

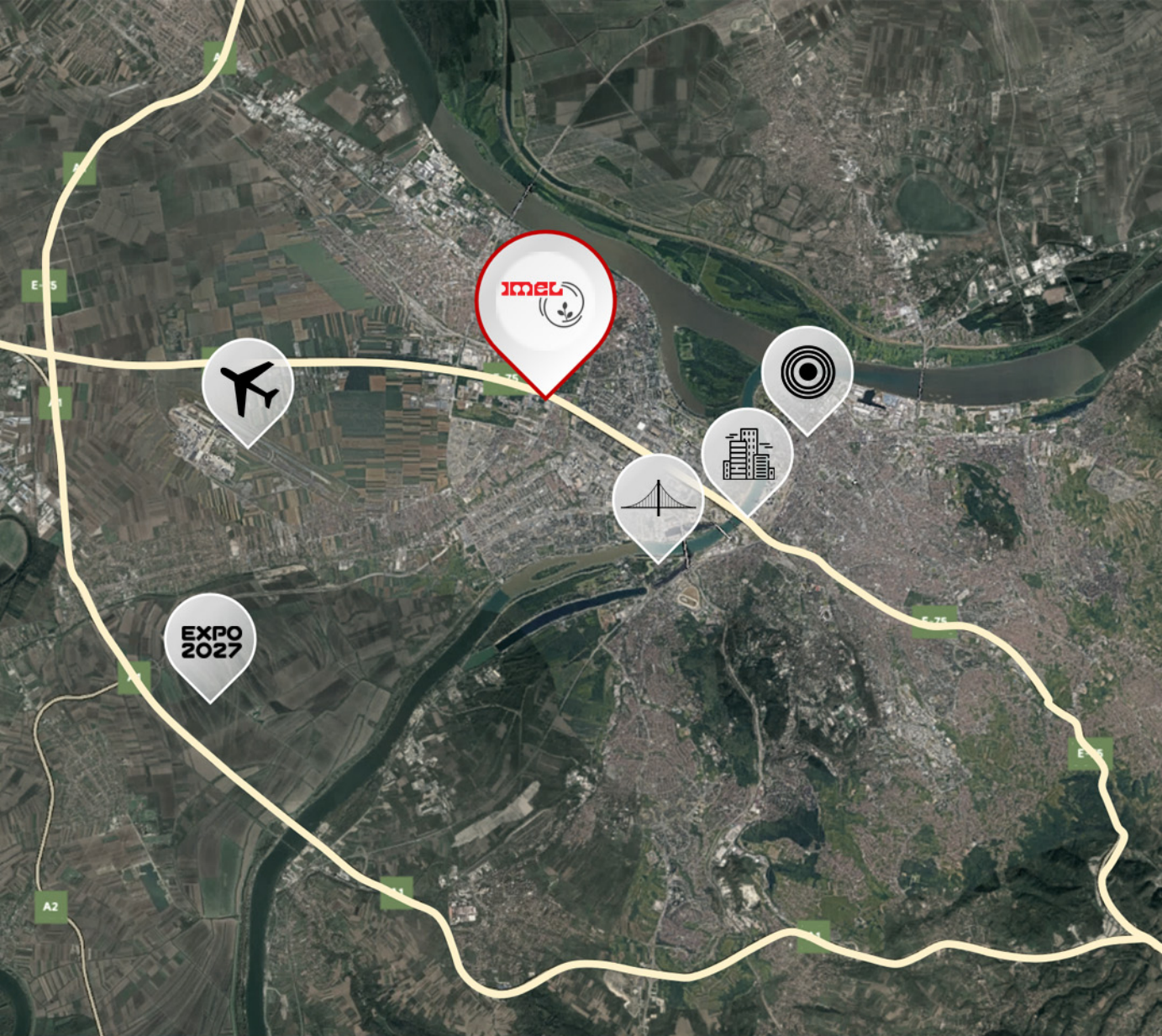


# Green Escape K2 Building A

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 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>

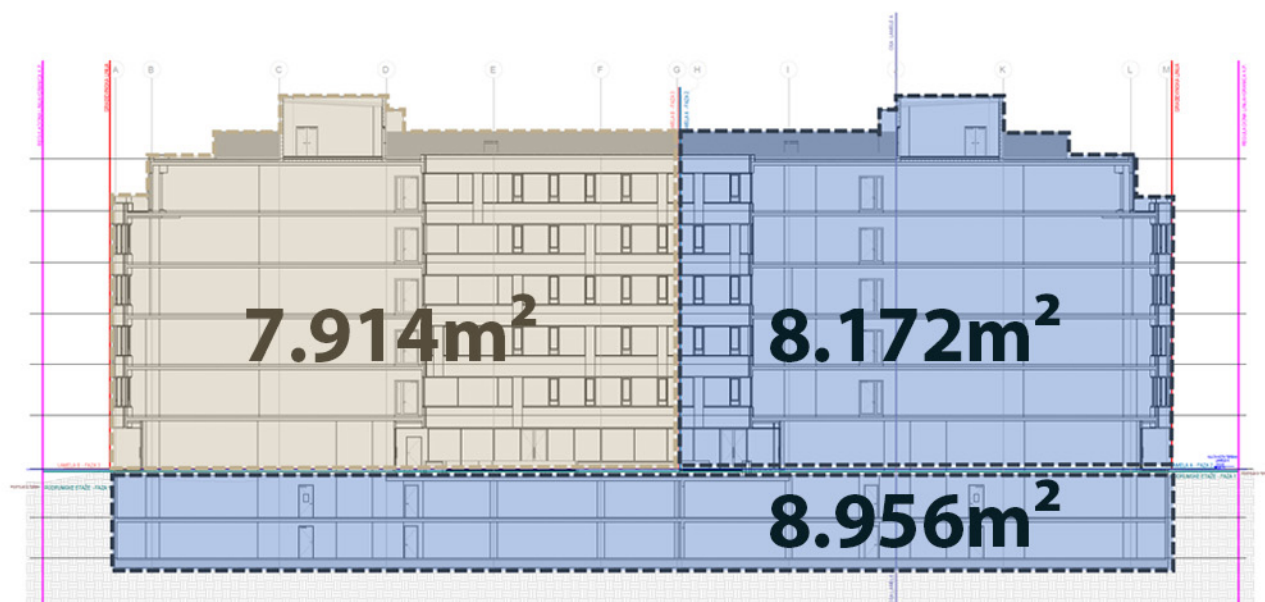




# Phase overview

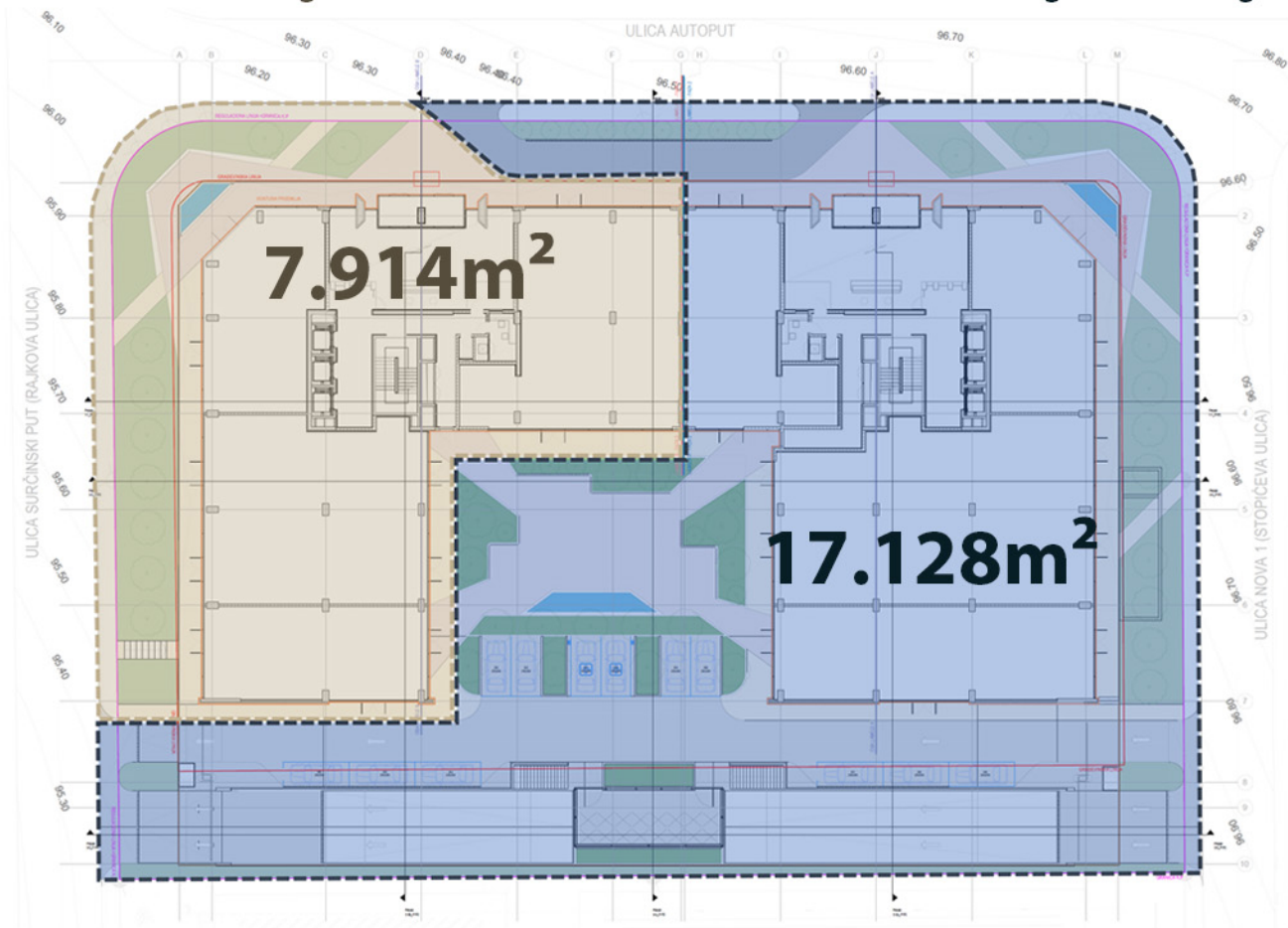
K2 Commercial building\*

*\*Excellent potential for hotel or office development*



Phase II - Building B

Phase I - Building A and Garage







# Bulding A Office Space For Rent

developed  
by:

**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 174m<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 | 164m2  | 148m2  | 382m2  | 203m2  |
| Building B | 271m2  | 149m2  | 289m2  | 145m2  |

*\*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.*

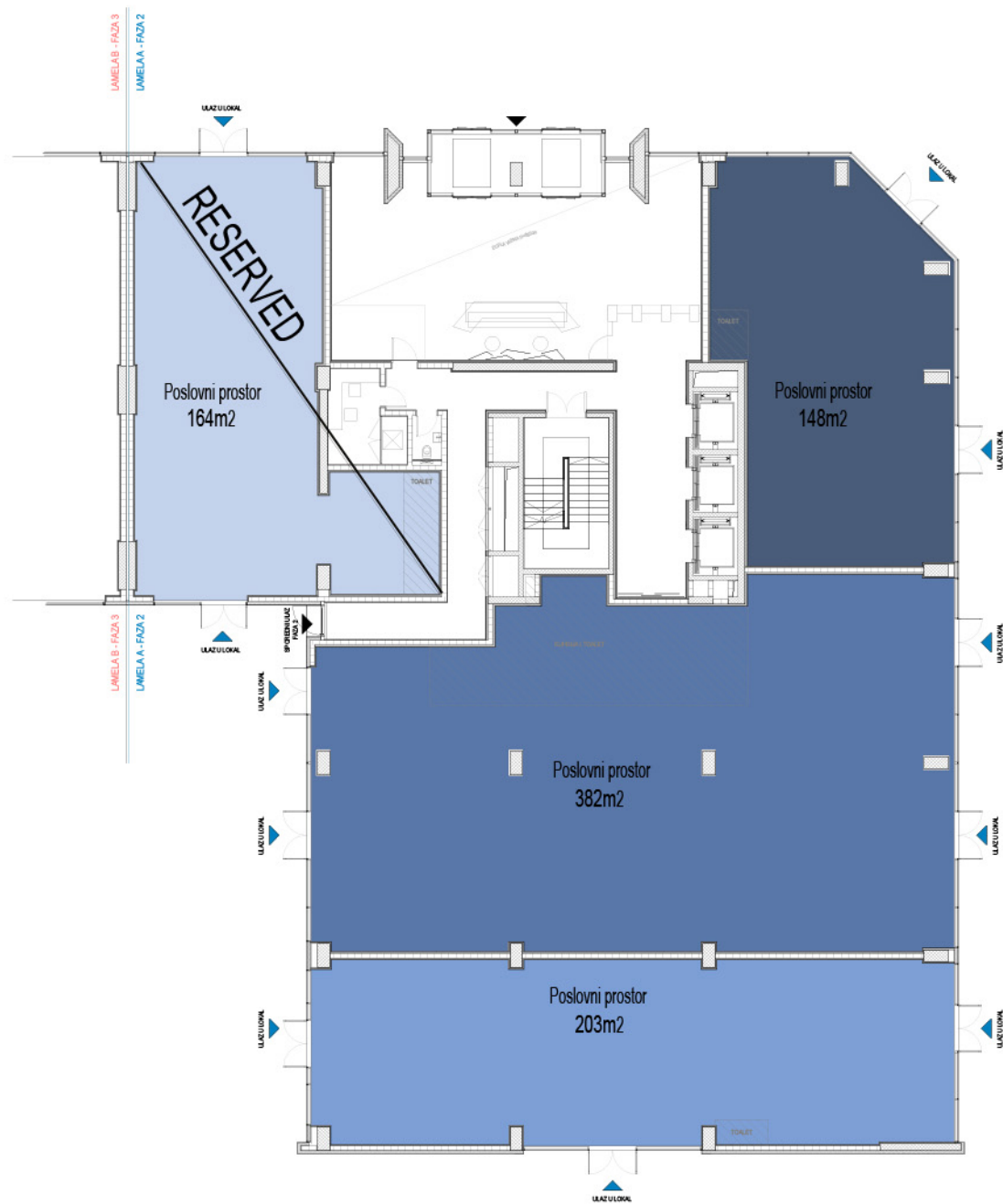


# Floor layout

Level 0

from 148m<sup>2</sup> up to 743m<sup>2</sup> GLA\*

*\*gross leasable area*







# Summary of areas\*

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

*\*gross building area*

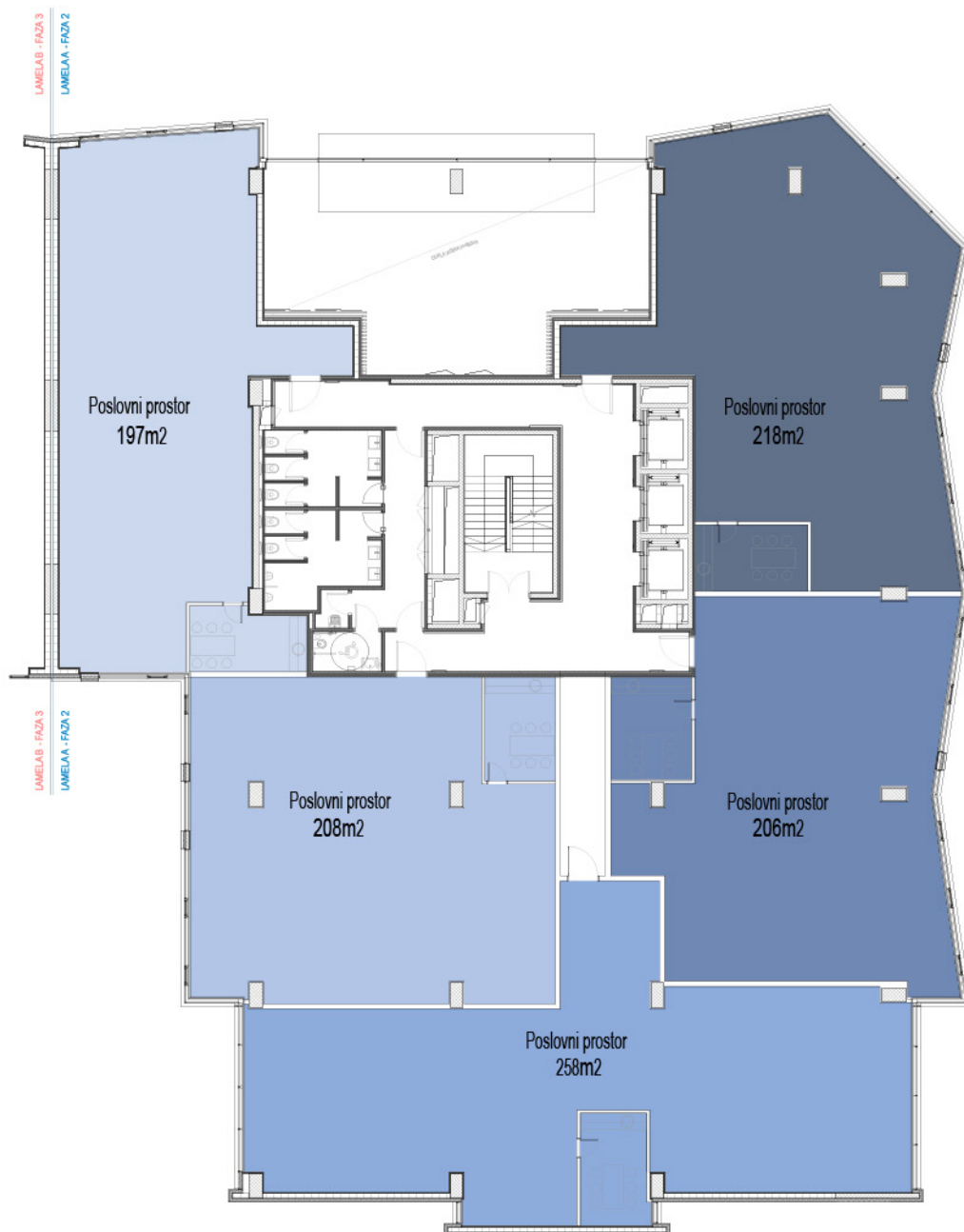


# Floor layout

Level 1

from 197m<sup>2</sup> up to 1125m<sup>2</sup> GLA\*

*\*gross leasable area*





# Floor layout

Level 2-4  
from 206m<sup>2</sup> up to 1289m<sup>2</sup> GLA\*

*\*gross leasable area*



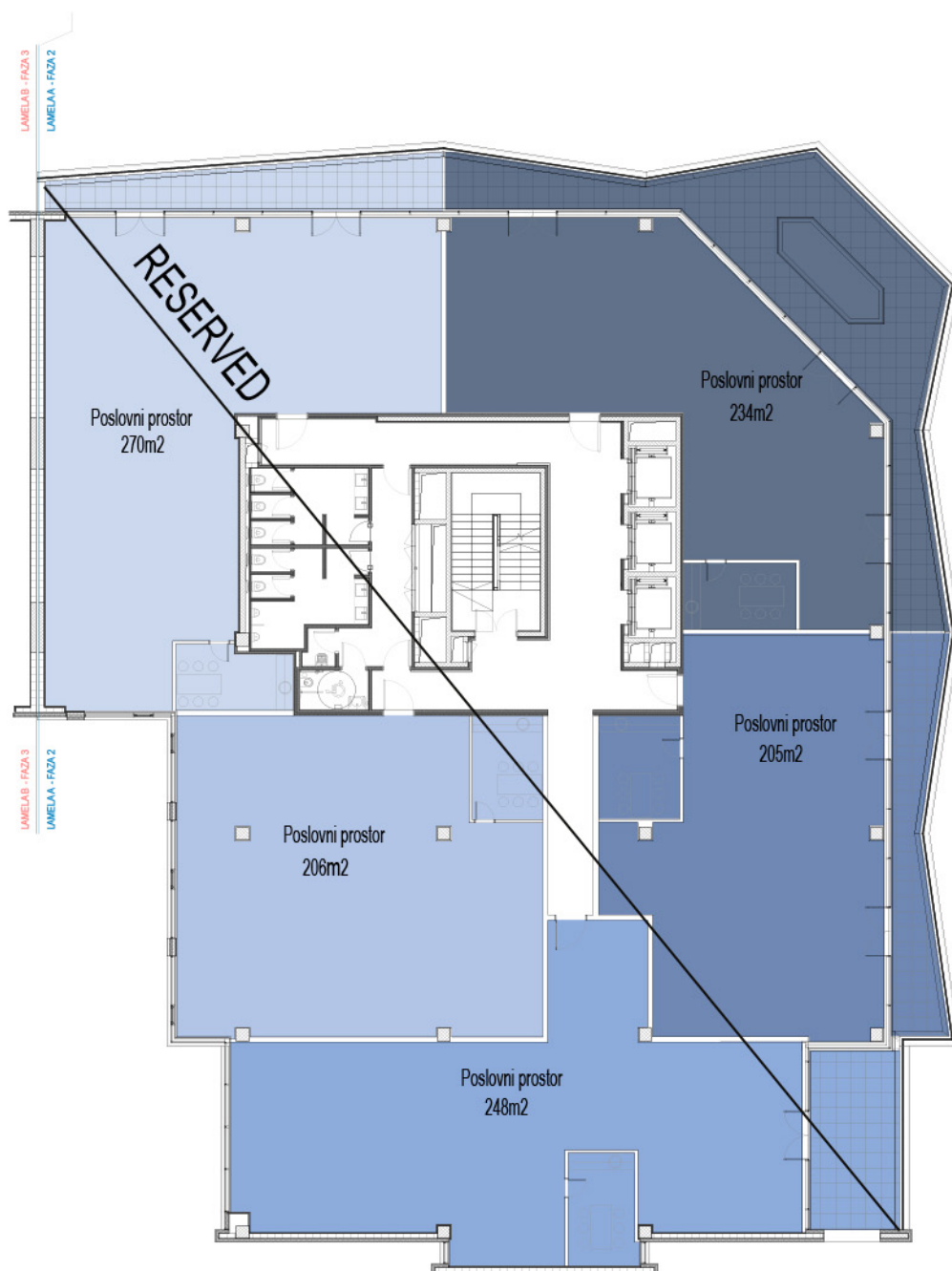


# Floor layout

Level 5

from 205m<sup>2</sup> up to 1213m<sup>2</sup> \* GLA

*\*gross leasable area*





# Parking Capacity

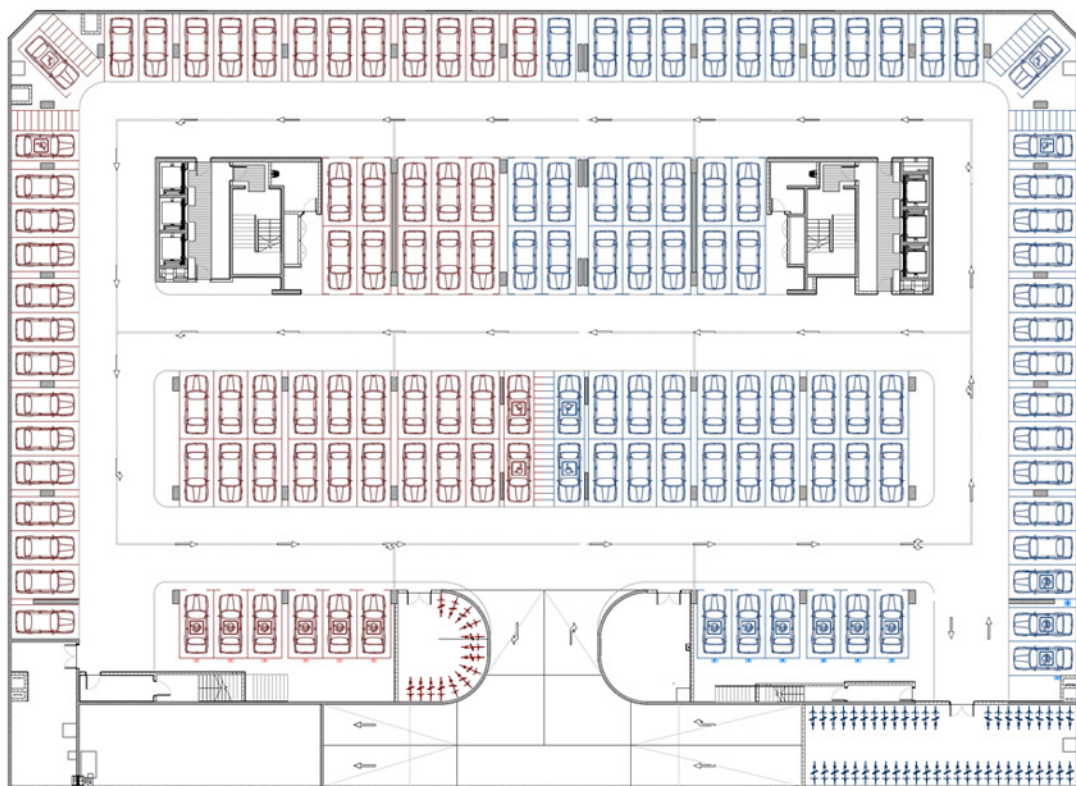
|            | Level -2 | Level -1 | Total |
|------------|----------|----------|-------|
| Building A | 68       | 62       | 130*  |
| Building B | 63       | 61       | 124   |
| Total      | 131      | 123      | 254*  |

*\*Additional 11 parking places on the building plot*



# Garage layout

Garage level -2



Garage level -1













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Bulevar Zorana Đinđića 2a  
Belgrade, Serbia

sales contact:  
+381 63 40 80 60

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