



Over more than 20 years of existence, West Properties Colliers has gained the trust of many domestic and international companies, as well as individuals by providing them with a wide range of services in the field of real estate.

West Properties Colliers provides professional brokerage and consulting services, including:

- BROKERAGE SERVICES FOR THE LETTINGS AND SALES OF ALL TYPES OF REAL ESTATE
- VALUATION SERVICES AND CONSULTING
- PROJECT MANAGEMENT
- FACILITY AND PROPERTY MANAGEMENT

West Properties Colliers always strive to provide their clients with exceptional and professional business service. Making sure that customers and their interests and needs are met to the fullest expectation, each customer is seen as a long-term partner who is offered a bespoke service.

West Properties Colliers will provide you with all the necessary legal assistance and complete the documentation necessary for the successful execution of the transaction, which gives you the maximum protection.

With their experience and knowledge, West Properties Colliers licensed agents will ease your every step in search of a new home or office space.

Your broker:

JELENA SIMIĆ



060 4711112



jelena.simic@colliers.rs



Baba Višnjina 38, Beograd
Reg. br 416



www.westproperties.rs

Location	Babe
Address	Rogača
Type of property	Apartment
Size	180,00 m2
Floor	1
Garage	Yes
Number of bedrooms	3
Heating	Floor Heating
:Property condition	Lux
Furniture	Furnished
Asking price	550.000,00 €
Agency fee	2%

Features and benefits:

Terrace	Parking
Court	Pool
Video surveillance	Air conditioning
Phone	Intercom

In an exceptional location on Kosmaj, just 100 meters as the crow flies from the famous brewery and close to the newly opened hotel, there is a stylish and excellently equipped family house of 180 m² with a beautiful view, situated on a spacious and landscaped plot of 13.5 ares. Whether you are looking for a family home, a weekend residence, or an investment opportunity in an attractive destination, this house on Kosmaj offers space, style, and potential – all in one place. Key features: – Plot: 13.5 ares; – Gross house area: 215 m²; – Net area: 180 m²; – Layout: – 3 spacious bedrooms, – 2 fully equipped kitchens, – 2 living areas (one as a living room, the other as a hobby space), – 2 bathrooms, – 1 toilet, – laundry room, – indoor storage, – additional outdoor storage, – summer kitchen (25 m²), – social area with a fire pit element (30 m²).

Yard and additional amenities:

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- Swimming pool measuring 9x4x1.5 m;
- Heat pump;
- Automatic chemical dosing;
- Luxury liner – "Elegance Touch" type;
- Green areas with automatic irrigation system;
- Over 450 m² of paved surfaces – stamped concrete;
- Concrete fence 150 meters long (average height 2 m), providing complete privacy.

Technical equipment:

- Underfloor heating (12/24V) with Wi-Fi control;
- 2 inverter air conditioners with Wi-Fi control;
- Water heater with smart management;
- Alumil aluminum joinery with triple glazing (6 mm thickness);
- Video surveillance with 6 cameras.

Infrastructure:

- Connection to the sewage system

- City water
- Asphalt access directly to the plot

Additional information:

- The property is about to receive a usage permit;
- Ideal property for everyday living or as a luxury weekend oasis.



Location: Beograd, Sopot, Babe

Address: Rogača

