

Land plot for sale

Volgina Street BELGRADE, ZVEZDARA

 CUSHMAN &
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**OFFERING
MEMORANDUM**

THE OFFERING

2,058m² land plot located in Volgina Street, Zvezdara municipality, for sale.

Under the urban development plan, the site is designated for **multi-family residential building**.



Render of a potential architectural solution for the project

For further details, please contact:



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KEY FEATURES



2,058 M² AREA LAND PLOT

Cadastral parcels no. 2193/1 and 2193/2 in cadastral municipality Zvezdara



DESIGNATED RESIDENTIAL AREA

Urban planning provides for residential-use building with max. 20% of compatible commercial activities (that are no threat to the environment and don't create noise)



HIGH RETURN POTENTIAL

Further development on this plot has strong ROI potential due to its good location and favorable trends in Belgrade residential market



50% BUILDING COVERAGE RATIO

BCR for the site must not exceed 0.5 while the maximum site coverage



PRIME LOCATION

The plot is in a peaceful and green neighborhood while the city center and highway can be accessed quickly making the location both tranquil and well-connected



NATURAL SETTING

The plot is located on the edge of Zvezdara forest, protected forest park and a valued natural retreat within the city. It offers a calm and healthy environment and creates a perfect residential area



PROPERTY INFORMATION

2,058 m² land plot with designated residential zoning

Urbanistic regulation allows for the construction of cca. 4,000 m²



PLOT AREA 2,058 m²

Residential housing (Plan of Detailed regulation is in place.

ZONING

Compatible commercial activities (retail and services) that do not pose a threat to the environment and do not create noise are allowed in the proportion of up to 20%

BUILDING HEIGHT

Maximum height of the building's eaves is 12 m.
The planned approximate number of floors is GF + 3

CONSTRUCTION DENSITY

Max. 50%

GBA ABOVE GROUND

Cca. 4,116 m²

OWNERSHIP

Freehold

DEAL TYPE

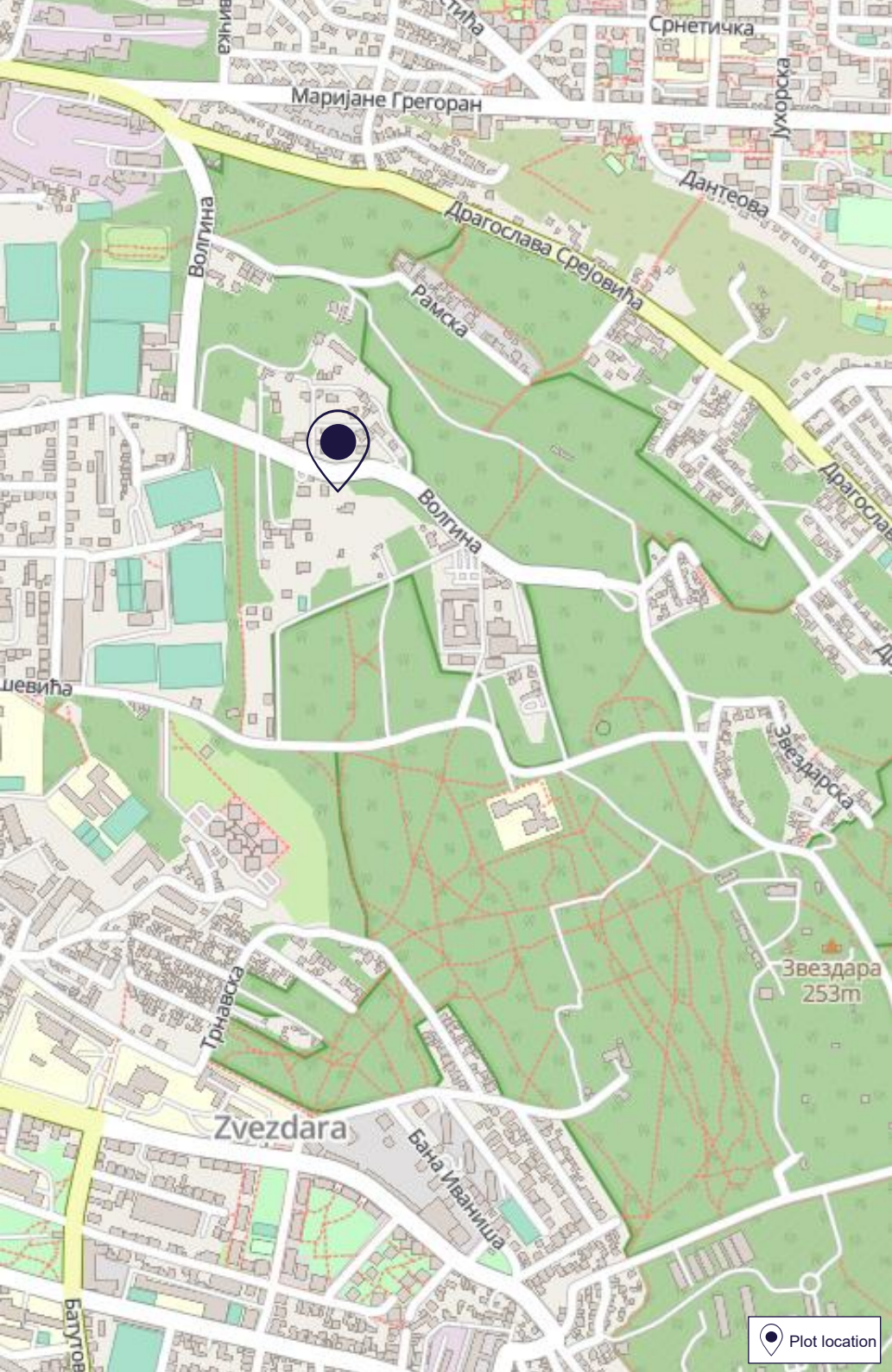
Asset

ASKING PRICE

TBD



25 VOLGINA STREET, BELGRADE



LOCATION OVERVIEW

The plot is in Zvezdara municipality, at the outskirts of Zvezdara park-forest. It represents an ideal residential setting, combining tranquility with excellent urban accessibility.

Situated in a green oasis at the edge of the forest, it offers a quiet and healthy living environment enriched by nature, with many opportunities for outdoor and recreational activities. At the same time, the site is well positioned to provide easy access to all key points of the city, with the city center reachable in approximately 15 minutes and major commercial areas, including a large shopping center and the Ada Huja area, located nearby.



Transportation hubs
7-20 Minute Drive

Transport

Vukov Spomenik station	3 km
Pancevacki Most station	2.5 km
Highway E75	5 km



Commercial Areas
5-8 Minute Drive

Shopping and Recreation

Big Fashion SC	2 km
Olimp SC	2.5 km
Ada Huja	3 km

LAND PLOT FOR SALE

Volgina Street

BELGRADE, ZVEZDARA

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