



**REVOLUCIJA**

PRIME BUSSINES QUARTER



# RED CARPET BUSINESS OPPORTUNITY

Join the Revolution



# FEATURES KARAKTERISTIKE

-  **Prime downtown location: Bulevar Kralja Aleksandra 118**  
Centralna lokacija: Bulevar kralja Aleksandra 118
-  **A+ class commercial property**  
A+ klasa poslovnog prostora
-  **Business space to the highest standards**  
Poslovni prostor po najvišim standardima
-  **Available commercial surface area of 840m<sup>2</sup>, 470m<sup>2</sup>, 400 m<sup>2</sup> and 435m<sup>2</sup>**  
Površina tipskih spratova 840m<sup>2</sup>, 470m<sup>2</sup>, 400m<sup>2</sup> i 435m<sup>2</sup>
-  **Surface of ground-floor retail area of 232m<sup>2</sup>+ 124m<sup>2</sup> or 532m<sup>2</sup> + 344m<sup>2</sup> gallery**  
Površina lokala u prizemlju 232m<sup>2</sup> i 124m<sup>2</sup> galerije ili 532m<sup>2</sup> + 344m<sup>2</sup> galerije
-  **Customizing the space to a tenant's needs**  
Prilagođavanje prostora prema potrebama svakog zakupca
-  **Natural air-flow in the premises**  
Prirodna ventilacija prostora
-  **Window opening**  
Mogućnost otvaranja prozora
-  **Property features 710 m<sup>2</sup> of terraces**  
710m<sup>2</sup> terasa u objektu
-  **Terraces with greenery on each floor from 40 m<sup>2</sup> to 250 m<sup>2</sup>**  
Terase sa zelenilom na svakom spratu od 40m<sup>2</sup> - 250m<sup>2</sup>
-  **900 plants**  
900 sadnica biljaka
-  **4-pipe air-conditioning system (each office can be individually heated/cooled)**  
Četvorocjevni sistem klimatizacije (podrazumeva da svaka kancelarija nezavisno može da se hladi/greje po želji)
-  **Congress/event center and exclusive conference rooms**  
Kongresni/event centar i ekskluzivne konferencijske sale
-  **Car garage with 130 parking spaces**  
Garaža za automobile 130 mesta
-  **Motorcycle garage with 36 parking spaces**  
Garaža za motocikle 36 mesta
-  **Electric vehicle chargers**  
Punjači za električna vozila
-  **Bicycle parking space**  
Parking za bicikle

-  **Access ramps for disabled persons and unimpeded movement through the premises**  
Rampe za prilaz osobama sa invaliditetom i nesmetano kretanje kroz objekat
-  **Toilets for disabled persons**  
Toaleti za osobe sa invaliditetom
-  **4 electric elevators**  
4 električna lifta
-  **Self-sustaining green areas in the property**  
Samoodržive zelene površine u celom objektu
-  **Hands-free door opening, taps and dispensers**  
Beskontaktno otvaranje vrata, beskontaktno slavinje, dozeri
-  **Showers**  
Tuševi
-  **Excellent public transport connections**  
Odlična transportna povezanost
-  **Customer service**  
Korisnička služba
-  **Property maintenance**  
Održavanje zgrade
-  **Reception 24/7**  
Recepcija 24/7
-  **Office access 24/7**  
Pristup kancelarijama 24/7
-  **Access control**  
Kontrola pristupa
-  **Security service**  
Obezbeđenje
-  **Freight elevator**  
Teretni lift
-  **Retail area**  
Retail zona
-  **Parks in the close vicinity of the property**  
Parkovi u neposrednoj blizini objekta
-  **Restaurants and cafes nearby**  
Ugostiteljski objekti u blizini



**GRANIT INVEST**

Mutapova 7, Beograd, Srbija

[office@granitinvest.co.rs](mailto:office@granitinvest.co.rs)

+381 11 30 888 50

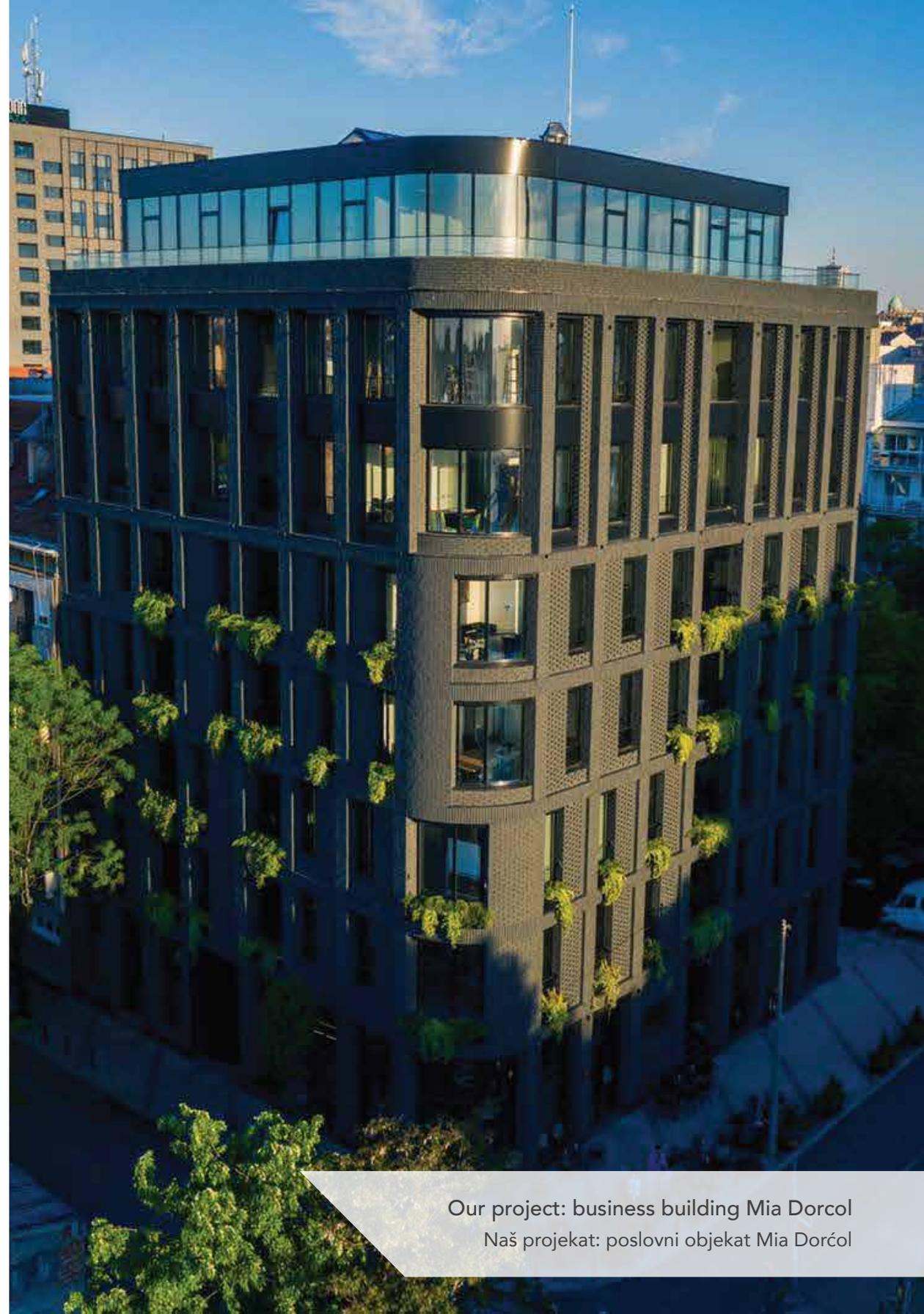
+381 11 30 888 51

[www.granitinvest.rs](http://www.granitinvest.rs)

GRANIT INVEST is a company of a long-established tradition in high quality construction and a forerunner in the real estate market. We are widely recognized for our professional approach and innovative solutions tailored to specific market demands. Ours is a key role in urban regeneration projects with the attention to community interests and social values. Along with our focus on innovative and green building, improvement of the indoor environmental quality and optimum use of resources, we have developed integrated solutions that meet all the needs of a modern person. We are dedicated to environmentally friendly and sustainable society, relying on local and historical values.



Mi smo kompanija sa bogatom tradicijom u građevinarstvu, revolucionar na tržištu nekretnina. Recept za naš uspeh su profesionalni pristup i sposobnost pronalaženja inovativnih rešenja prilagođenih specifičnostima tržišta. Igramo ključnu ulogu u projektima urbane regeneracije grada i stavljamo zajednicu i društvenu korist u srce našeg poslovanja. Ne samo da se fokusiramo na inovativnu i zelenu izgradnju, unapređenje kvaliteta životne sredine u zatvorenom prostoru i optimizaciju raspolaganja resursima, već smo razvili i razvijamo i integrisana rešenja koja zadovoljavaju sve potrebe savremenog čoveka. Naše opredeljenje je stvaranje ekološkog i održivog društva oslanjajući se na lokalne i istorijske vrednosti.





Our project: business building Green Square, Vrčar  
Naš projekat: poslovni objekat Green Square, Vrčar

# COMMERCIAL PROPERTY

## POSLOVNI OBJEKAT

Granit Invest in cooperation with the partner architectural firm Zabriskie, after successful cooperation, realization and awards "BigSEE architecture", annual award of the Union of Architects of Serbia and nomination for the EU award for contemporary architecture (Mies Van Der Rohe) this time prepared a revolutionary project- **commercial property Revolucija**. The façade features exposed concrete blocks with qualitative and graphic properties of stone - visually unrivalled, solid and durable. The façade backdrop features a glass curtain wall made of triple-glazed glass providing immaculate thermal and acoustic insulation. **Revolucija** is the most exclusive commercial building of **A+ Class**, devised to increase economic capacity of the surrounding area thanks to its superior design and facilities.

Granit invest u saradnji sa partnerskom arhitektonskom firmom Zabriskie, nakon uspešnih saradnji, realizacija i nagrada "BigSEE architecture award", godišnje nagrade Udruženja arhitekata Srbije i nominacije za nagradu EU za savremenu arhitekturu (Mies Van Der Rohe) ovoga puta je pripremio jedan revolucionarni projekat - **poslovni objekat Revolucija**, najekskluzivniji poslovni prostor u regionu. Gradivni elementi fasade materijalizovani su u livenom „natur“ betonu koji ima kvalitativne i reprezentativne karakteristike materijala kakav je kamen - estetski superioran, postojan i trajan. U drugom planu je transparentni zid-zavesa od troslojnog termo stakla, koji predstavlja najbolji vid termo i zvučne izolacije kada su u pitanju staklene površine. **Revolucija** je najmoderniji poslovni objekat **A+ klase** koji će kvalitetom gradnje i sadržaja značajno ekonomski osnažiti svoje okruženje.



# REVOLUCIJA

PRIME BUSSINES QUARTER

- 9 Revolucija event center
- 8 One&Only I Cova ESM
- 7 NDM solutions
- 6 Smart and Bright
- 5 Revolucija event center
- 4 MRMD offices I Light design
- 3 EHO Barcelona
- 2 GMM international
- 1 Five artists
- 0 Entrance | Reception

0

- 1 Parking
- 2 Parking



# LOCATION LOKACIJA

Located in the heart of Belgrade, in Vračar, on the corner of Bulevar kralja Aleksandra and Golsvordijeva Street - the busiest pedestrian point in Belgrade

The property is located just 1.8 km from the E-75 motorway

Within walking distance of the key state and public institutions

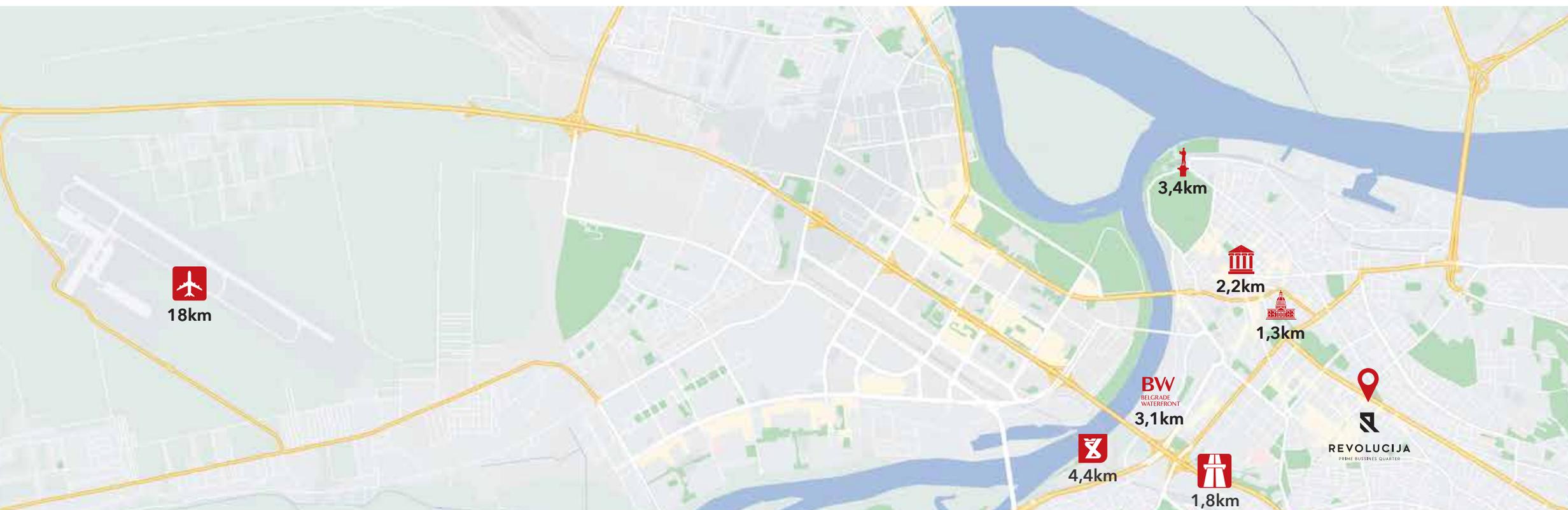
Within walking distance of the main Belgrade sights

Lociran u srcu Beograda, na Vračaru, na uglu Bulevara kralja Aleksandra i Golsvordijeve ulice - najprometnije pešačke tačke u Beogradu

Objekat je lociran na samo 1.8 km od autoputa E-75

Pešačka udaljenost od ključnih državnih i javnih institucija

Pešačka udaljenost od najznačajnijih znamenitosti grada Beograda



# INFRASTRUCTURE INFRASTRUKTURA

-  **Main public transport lines**
-  **Vuk's Monument Station within 1 minute walking distance - BG train stop and planned Belgrade metro line**
-  **Vicinity of the hotels - Metropol, Saint Ten, Golden Tulip Zira, Holiday Inn Express, Hilton, Marriott**
-  **3 public garages in the close proximity - Vuk's Monument, Baba Višnjina, Kalenić market**
-  **Close to all necessary facilities - supermarkets, green markets, restaurants, pharmacies, parks, wellness centers, kindergartens, schools, etc.**
-  **Vicinity of parks - Vuk's Monument park, Tašmajdan, Čubura park**
-  **Exclusive retail area**



-  **Glavne linije gradskog prevoza**
-  **Stanica Vukov spomenik na 1 min pešačke udaljenosti - stajalište BG voza i projektovane metro linije Beograda**
-  **Blizina hotela - Metropol, Saint Ten, Golden Tulip Zira, Holiday Inn Express, Hilton, Marriott**
-  **3 javne garaže u neposrednoj blizini - Vukov spomenik, Baba Višnjina, Kalenić pijaca**
-  **Blizina svih neophodnih sadržaja - supermarketi, pijace, restorani, apoteke, parkovi, wellness centri, vrtići, škole, itd.**
-  **Neposredna blizina parkova - Vukov spomenik, Tašmajdan, Čuburski park**
-  **Ekskluzivna retail zona**

# AVAILABLE COMMERCIAL AREA

## OSNOVE TIPSKIH SPRATOVA

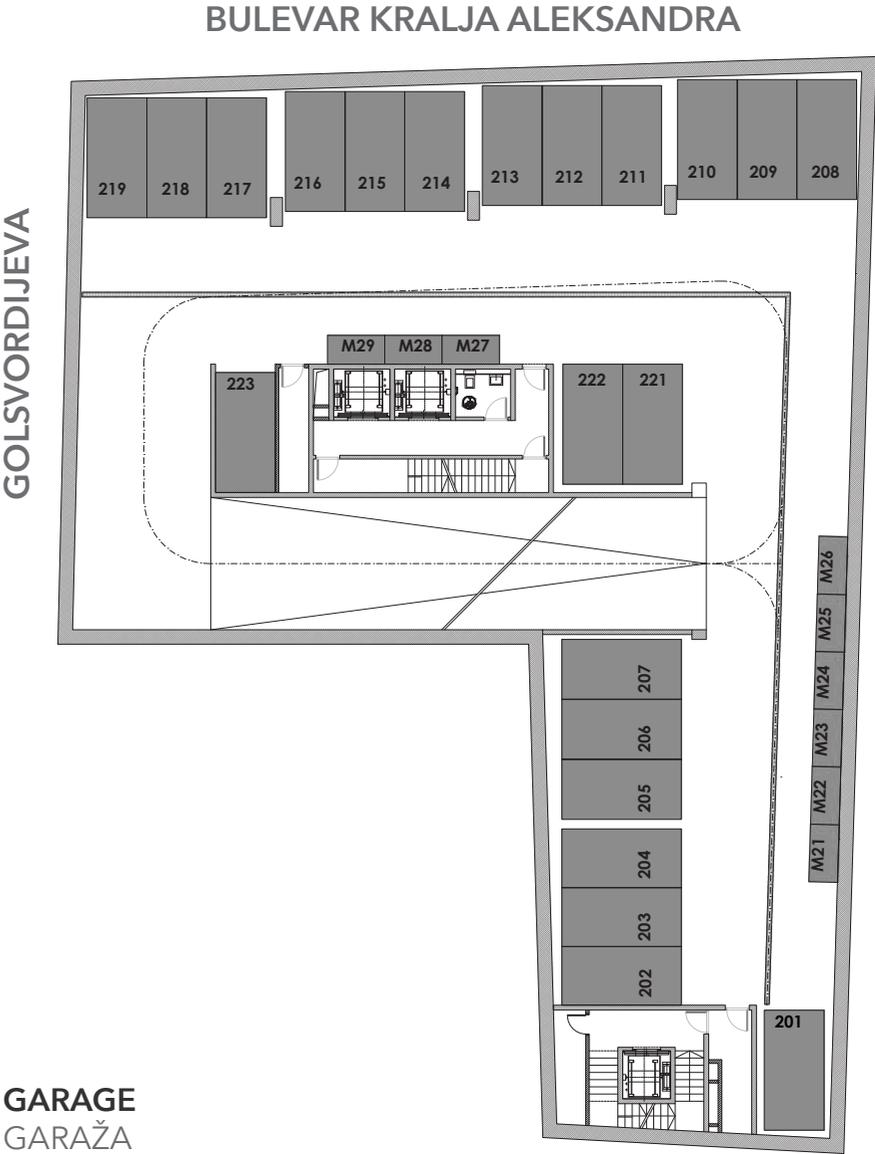
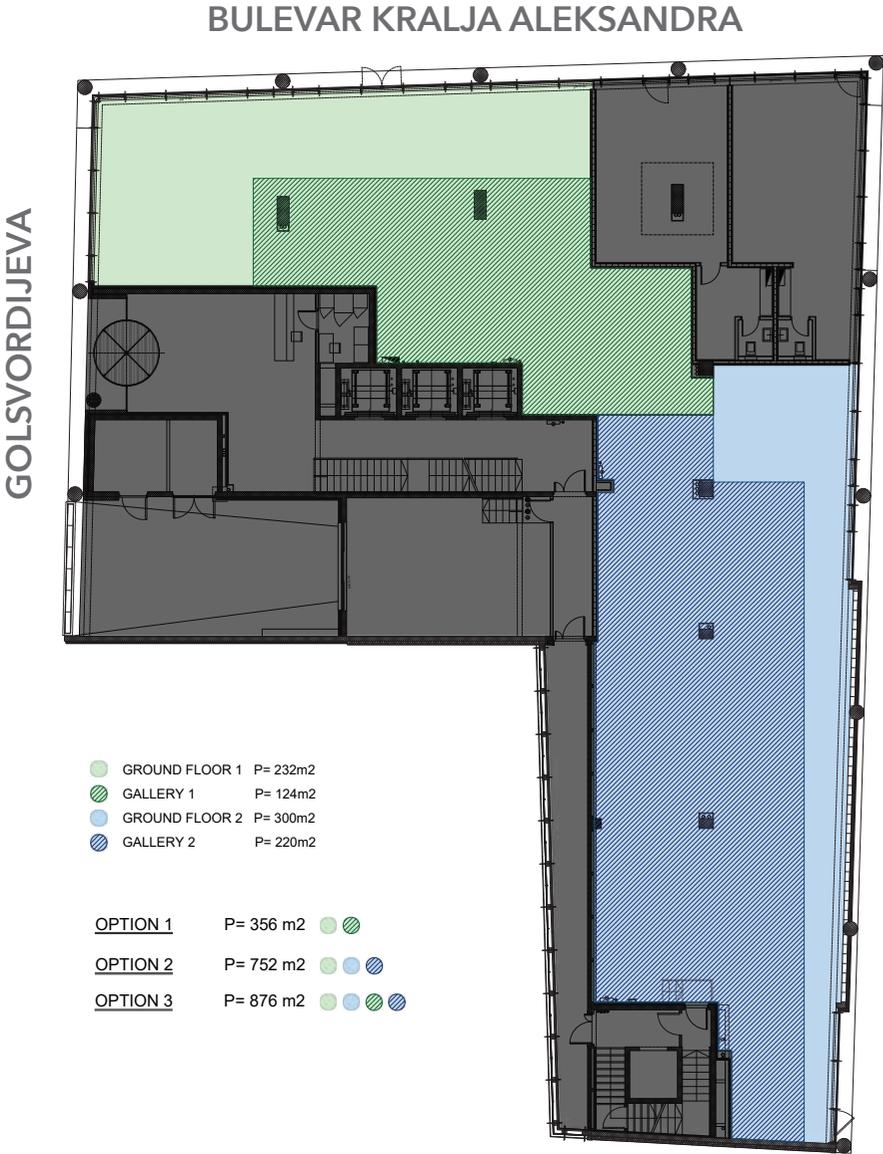
The available commercial area includes 5.150m<sup>2</sup> of office space, 530 m<sup>2</sup> of retail space, and 350m<sup>2</sup> of the gallery located on the ground-floor where the ceiling height is 530 cm. Each floor with the ceiling height of 330 cm- 430cm is surrounded by a wood-lined terrace enclosed by decorative planters with lush greenery. The available commercial surface by floors is as follows: floors 1 to 4 - 840m<sup>2</sup>, floor 5 - 400m<sup>2</sup>, floor 6 - 470m<sup>2</sup> and floors 7 and 8 - 435m<sup>2</sup>.

U ponudi je 5.150m<sup>2</sup> poslovnog kancelarijskog prostora i 530m<sup>2</sup> lokala i 350m<sup>2</sup> galerije u prizemlju gde je visina plafona 530cm. Za svaki sprat, visine plafona od 330cm-430cm, projektovana je terasa, čija je finalna materijalizacija zamišljena u oblozi od drveta, dok je ograda definisana žardinjerama sa bujnim zelenilom. Osnove tipskih spratova su: 840m<sup>2</sup> od 1. do 4. sprata, 400m<sup>2</sup> na 5. spratu, 470m<sup>2</sup> na 6. spratu, a 435m<sup>2</sup> na 7. i 8. spratu.



# GROUND FLOOR and GARAGE PLAN

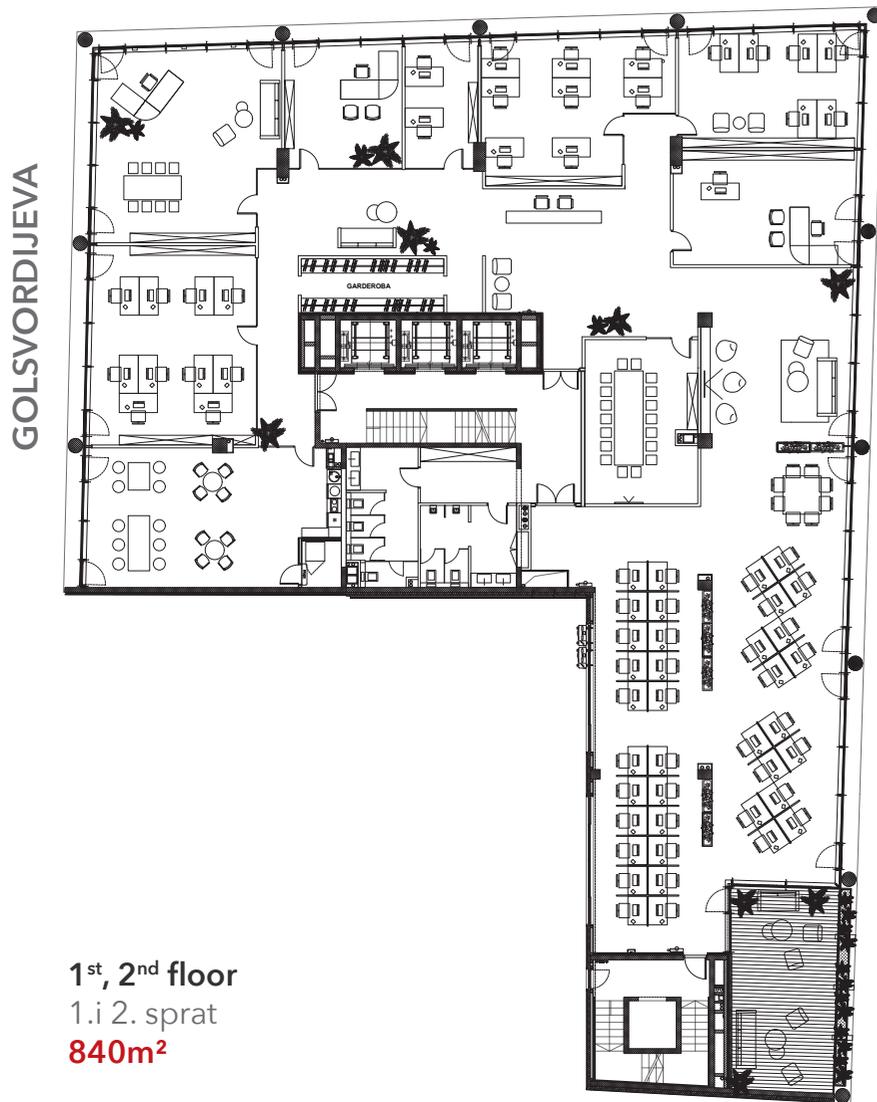
## OSNOVA PRIZEMLJE I GARAŽA



# 1<sup>st</sup> and 2<sup>nd</sup> FLOOR PLANS

## OSNOVA 1. i 2. SPRAT

BULEVAR KRALJA ALEKSANDRA

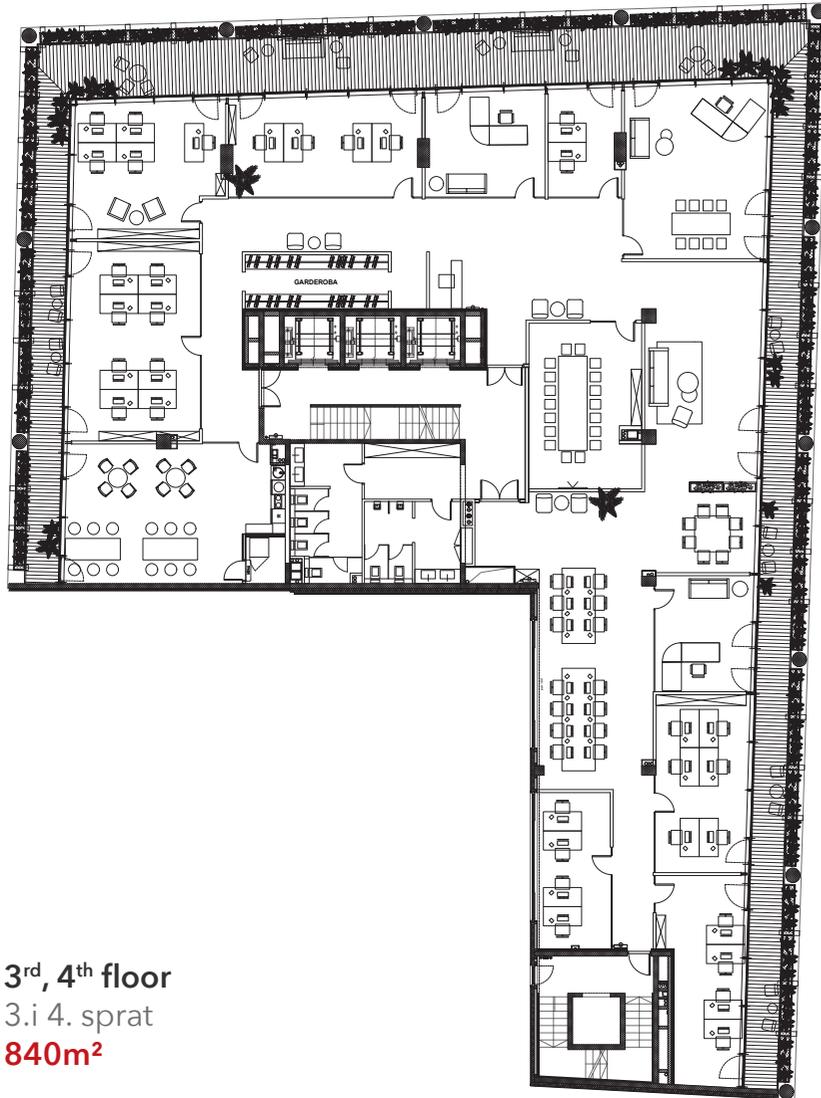


# 3<sup>rd</sup> and 4<sup>th</sup> FLOOR PLANS

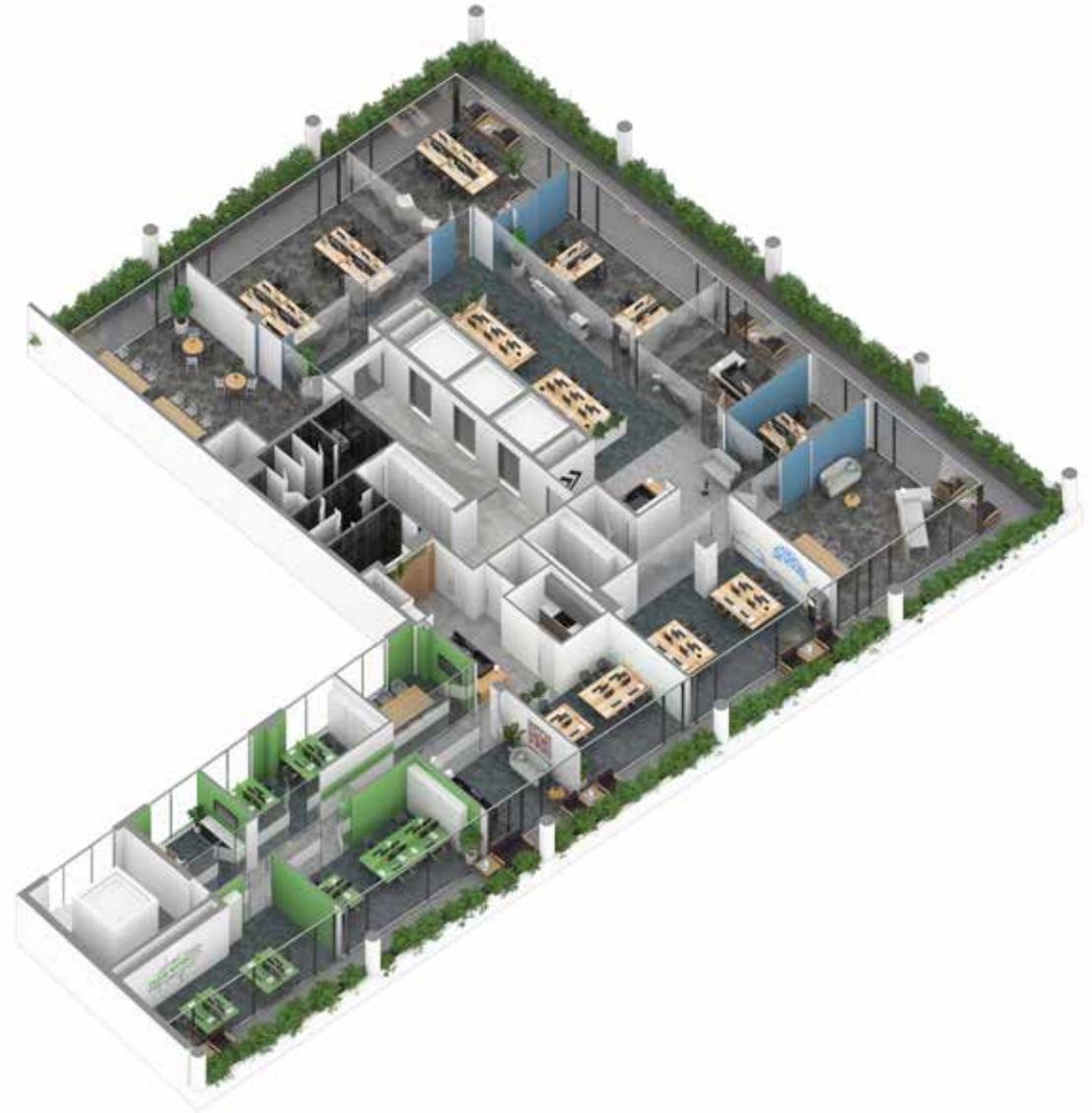
## OSNOVA 3. i 4. SPRAT

BULEVAR KRALJA ALEKSANDRA

GOLSVORDIJEVA



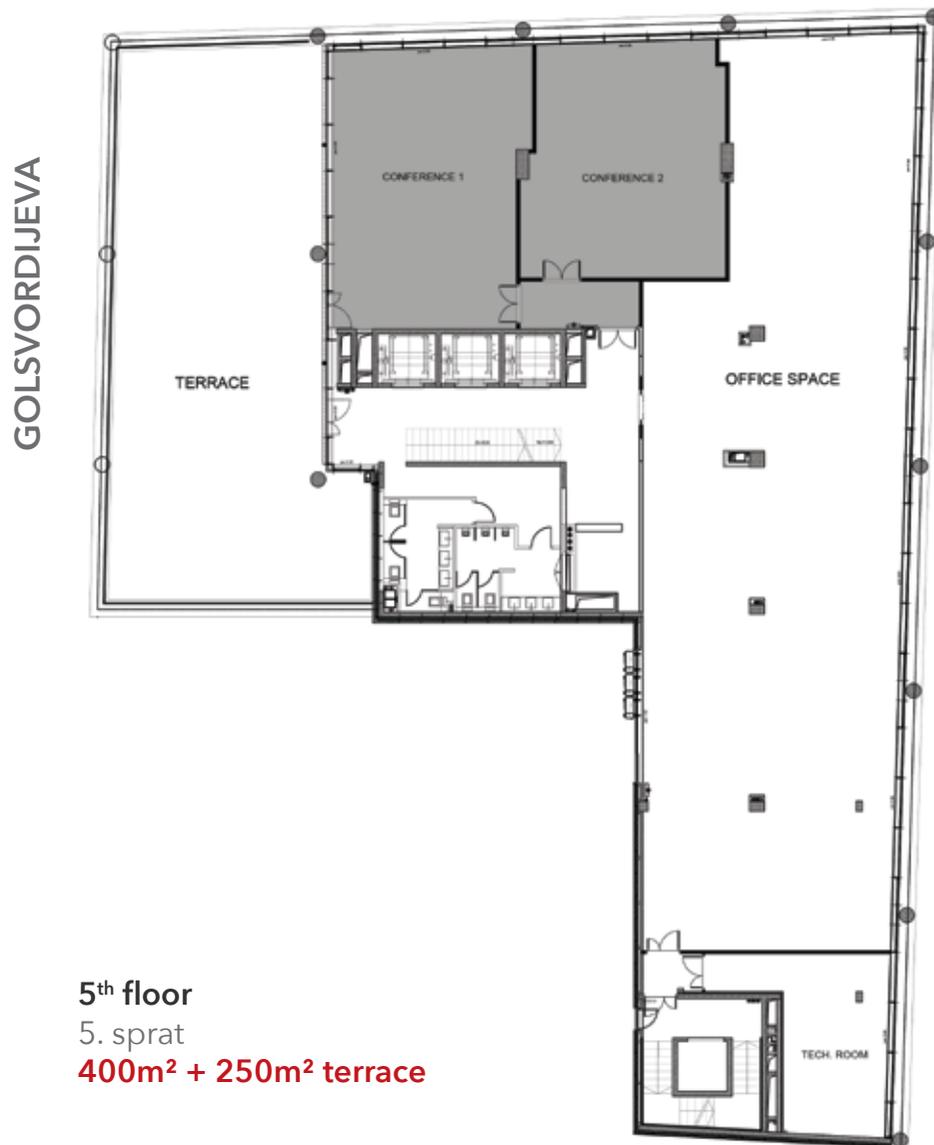
3<sup>rd</sup>, 4<sup>th</sup> floor  
3. i 4. sprat  
840m<sup>2</sup>



# 5<sup>th</sup> FLOOR PLAN

## OSNOVA 5. SPRAT

BULEVAR KRALJA ALEKSANDRA



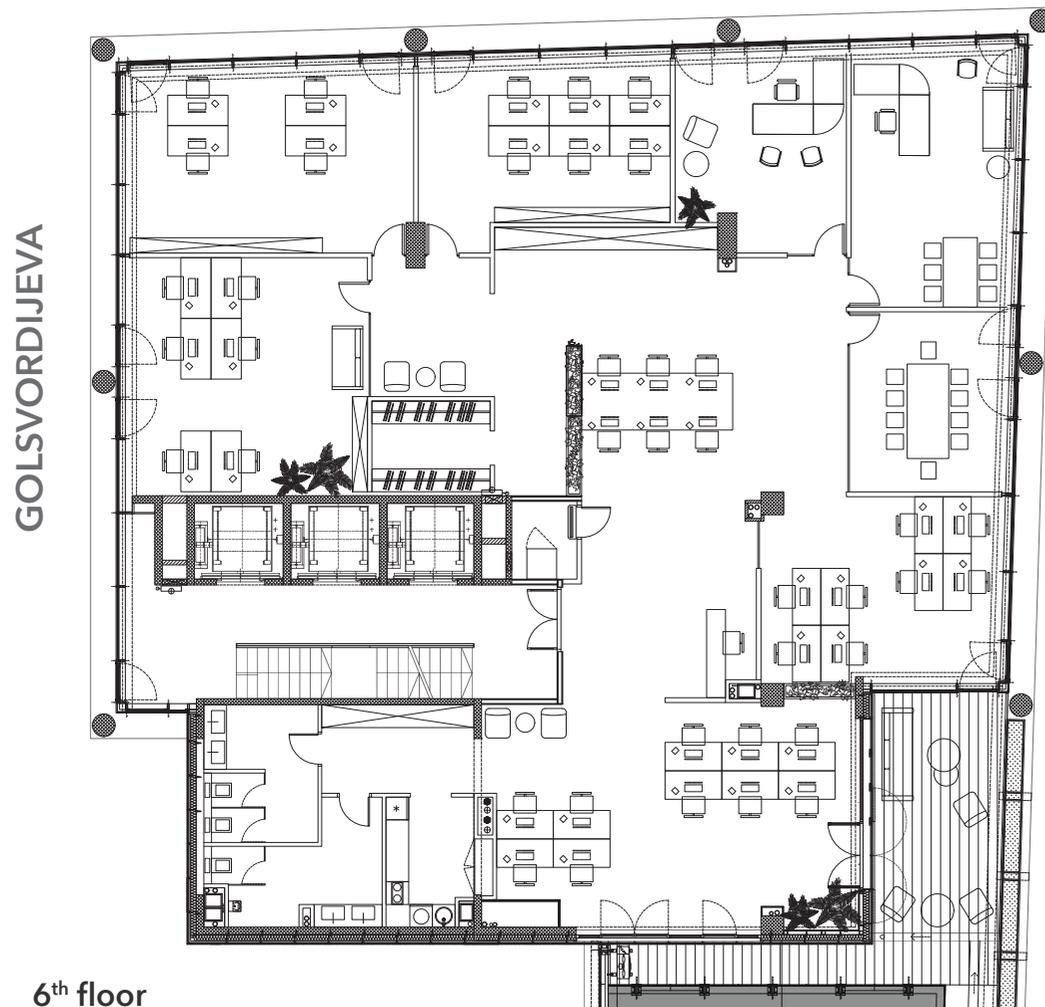
5<sup>th</sup> floor  
5. sprat  
400m<sup>2</sup> + 250m<sup>2</sup> terrace



# 6<sup>th</sup> FLOOR PLAN

## OSNOVA 6. SPRAT

BULEVAR KRALJA ALEKSANDRA

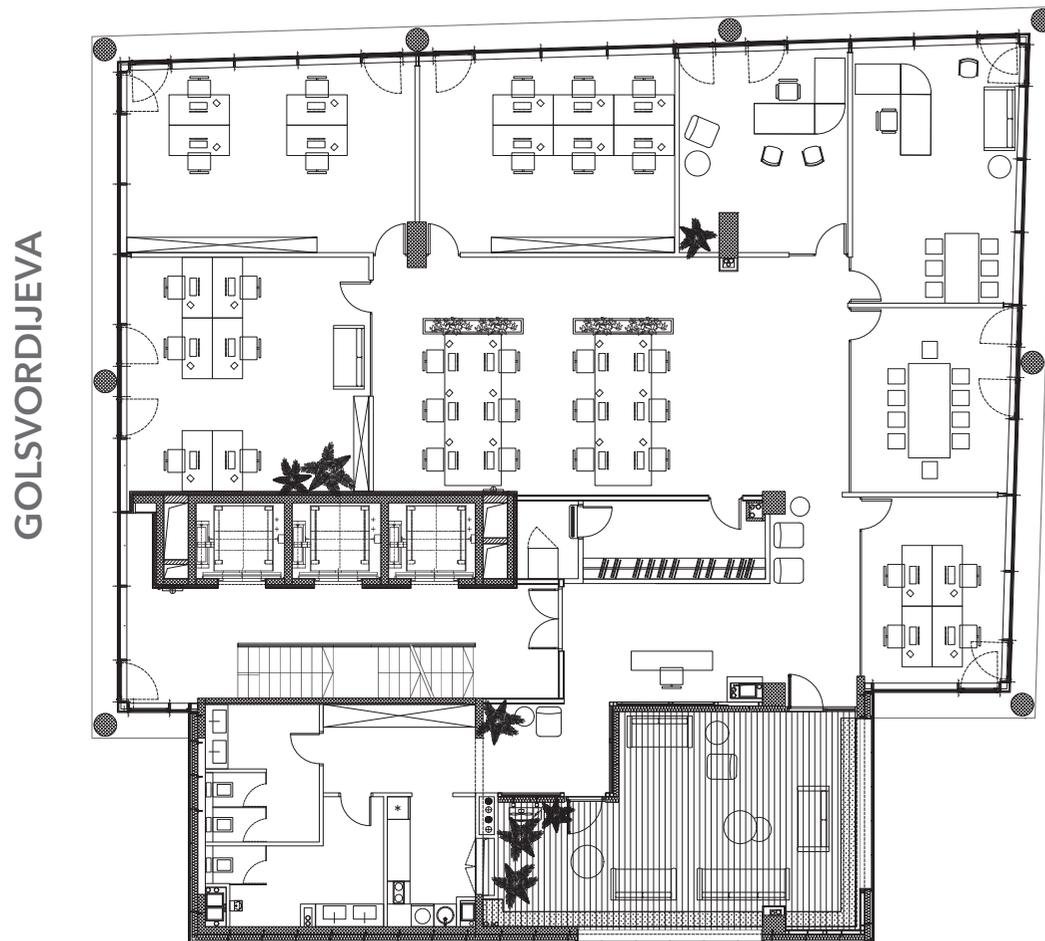


6<sup>th</sup> floor  
6. sprat  
470m<sup>2</sup>

# 7<sup>th</sup> and 8<sup>th</sup> FLOOR PLANS

## OSNOVA 7. i 8. SPRAT

BULEVAR KRALJA ALEKSANDRA



7<sup>th</sup> and 8<sup>th</sup> floor

7. i 8. sprat

435m<sup>2</sup>

16 Business is back to the city center | Biznis se vratio u centar grada

# TAILOR-MADE OFFICE

## KANCELARIJA PO MERI

Our commercial properties hold prime city locations, featuring exceptional infrastructure and immaculate interior space organization, along with supreme configuration of the supporting elements. Take on the option of having your office space adapted to your needs, be it an open office concept or closed offices. The team of our architects is at your disposal offering professional advice, development of interior design solutions and working space arrangement. The windows that open allow for a natural air flow, while the air handling units provide for efficient distribution of air across the premises. The four-pipe air conditioning system enables individual heating, cooling and temperature setting for each office.

Ono što odlikuje sve naše poslovne objekte su najprestižnije lokacije u gradu sa odličnom infrastrukturom i besprekornom unutrašnjom organizacijom prostora i pratećih elemenata. Pružamo mogućnost adaptacije poslovnog prostora prema vašim potrebama, bilo da je reč o open space konceptu ili zasebnim kancelarijama. Uz sugestije, izradu arhitektonskih i enterijerskih rešenja, kao i za realizaciju organizacije poslovnog prostora, na raspolaganju vam je naš tim arhitekata. Predviđen je sistem prirodne ventilacije poslovnog prostora, kao i sistem ubacivanja svežeg vazduha putem klima komora. Četvorocevni sistem klimatizacije omogućava grejanje, hlađenje i podešavanje temperature za svaku kancelariju nezavisno.



# OUR ADDED VALUE

## NAŠE DODATNE VREDNOSTI

Thanks to our focus on property management and customer relationship management, as well as the quality of products and services offered, our commercial building is classified as A+ Class property on the real estate market. GRANIT INVEST is made up of a team of dedicated professionals who look after their clients and take care of the commercial property maintenance including:

- Administrative and operational control
- Maintenance and repair supervision
- Cleaning and hygiene services
- Physical and technical security
- Customer support

Granit Invest je fokusiran na property management i customer relationship management, a kvalitetom proizvoda i usluga koje nudimo pozicionirani smo kao objekat A+ klase na tržištu nekretnina. Našu kompaniju čini profesionalni tim ljudi koji vodi brigu o svojim klijentima i održavanju poslovnih objekata u koji spadaju:

- Administrativno-operativni nadzor
- Nadzor nad održavanjem i popravkama
- Usluge čišćenja i higijene
- Fizičko i tehničko obezbeđenje
- Podrška klijentima



# CONFERENCE/EVENT CENTERS

## KONFERENCIJSKE SALE I EVENT CENTRI

The fifth and the ninth floor accommodate state of the art conference and event centers - "Revolucija V" and "Revolucija IX". Designed according to the most challenging congress tourism standards, their dynamic structure represents an ideal base for organizing all kinds of events - congresses, conferences, business meetings. "Revolucija V" includes two conference rooms and also features a 250 m2 terrace overlooking the Vuk's Monument Park.

Na petom i devetom spratu nalaze se Revolucija V i Revolucija IX - najsavremenije opremljeni konferencijski i event centri projektovani prema najzahtevnijim standardima kongresnog turizma. Njihova dinamična struktura čini idealan osnov za organizaciju svih vrsta događaja, kao što su: kongresi, konferencije, poslovni sastanci. Revolucija V poseduje dve konferencijske sale i pristup na prostranu terasu od 250m<sup>2</sup> sa pogledom na park Vukov spomenik.





# OFFICES OF TOMORROW

## KANCELARIJE SUTRAŠNJICE

To attain a long-term sustainability, a company needs to offer more than a modern open office layout and technologically smart space. So as to provide a genuine support to the workforce of tomorrow, companies should devise working space focused on encouraging communication and developing ideas. The interior of "Revolucija" features common areas with the encircling prominent terraces. The environment of "Revolucija" is well-provided with facilities that encourage increased productivity and create stress-free working environment.



Dugoročna održivost svake kompanije zahteva više od modernog, tehnološki pametnog koncepta kancelarije. Kako bi u potpunosti podržale sutrašnju radnu snagu, kompanije moraju da osmisle celokupan koncept kancelarije - od samog prostora za rad, pa do okruženja usmerenog ka podsticanju komunikacije i razvijanju ideja. Srž kulture jedne kompanije čini potreba za stalnim angažovanjem zaposlenih, a Revolucija upravo svojim sadržajima podstiče povećanje produktivnosti stvarajući radno okruženja bez stresa.





