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Period intenzivne izgradnje na tržištu kancelarijskog prostora započet tokom 2014. godine nastavlja se i tokom drugog kvartala 2015. godine. Na Novom Beogradu, kompanija GTC, završila je izgradnju prve poslovne zgrade kompleksa **FortyOne**. Kancelarijski prostor je izdat a uskoro se očekuje i početak druge faze, izgradnja još jedne poslovne zgrade u okviru ovog kompleksa.

Otvaranjem Zemun parka u maju 2015.godine, **ukupna ponuda maloprodajnog prostora** u Beogradu povećana je na 245.000 m², tj. 148 m² maloprodajnog prostora na 1.000 stanovnika.

Još jedan maloprodajni format, **Aviv Park Zvezdara**, projekat koji gradi izraelski investitor Aviv Arlon, treba da bude završen do kraja ove godine. U toku su intenzivni radovi na projektu, koji će se prostirati na 11,500 m².

Kompanija **MPC Properties** odlučila je da razvije novi maloprodajni format Shoppi, sa oko 10,000 m² u Subotici. Nedavno je održana ceremonija postavljanja kamena temeljca. Otvaranje je planirano za proleće 2016. godine.

Hotel Envoy, otvoren je u Beogradu u Čika Ljubinoj ulici, na mestu bivše Australijske ambasade. Investitor projekta je kompanija Adoc. Hotel ima devet spratova, 49 soba, konferencijsku salu, restoran, fitnes i spa centar.

Central Garden, veliki stambeno-poslovni projekat, omeđen ulicama Dalmatinskom, Stanoja Glavaša, Kneza Danila i Starine Novaka je prvi kondominijum u centru Beograda. Završetak prve faze, od ukupno 89 stanova, će biti znatno pre predviđenog datuma. Prvi stanari se očekuju već krajem godine. Početkom septembra, očekuje se početak radova na drugoj fazi, koja obuhvata dve stambene zgrade i još 89 stambenih jedinica. Ceo projekat će se prostirati na površini od 100.000 m² sa ukupno 500 stambenih jedinica, dok se realizacija projekta očekuje u roku od 5 godina.

Početkom septembra, CPI grupa počinje sa pripremnim radovima na drugoj fazi projekta **Paunov Breg**, u naselju Banjica, sa ukupno 94 stambene jedinice.

Intensive development of office market continued during the second quarter of 2015. The company GTC completed its first office building within the complex **FortyOne**, located in New Belgrade. The office space has been leased out while the development of second phase, with another office building within the complex, is expected in forthcoming period.

By opening Zemun Park in May 2015, **the modern retail stock** exceeded the level of 245,000 sq m of GLA, i.e. 148 sq m per 1,000 inhabitants.

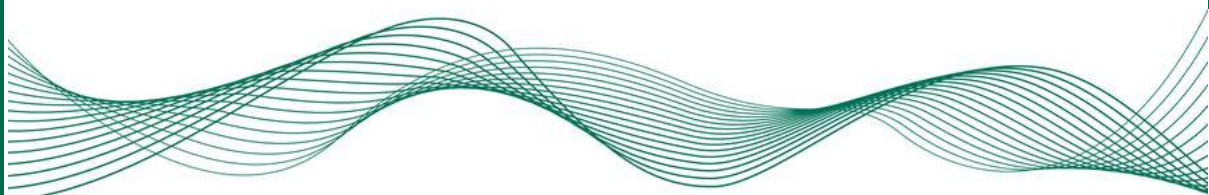
Another retail scheme in Belgrade, **Aviv Park Zvezdara**, developed by Israeli investor Aviv Arlon, should be completed by the end of the year. Construction works are in the progressive phase and after completion the project will encompass 11,500 sq m.

The company **MPC Properties** decided to invest in new retail scheme Shoppi, with around 10,000 sq m located in Subotica. The ground breaking ceremony was recently held. The opening is planned for spring 2016.

The Envoy Hotel was opened in Belgrade in Cika Ljubina Street, at the location of former Australian Embassy. The investor of the project is the company Adoc. The hotel features 9 floors, 49 rooms, conference room, restaurant, fitness and spa center.

Central Garden, a large mixed-use project, located in-between Dalmatinska, Kneza Danila, Starine Novaka and Stanoja Glavasa Street is the first condominium in Belgrade downtown. The completion of the first phase, totaling 89 residential units, will be completed far before the scheduled date. The first tenants are already expected to move in by the end of the year. Works on the second phase will commence in early September, encompassing 2 residential buildings with another 89 residential units. The whole project will cover the area of 100,000 sq m, with 500 residential units with completion date within 5-year period.

In early September, CPI Group has started preparatory works on the second phase of its project **Paunov Breg**, located in Banjica settlement, totaling 94 residential units.



USVOJEN ZAKON O KONVERZIJII GRAĐEVINSKOG ZEMLJIŠTA

Zakon o pretvaranju prava korišćenja u pravo svojine na građevinskom zemljištu uz naknadu usvojen je 16.07.2015. Zakonom se predviđa mogućnost da se pravo korišćenja građevinskog zemljišta pretvori u pravo svojine konverzijom po tržišnoj vrednosti. Takođe, postoji i mogućnost prava zakupa građevinskog zemljišta na 99 godina, do sticanja i upisa prava svojine na građevinskom zemljištu.

Donošenjem Zakona o konverziji, očekuju se poboljšani uslovi za investiranje i iniciranje novog investicionog ciklusa, čime će se neizgrađeni građevinski placevi privesti nameni, ostvariti rast investicija i povećati zaposlenost. Uz novi Zakon o planiranju i izgradnji, investitori će lakše i brže pribavljati građevinske dozvole.

ADOPTED LAW ON CONVERSION OVER CONSTRUCTION LAND

The Law on Conversion of Right of Use into Ownership over construction land with a fee was adopted on July 16th, 2015. The Law provides for the possibility that the usage right is converted into the ownership right over the construction land based on the market value. At the same time there is an option to enter into long-term lease agreement to 99 years, until acquiring the rights and registration of ownership over the construction land.

With adoption of the Law, improved conditions for investments are expected, with a new cycle of construction, whereby the undeveloped construction land will be turned into new projects, creating a climate which will boost the volume of investment activities and employment rate. Together with the implementation of new Law on Planning and Construction, the investors will obtain building permits faster and easier.



Poslednje vesti sa tržišta nekretnina pročitajte u našim izveštajima za drugi kvartal 2015. godine, za tržište kancelarijskog, maloprodajnog ili stambenog prostora.

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