



CBS INTERNATIONAL  
CUSHMAN & WAKEFIELD

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# COURT BLOCK 40

DEVELOPMENT  
OPPORTUNITY IN  
NEW BELGRADE

BELGRADE/SERBIA



**Land plot in Block 40 represents an attractive development opportunity in New Belgrade, due to its favourable location, close to developed commercial and residential complexes.**



**On behalf of our client, CBS International, member of Cushman & Wakefield Group has been mandated to offer Block 40 Development site in Belgrade.**



Belville  
Residential  
Complex

Delta City  
Shopping Mall

A Block  
Residential  
Complex

Savada  
Residential  
Complex

The One  
Residential  
Complex

Belgrade  
Office Park

Raiffeisen  
Bank

GTC Green  
Heart  
Office  
Complex

WEST 65  
Residential  
Complex

Wellport  
Residential  
Complex

Airport City  
Belgrade  
Office Park

Future  
Residential  
Complex

Savremena  
School

Zepterra  
Residential  
Building

Future  
Residential  
Complex

ProCredit  
Bank

Asseco

COURT - BLOCK 40

Exing Home  
Residential  
Building

# Location



# KEY FACTS

THE SUBJECT LAND PLOT REPRESENTS LARGE DEVELOPMENT LAND IN NEW BELGRADE AREA.

THE LAND PLOT FEATURES A BUILDING UNDER CONSTRUCTION OF 4.122,56 SQ M, WHICH IS LEGALIZED, THUS BUILDING LAND DEVELOPMENT FEE WILL BE DEDUCTED FOR THE RELEVANT AMOUNT.

THE PROPERTY OFFERS WIDE POSSIBILITIES FOR DEVELOPMENT. ACCORDING TO THE URBAN DEVELOPMENT PLAN, IT GIVES FUTURE OWNER THE OPPORTUNITY TO MAXIMISE DEVELOPMENT POTENTIAL OF THE PROPERTY, MAKING THIS A VERY LUCRATIVE INVESTMENT.

TOTAL LAND AREA	8,642 sq m
DEVELOPMENT POTENTIAL	18,148 sq m GBA + possibility for additional extension
BUILDING HEIGHT	12m , max up 16m (P + 2)
DEAL STRUCTURE	Asset deal
PURPOSE	Commercial
MAXIMUM DENSITY INDEX	70%
MINIMUM FREE AND GREEN AREAS	30%
PARKING RATIO	1 PP per 60 sq m of office space 1 PP per 50 sq m of retail space



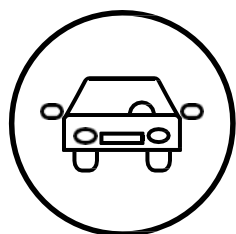
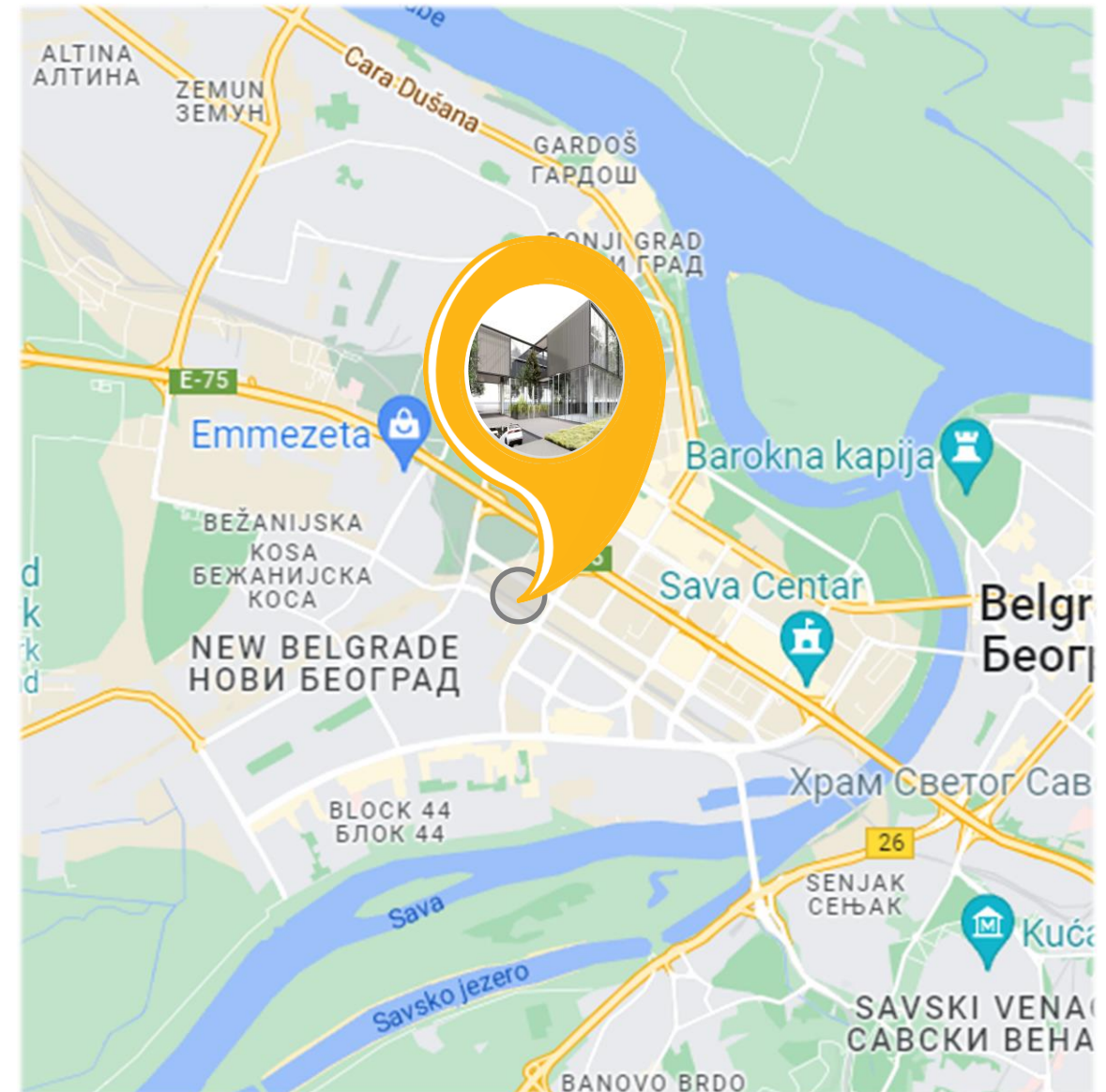
GALLERY

# LOCATION & ACCESSIBILITY

The subject land plot and the building COURT are located in Block 40 in New Belgrade, between extension of Ada Bridge towards Bezanijska kosa and Boulevard Heroja sa Kosara.

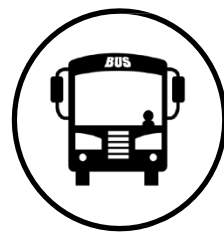
The location is close to highly developed residential and commercial complexes such as Airport City office complex and West 65 residential complex. In the last 10 years, this part of New Belgrade witnessed accelerated development which along with commercial and residential complexes and buildings also included facilities such as Savremena Primary and Secondary school complex.

The subject location is situated in the extension of the Ada Bridge, and for this reason it has an excellent connection with the new and old part of Belgrade and is an integral part of UMP.



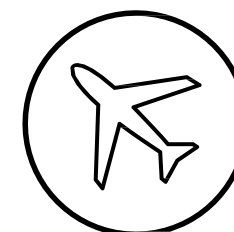
## car

The land plot in Block 40 is easily accessible by car and is close to the Ada Bridge, which connects New Belgrade with other parts of the city



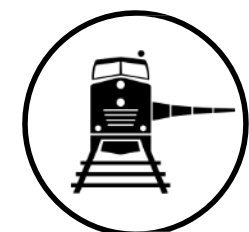
## bus

Bus lines connect the property to the other parts of Belgrade. Bus lanes 610, 65, 73, 94



## air

Belgrade International Airport is 13.9 km away



## train

The land plot is well connected to other parts of the city such as Vracar, Zemun and Savski Venac by BG:VOZ1

# DEVELOPMENT

## POTENTIAL

Total land area  
8,642 sq m

Potential  
development of  
18,150 sq m of  
commercial  
complex

Land plot flat  
with a regular  
rectangular  
shape

Land plot front  
245 m on  
Boulevard  
Heroja sa  
Kosara

Densely  
populated area  
with several  
large residential  
complexes in  
the vicinity

The biggest  
office complex  
Airport City and  
several larger  
office buildings  
in the area

DEVELOPMENT POTENTIAL

- The land plot is specifically intended for commercial use
- The construction of more buildings on the plot is allowed in order to form a complex of accompanying commercial facilities
- The construction of auxiliary facilities is not allowed, except for facilities in the function of technical infrastructure

ZONING:

- There is a building under construction with a footprint of 3,124 sq m.
- The total area of the building is 4,122.56 sq m
- The main purpose of the zone is commercial. The predominant purpose is commercial business facilities Office and Retail, residential development is not permitted on the land plot

Total Land Area	8,642 sq m
Development Potential	18,148 sq m GBA + possibility for additional extension
Deal Structure	Asset deal

An aerial photograph of Belgrade, Serbia, taken at sunset. The city is densely packed with buildings, and the Sava River is visible in the distance. The sky is a mix of orange, pink, and blue. A semi-transparent dark grey overlay covers the right side of the image, containing white text and logos.

## BUSINESS CONTACTS

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