

SALE / HOUSE / DEDINJE



Beograd, Dedinje, Mačkov kamen

3450000 EUR

Type of property: **House**
Structure: **More than 5 rooms**
Area: **597 m2**
Floor: **Basement**
Total floors: **2**
Year of construction: **2004.**
Heating: **Central**

- ✓ Intercom
- ✗ Elevator
- ✓ Phone
- ✓ Luxurious
- ✗ Salon apartment
- ✓ Garage
- ✓ Loggia
- ✗ Duplex
- ✗ Renovated
- ✗ For renovation
- ✗ New construction
- ✗ Upgrade
- ✗ Parking lot
- ✗ Terrace

PROPERTY DESCRIPTION

Representative Residence in Dedinje.

Located in one of the most prestigious and tranquil streets of Dedinje, surrounded by lush greenery and an exclusive residential setting, this impressive family villa of approximately 600 m² sits on a meticulously landscaped 900 m² plot. Designed in the spirit of a classic city residence, the property is distinguished by exceptional privacy, elegant reception areas, and a thoughtfully organized layout that clearly separates entertaining, family, and service zones. The villa extends across four levels: basement, ground floor, first floor, and attic, providing a high level of functionality and comfort for modern family living.

At the heart of the home is a spacious and elegant living area. High ceilings, large windows, quality hardwood flooring, and classic interior elements create a warm and dignified atmosphere characteristic of residences with enduring value. Several interconnected salons offer a variety of uses, ranging from everyday family life to hosting guests, receiving distinguished visitors, and organizing formal events. The private quarters are arranged on the upper floors, where the bedrooms and family living spaces are located, while the basement level offers significant additional potential for recreational, technical, service, or supporting facilities, tailored to the needs of future owners. The total number of rooms is 10, and the total number of bathrooms is 5.

Particular value is added by the beautifully maintained and private garden, enriched with mature greenery, paved walkways, and outdoor seating areas. Thanks to the carefully positioned building and

abundant vegetation, the property enjoys a high degree of privacy and a sense of seclusion, one of the most sought-after characteristics in homes of this category.

The architectural expression of the villa further emphasizes its distinguished character. Its light-colored classical façade, decorative architectural details, wrought-iron elements, and harmonious proportions contribute to a timeless appearance that transcends passing trends and preserves its value over time.

The location further enhances the exclusivity of the property. The peace and discretion of one of Dedinje's most prestigious neighborhoods are combined with excellent connectivity to the city center, international institutions, business districts, and all major urban amenities.

In addition to serving as an exceptional family residence, the property's layout, representative character, and prestigious location make it highly suitable for use as an embassy, diplomatic residence, or corporate representative office, further increasing its value and versatility.

This is a rare opportunity to acquire an authentic residence in Dedinje, intended for a buyer who appreciates the importance of space, privacy, and all the distinguished qualities this villa offers, at one of the most prestigious addresses in Belgrade. Agency fee is 2%"