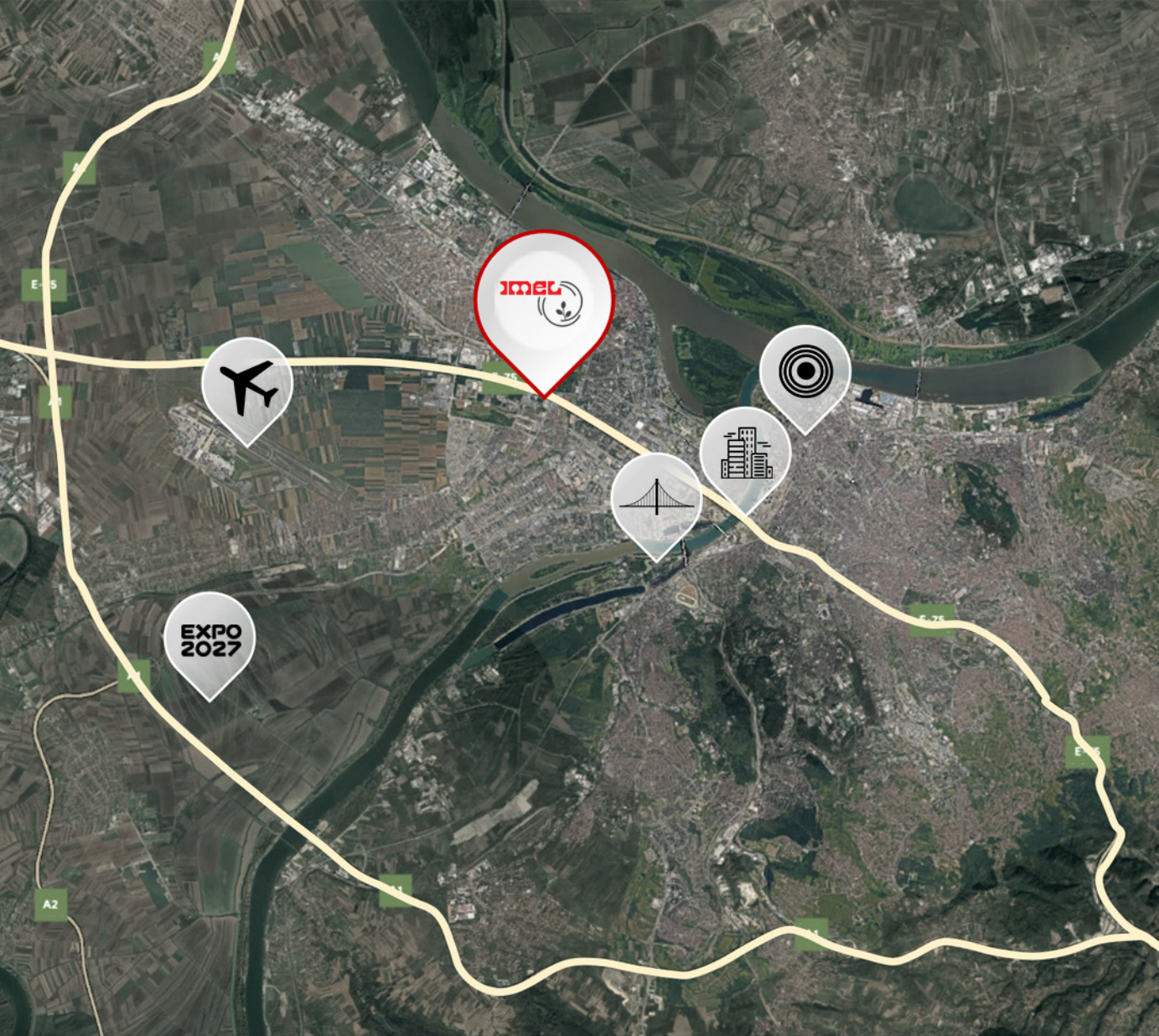


# Green Escape K2 Building B

developed  
by:

**IMEL**

- 1981 -



# 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**  
- 1981 -

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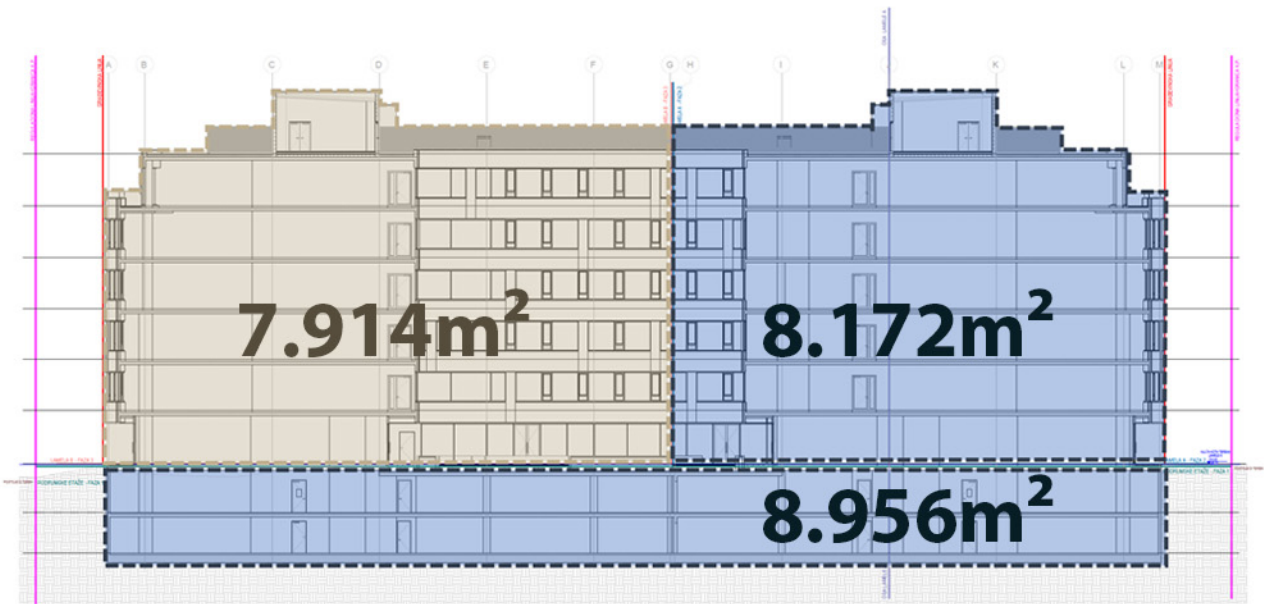
Green Escape Complex - 80.000m<sup>2</sup>



# Phase overview

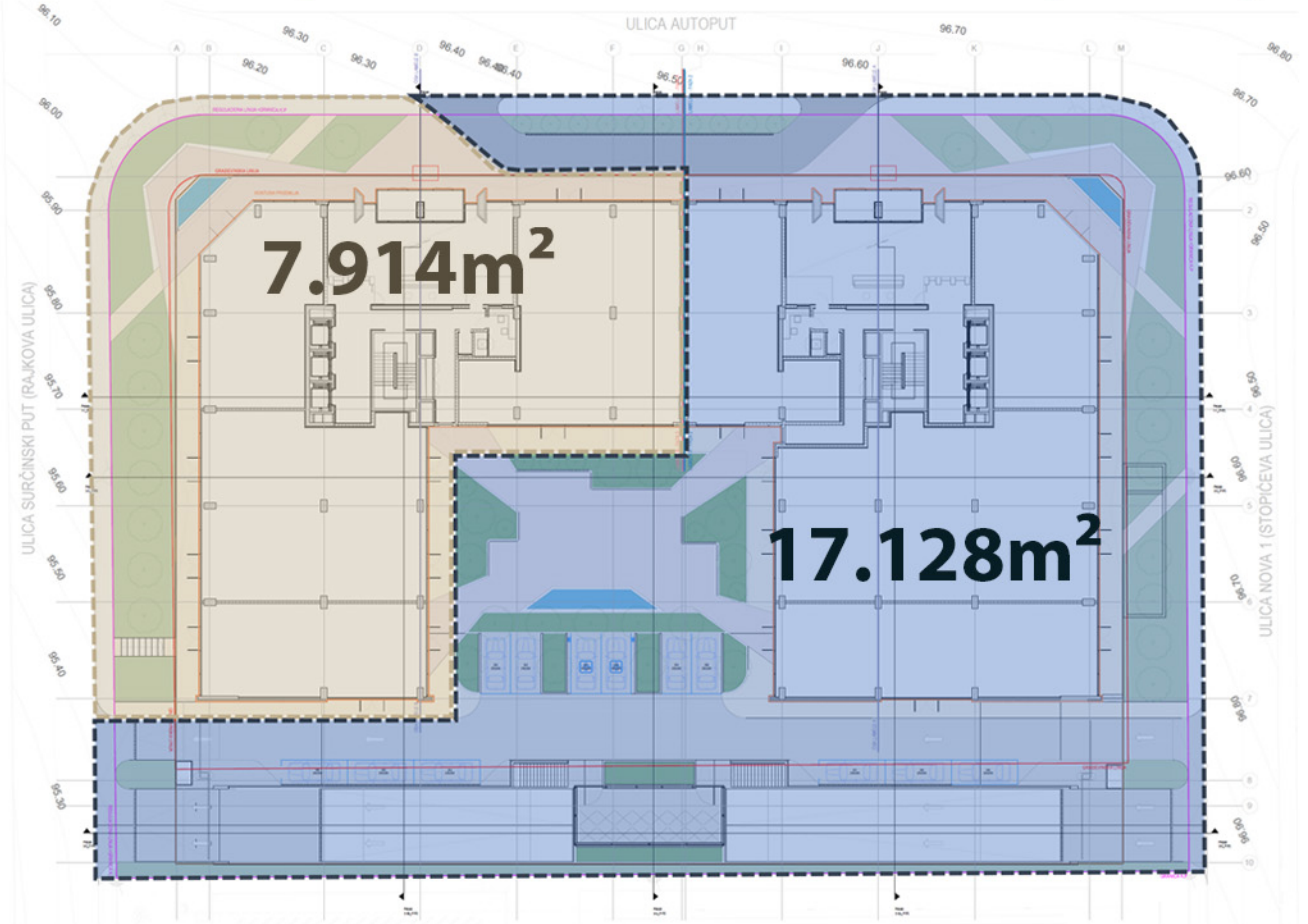
K2 Commercial building\*

\*Excellent potential for hotel or office development



Phase II - Building B

Phase I - Building A and Garage





# Bulding B Office Space For Sale

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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
- Three high-speed elevators per building
- Two level garage, including EV and bicycle facilities
- A recessed floor featuring 185m<sup>2</sup> of terrace space
- Raised office floor for maximum 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



# Retail units

Located on the level 0

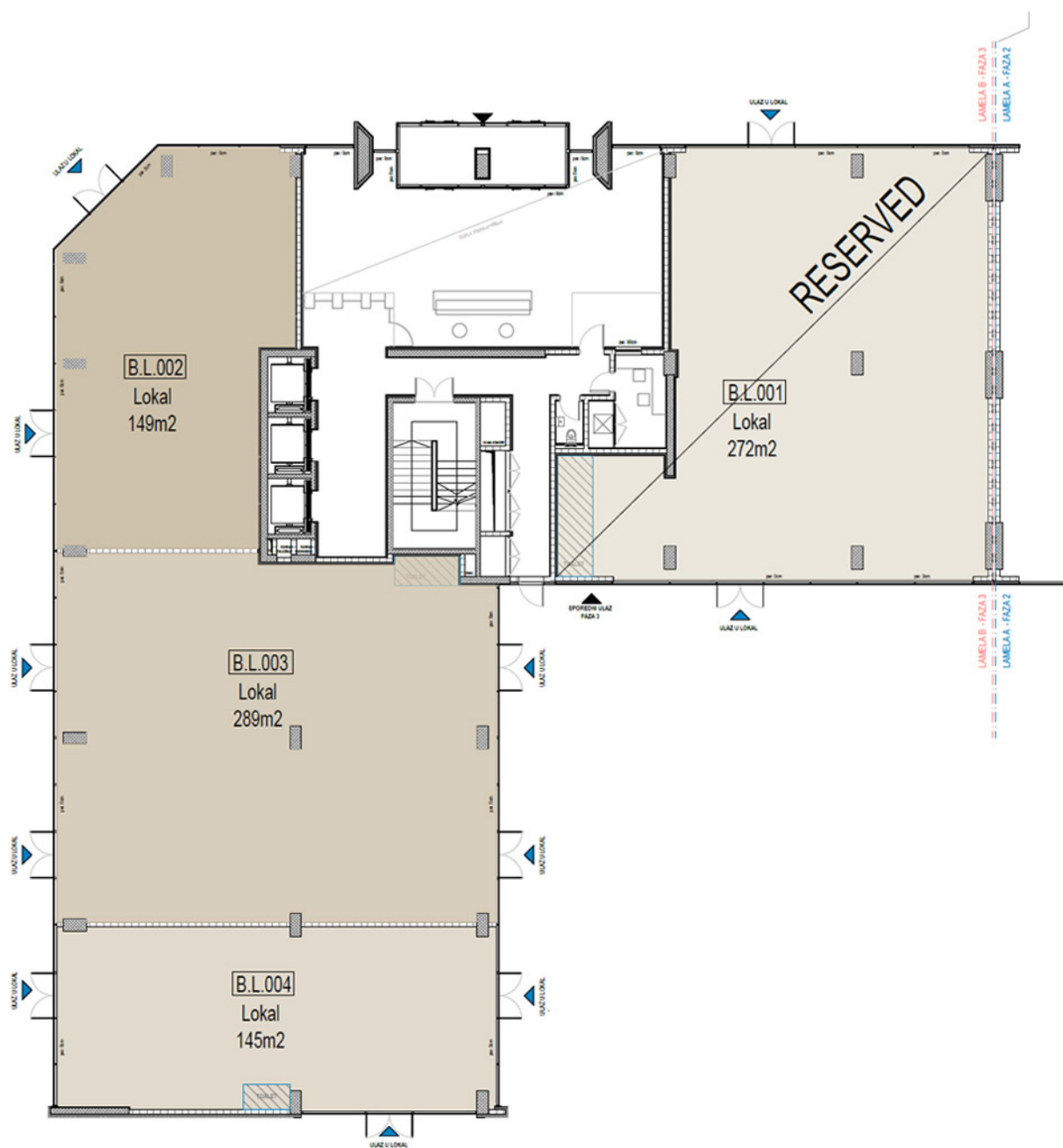
	Unit 1	Unit 2	Unit 3	Unit 4
Building A	164m <sup>2</sup>	148m <sup>2</sup>	381m <sup>2</sup>	203m <sup>2</sup>
Building B	272m <sup>2</sup>	149m <sup>2</sup>	289m <sup>2</sup>	145m <sup>2</sup>

*\*With an option to combine units 2, 3, and 4 into a single unit with a maximum total area of **732m<sup>2</sup>** in Building A, and maximum total area of **588m<sup>2</sup>** in Building B.*

# Floor layout

Level 0

from 145m<sup>2</sup> up to 588m<sup>2</sup>





# Summary of areas\*

(m2)	Building B
Level -2	4.498
Level -1	4.458
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Level 0	1.170
Level 1	1.219
Level 2-5	1.358
Roof	93
<b>Total aboveground area</b>	<b>7.914**</b>

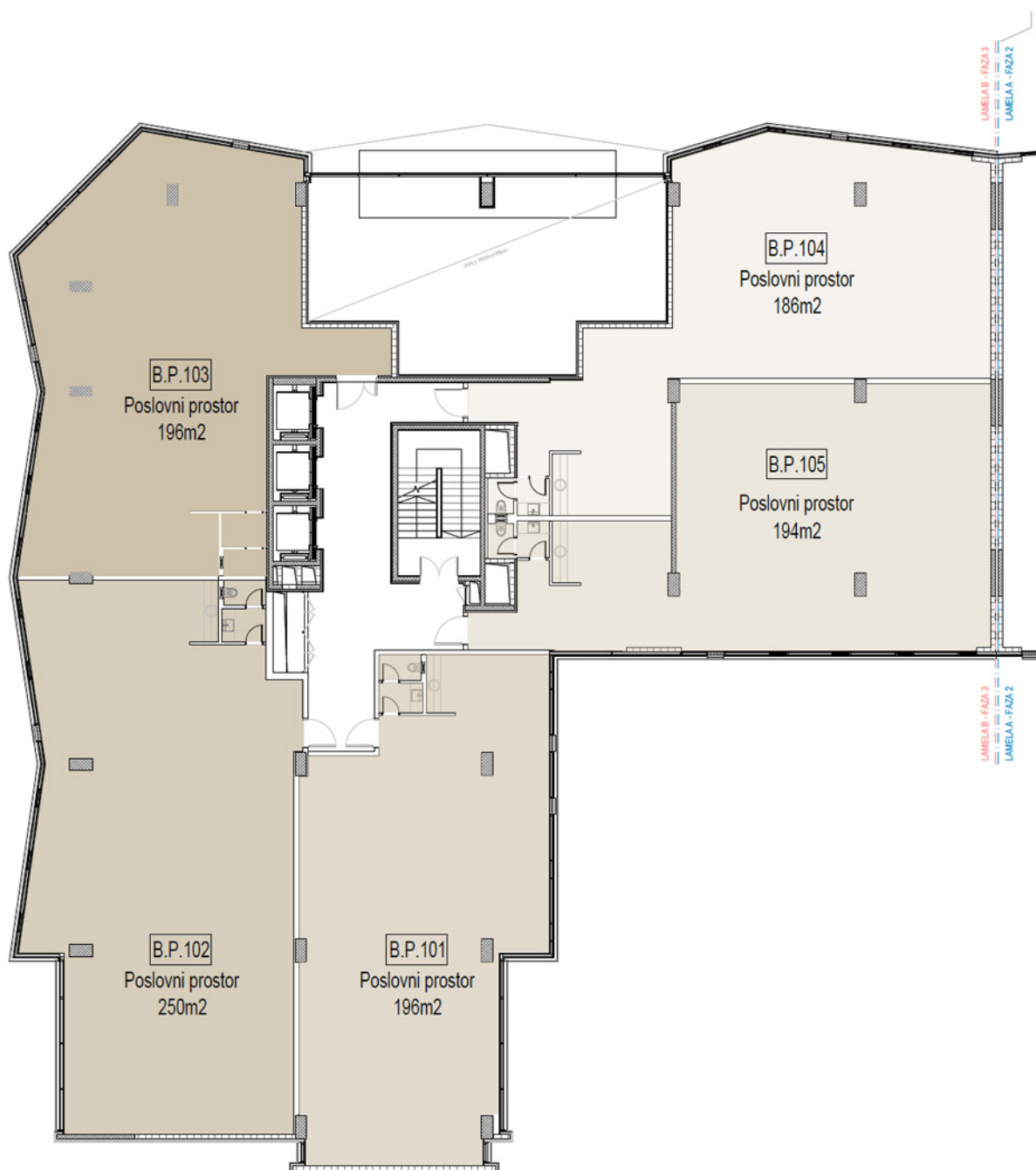
\*Gross building area

\*\*Underground levels are shared with building A

# Floor layout

Level 1

from 186m<sup>2</sup> up to 1028m<sup>2</sup>



# Floor layout

Level 2-4

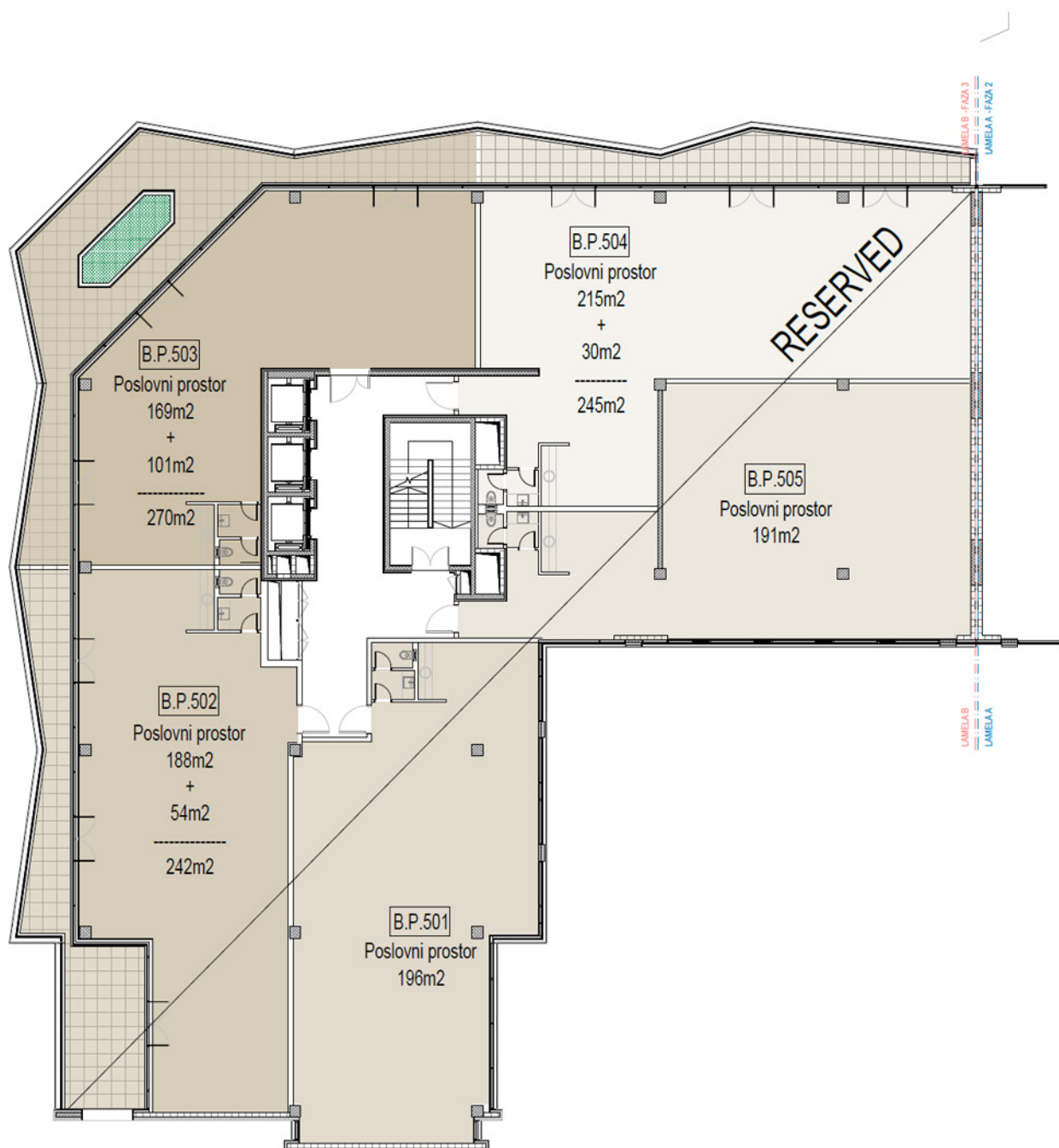
from 194m<sup>2</sup> up to 1172m<sup>2</sup>



# Floor layout

Level 5

from 191m<sup>2</sup> up to 1156m<sup>2</sup>



# Parking Capacity

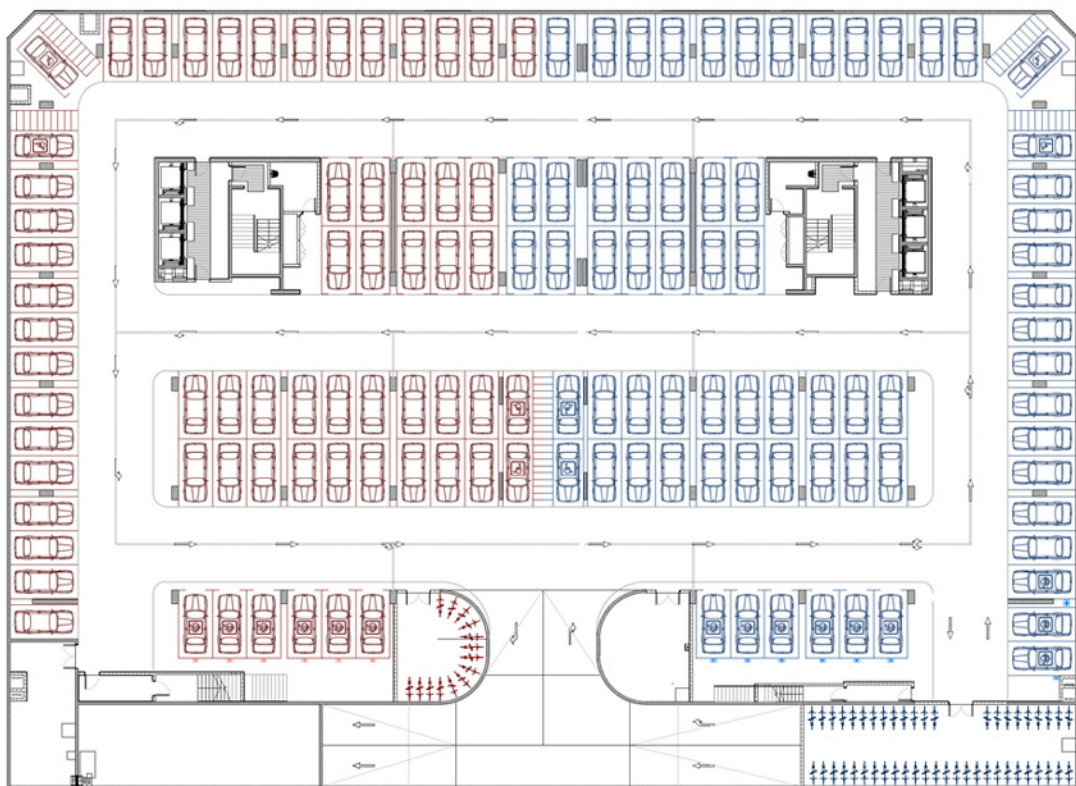
	Level -2	Level -1	Total
Building A	68	62	130*
Building B	63	61	124
<b>Total</b>	<b>131</b>	<b>123</b>	<b>254*</b>

*\*Additional 11 parking spaces on the plot*



# Garage layout

Garage level -2



Garage level -1







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