



NEW OFFICE DESTINATION

AFI CITY ZMAJ 
NEW BUSINESS PARK

Developed by
 **AFI** EUROPE
S E R B I A





The Investor

- One of the most reputable investors on the Belgrade and regional real estate market, AFI Europe Serbia has started development of an exciting new project.
- Set to rise from the rubble on the site of the famous former Zmaj factory on the outskirts of the city, this project will become a new meeting point for business in Belgrade and will ultimately encompass the Zmaj East and Zmaj West developments.
- AFI Europe Serbia projects developed to date in Belgrade represent valuable and innovative concepts that have quickly become successful and treasured additions to the offer of the city's real estate market and positioned its investor on the highest place in business space development. The projects include the Airport City Belgrade concept of City within the City, the very special and high-profile Skyline AFI Tower and the centrally located Business Garden.
- As the latest project, AFI City Zmaj will also bring a new concept that differs from those of other projects.





AFI CITY ZMAJ

Property Characteristics

| | |
|--------------------------|---------------------------|
| CITY | Belgrade |
| AREA | Zmaj |
| TOTAL SIZE | 27,000 sq m |
| BUILDING A (NLA) | 13,500 sq m |
| BUILDING B (NLA) | 13,500 sq m |
| NO OF FLOORS | GF + 4F + 1recessed floor |
| AVERAGE FLOOR SIZE (NLA) | 2,600 sq m |
| PARKING RATIO | 1 space per 60 sq m |





Location

- A new business park encompassing an area of 180,000 sq m has started to emerge at the very entrance to the city, practically on International Highway E-75, just a 13-minute drive from Nikola Tesla Airport.
- Planned for phased construction, with each phase comprising an area of upto 30.000 sqm, the development dynamics and actual project concept, with certain conceptual additions.
- AFI City Zmaj is based on the unique example of the Airport City Belgrade Business Park, the first project of its kind in Serbia, which the same investor has been developing with exceptional success over the last 15 years.

10.5 km
AIRPORT

9.5 km
CITY CENTRE

12.7 km
RAILWAY STATION

New Office Destination

- Emerging office destination with great potential
AFI City Zmaj totalling 27,000 sq m NLA
- Building A: 13,500 sq m
- Building B: 13,500 sq m
- Delivery date: Q2 2023



AFI City Zmaj Amenities

Gathering on
the avenue



Outdoor chess board



Table tennis



Outdoor gym



Creative corner



Pedestrian Zone

Bike parking with chargers
for electrical bicycles



Phone chargers
in pedestrian
zone



Recycling garbage
containers

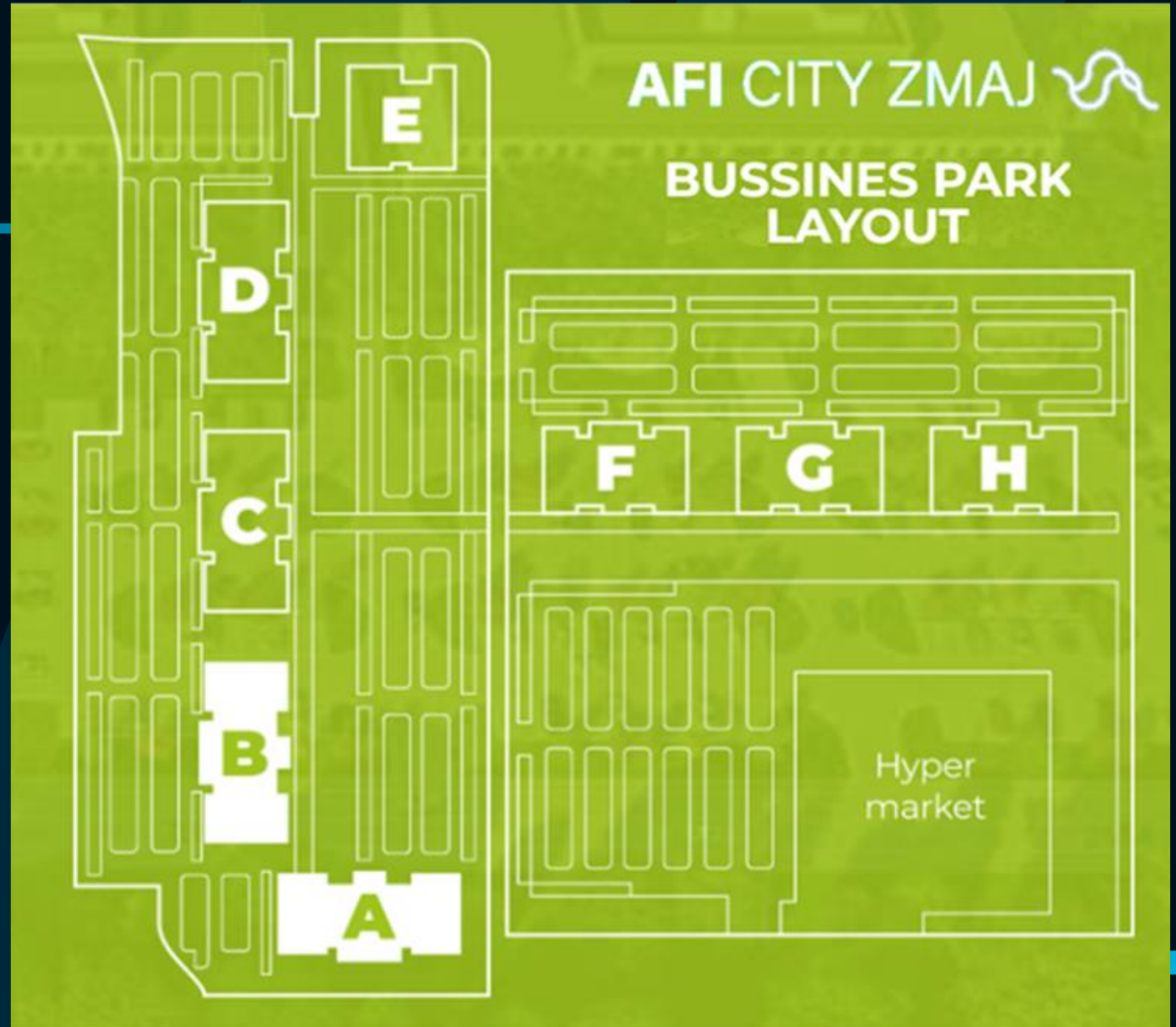


Electric vehicle
chargers



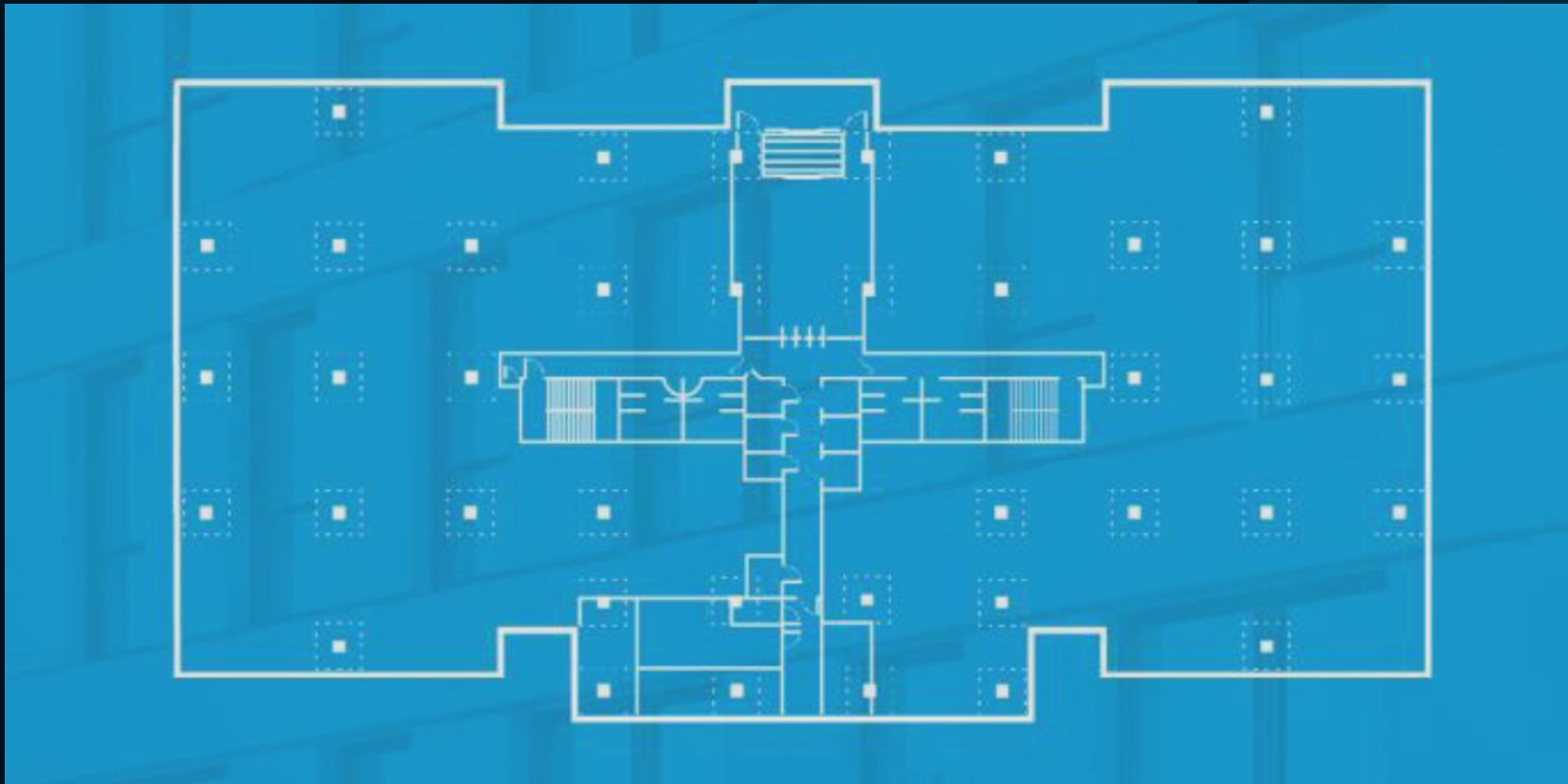
Sustainability

AFI City Zmaj Business Park Layout



AFI City Zmaj

Ground Floor Layout



AFI City Zmaj

Typical Floor Layout - 2,600 sq m

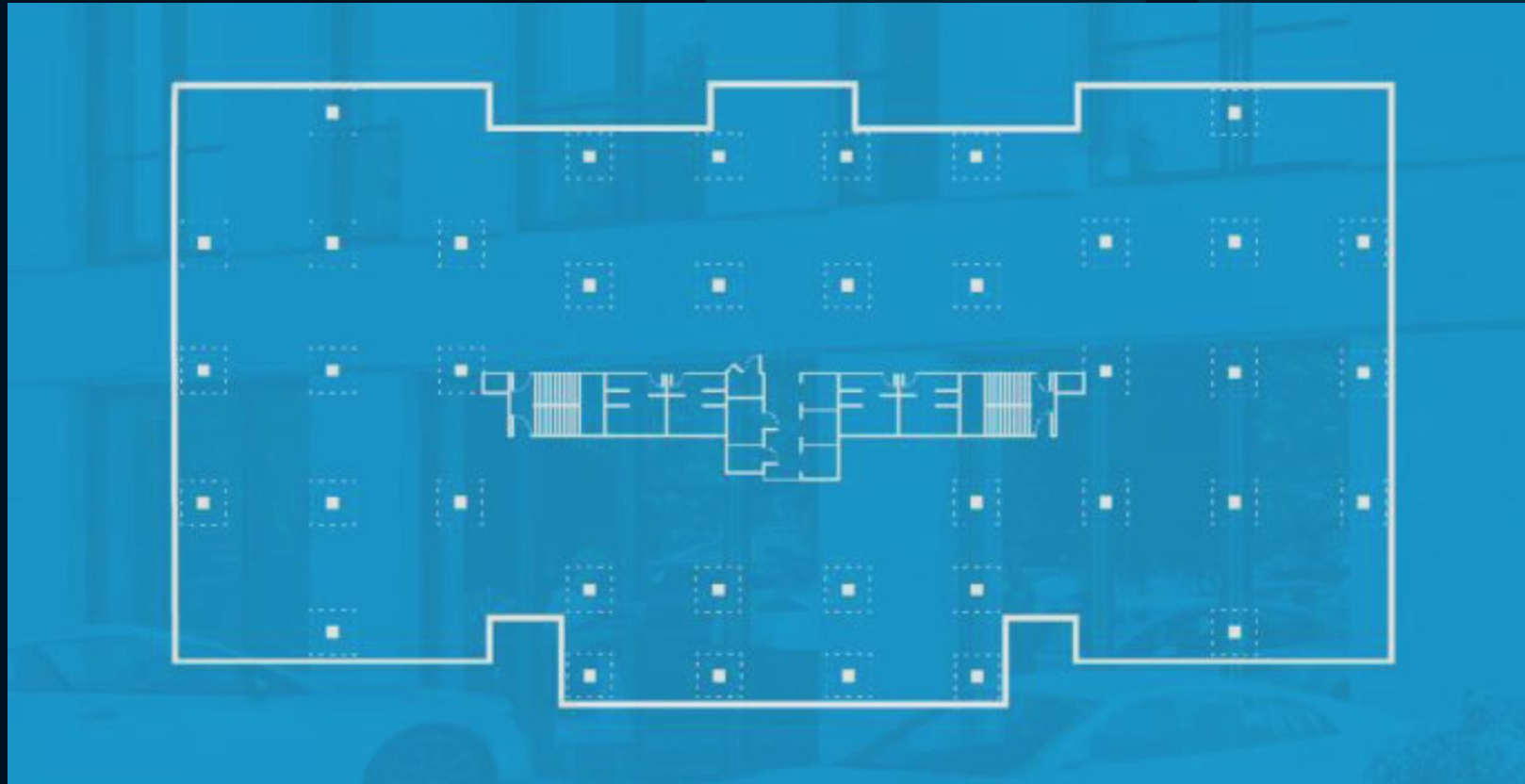


Photo Gallery





**We stay at your disposal
for any assistance you may need**

Exclusive leasing representative

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