

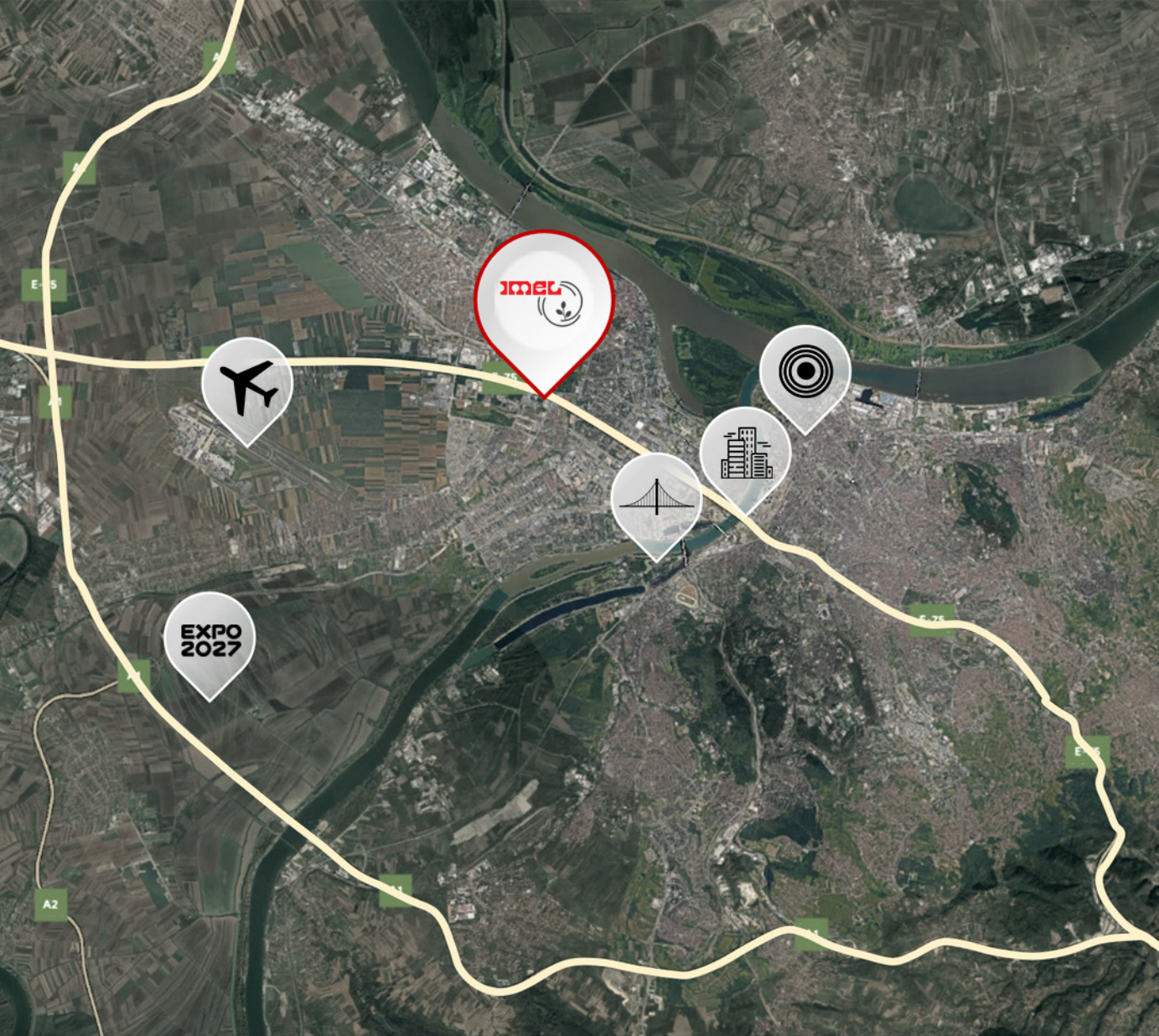


Green Escape K2 Building A

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 000m² Designed, developed and built by **IMEL**
- 1981 -

66.000m² Under development





Location

Green Escape Complex

K3 Office building - 14.000m² - Completed and fully occupied

K2 Commercial building - 25.000m²

K1 Commercial building - 41.000m²

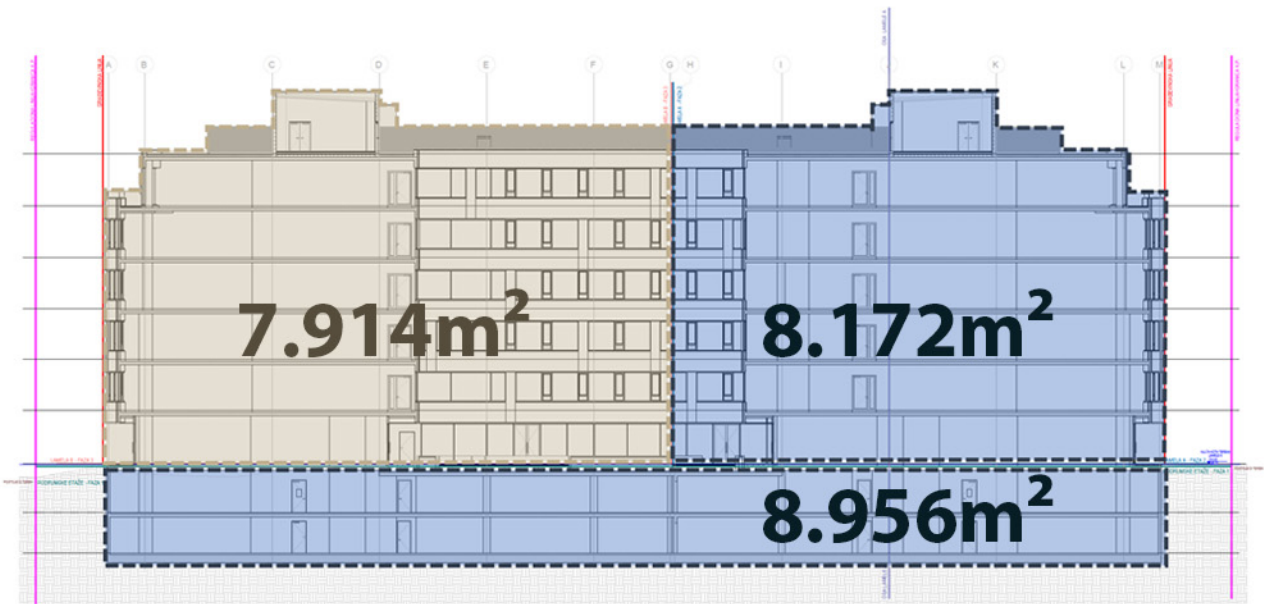
Green Escape Complex - 80.000m²



Phase overview

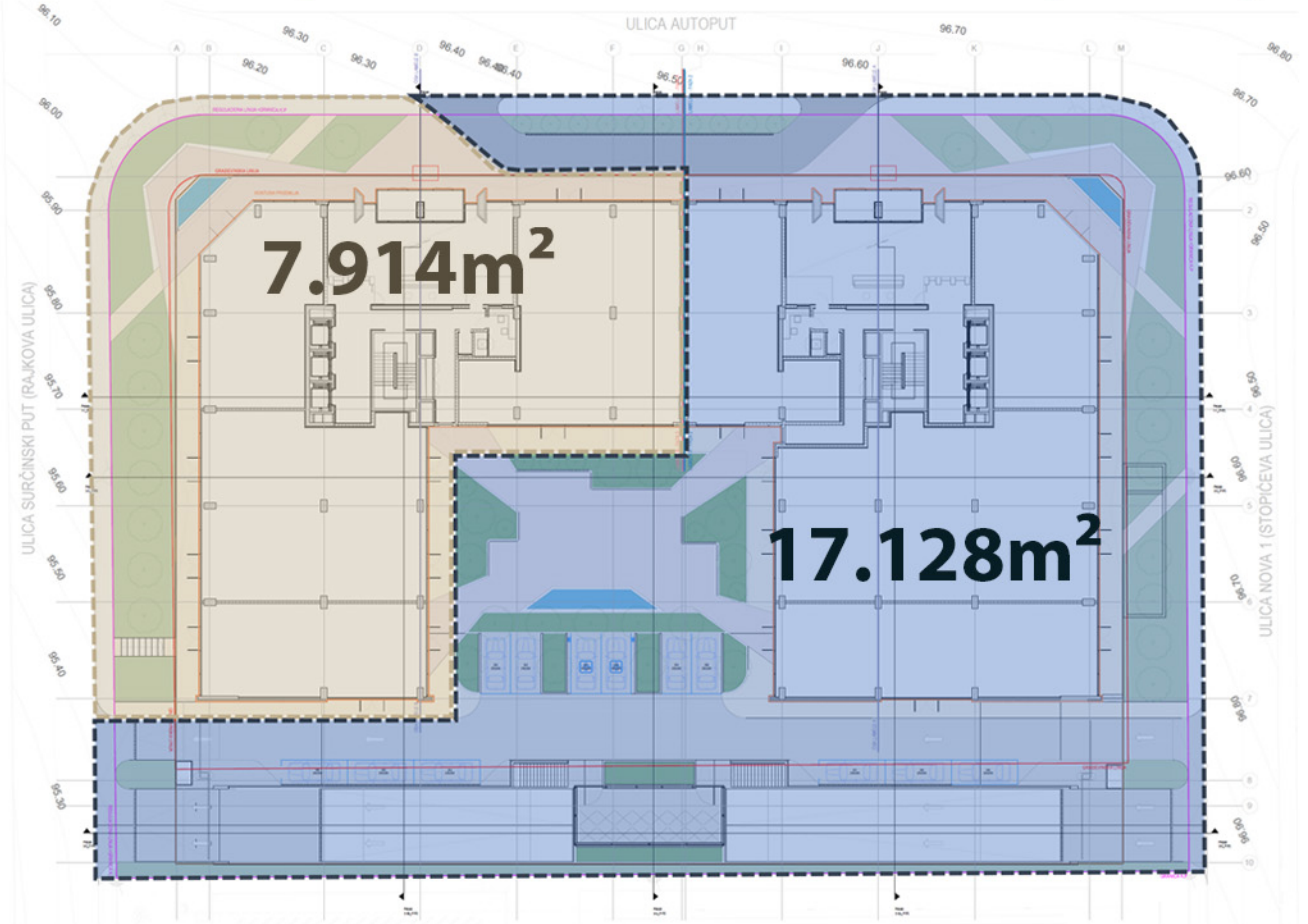
K2 Commercial building*

*Excellent potential for hotel or office development



Phase II - Building B

Phase I - Building A and Garage





Building A Office Space For Rent

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IMEL

- 1981 -



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 over 174m² 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

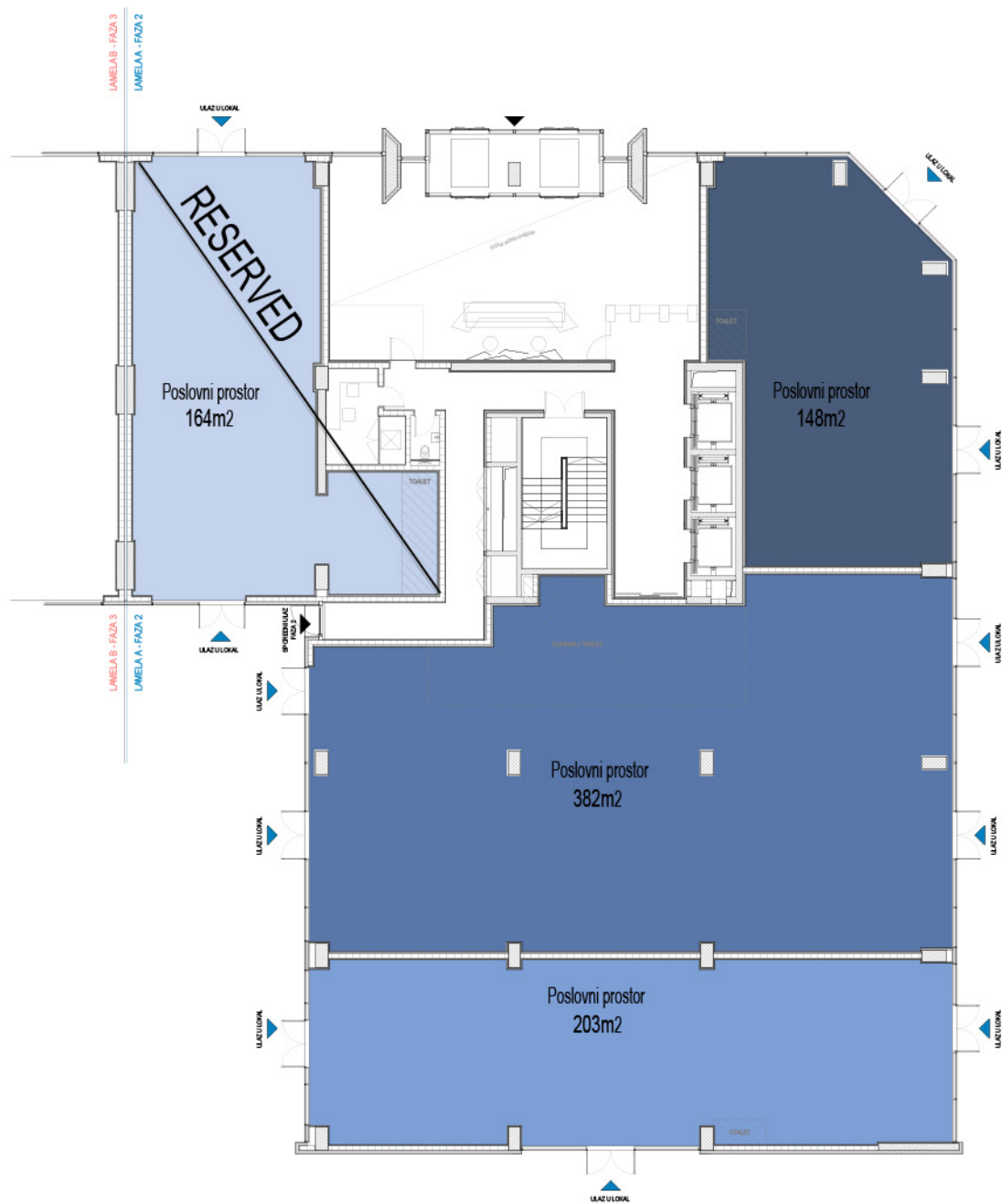
	Unit 1	Unit 2	Unit 3	Unit 4
Building A	164m ²	148m ²	382m ²	203m ²
Building B	271m ²	149m ²	289m ²	145m ²

With an option to combine units 2, 3, and 4 into a single unit with a maximum total area of **743m² in Building A, and maximum total area of **588m²** in Building B.*

Floor layout

Level 0
from 148m² up to 743m² GLA*

*gross leasable area





Summary of areas*

(m2)	Building A
Level -2	4.498
Level -1	4.458
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Level 0	1.244
Level 1	1.255
Level 2-5	1.395
Roof	93
Total area	8.172

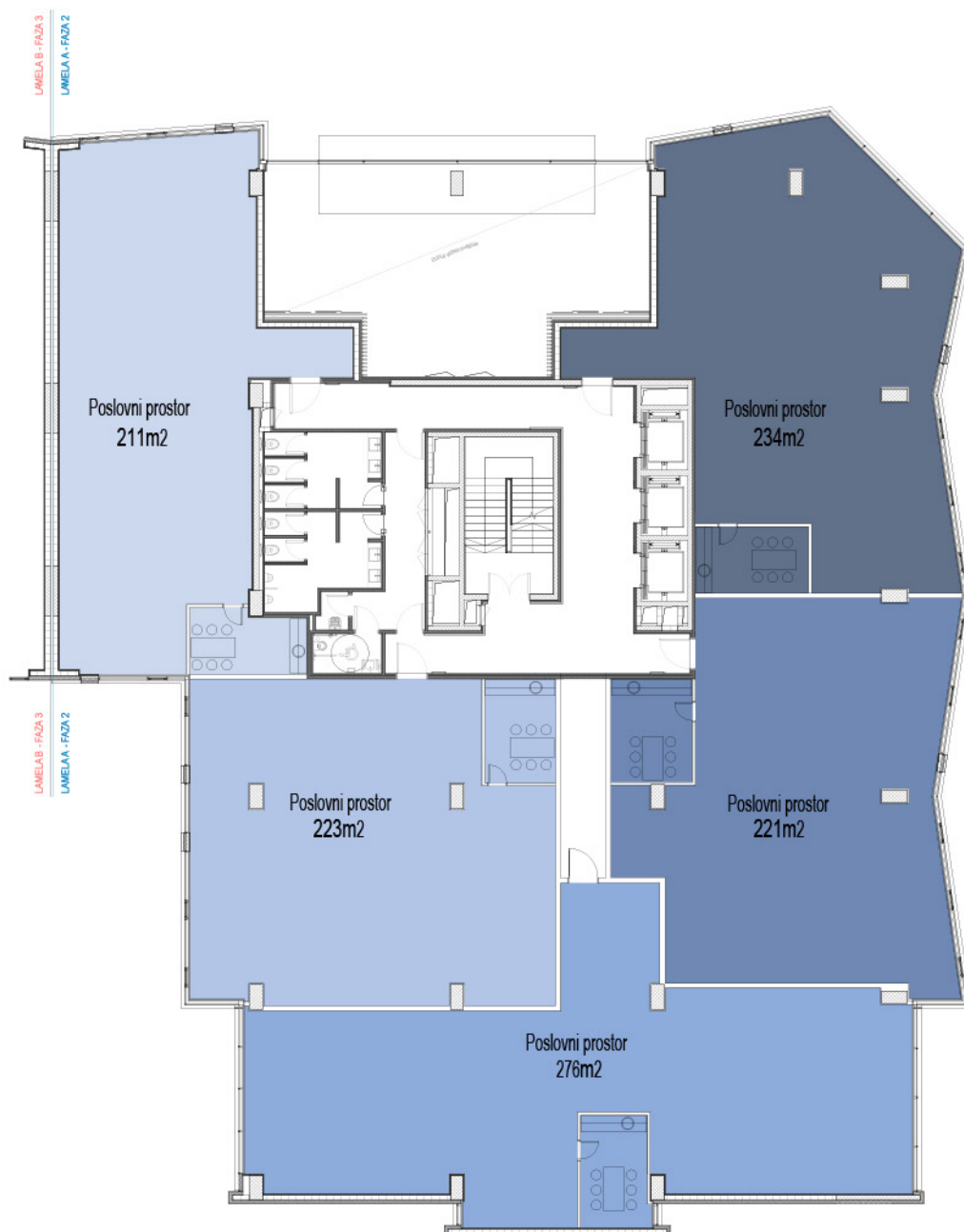
**gross building area*

Floor layout

Level 1

from 184m² up to 1004m² GLA*

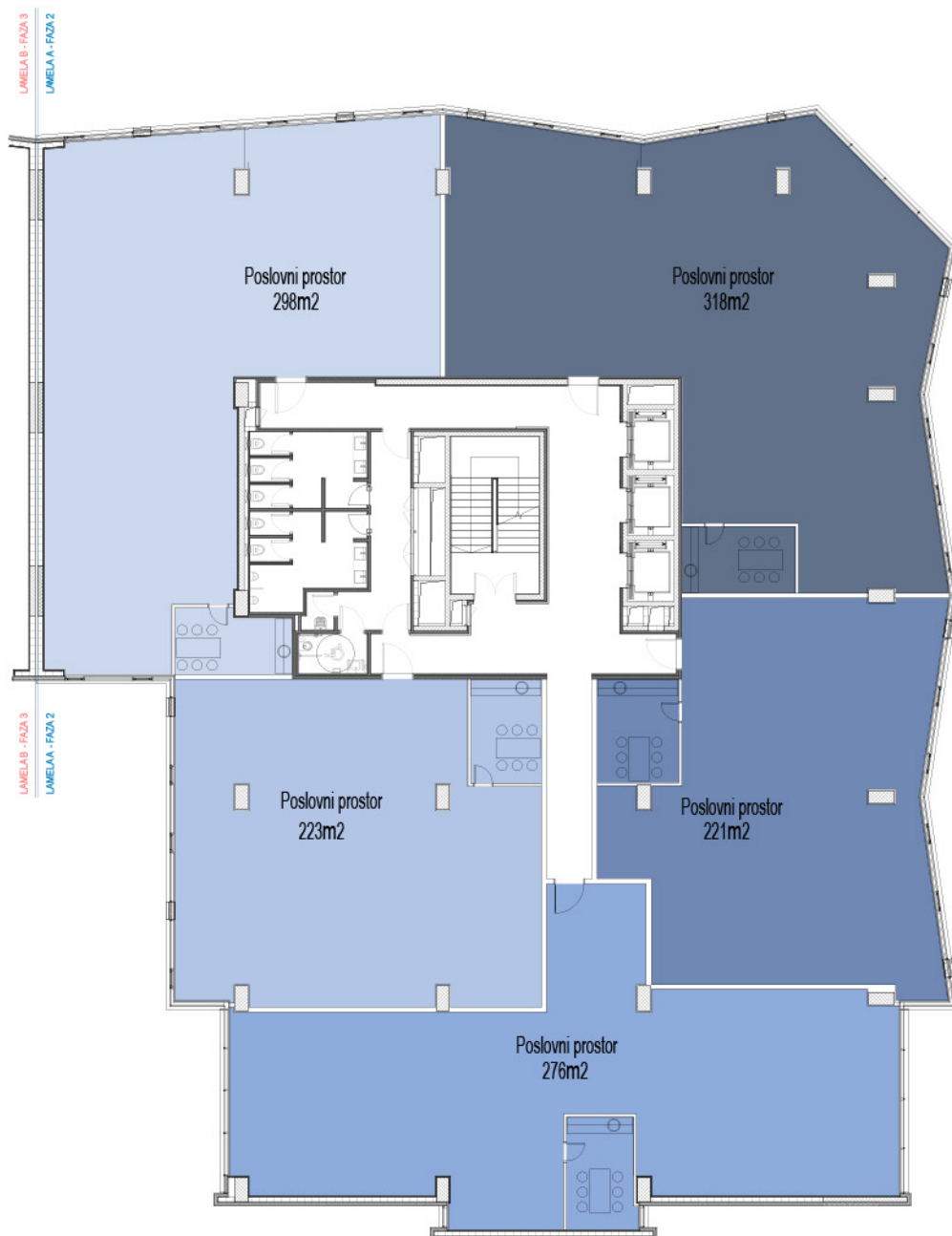
*gross leasable area



Floor layout

Level 2-4
from 221m² up to 1387m² GLA*

*gross leasable area

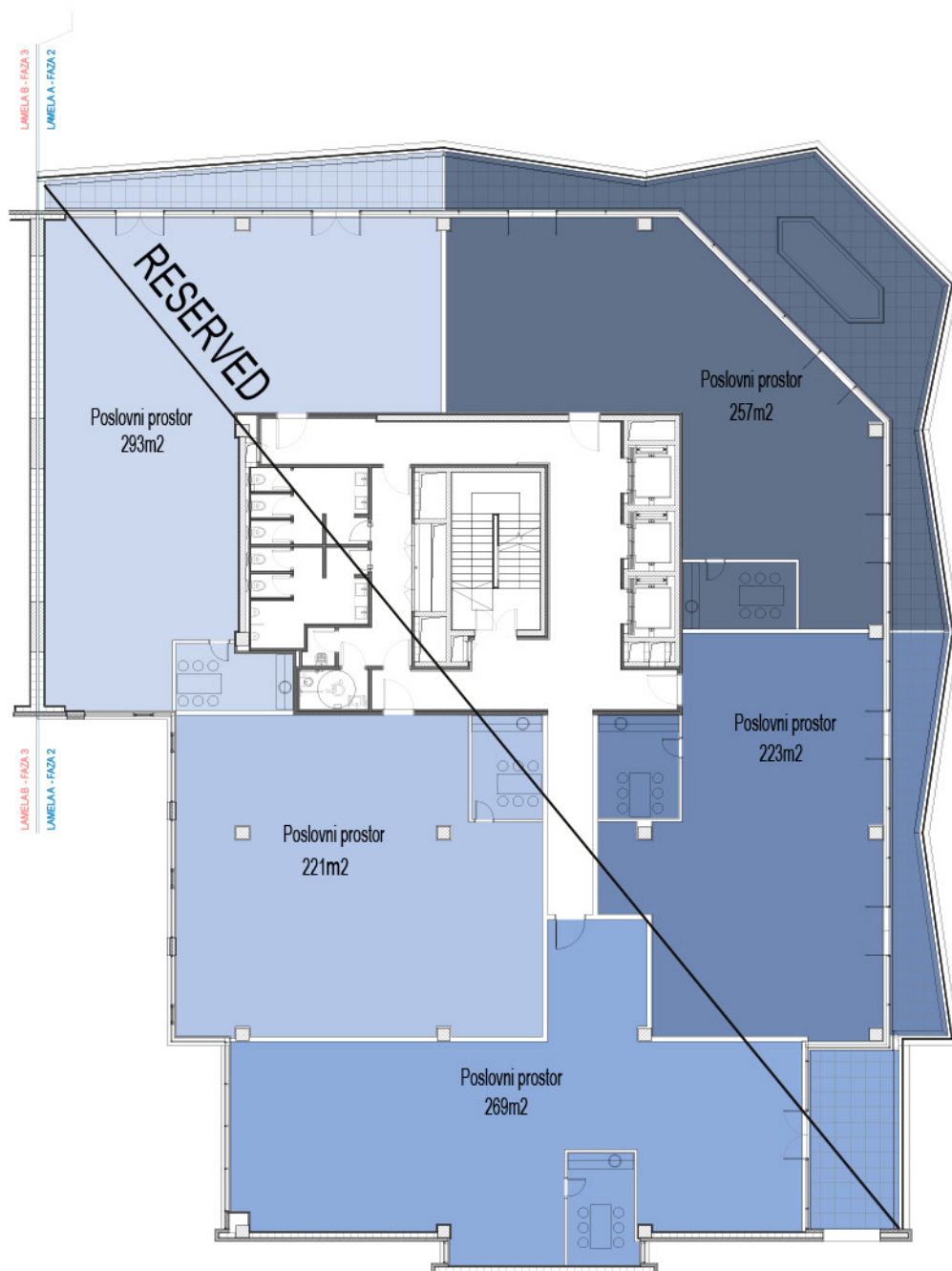


Floor layout

Level 5

from 221m² up to 1316m² * GLA

**gross leasable area*



Parking Capacity

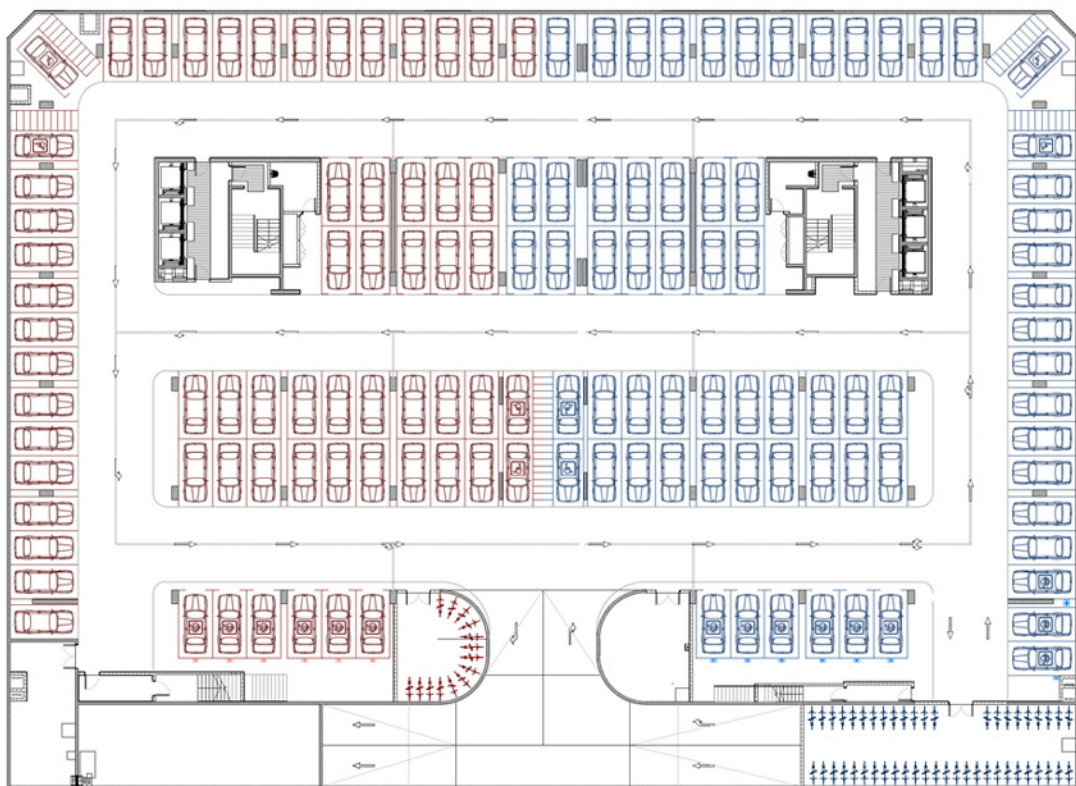
	Level -2	Level -1	Total
Building A	68	62	130*
Building B	63	61	124
Total	131	123	254*

**Additional 11 parking places on the building plot*



Garage layout

Garage level -2



Garage level -1







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