



21 Central
Svetozara Ćorovića

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Your quiet corner in the heart of Belgrade

Svetozara Ćorovića Street offers what has become hardest to find today — a peaceful environment full of greenery, yet within close reach of all key parts of the city.

It is in this setting that 21 Central is born — a contemporary residential building designed for those who seek more than just a place to live: comfort, calm, and lasting quality.



Just a few minutes' walk from the building, you'll find kindergartens, primary and secondary schools, universities, markets, parks, and all the everyday amenities that make life simpler and more organized.

The location offers a quieter, well-structured urban setting — without giving up the advantages of living in the city.

21 Central consists of just 11 residential units, with no commercial spaces, providing future residents with a sense of privacy, peace, and comfort. Each apartment comes with the option to purchase a garage parking space, accessible via a car lift.

Uncompromising quality

The building will be constructed to a high standard, featuring a ventilated façade, aluminum window frames, and a heating and cooling system powered by heat pumps — including underfloor heating and fan coil units. The interior finish includes first-class ceramics, high-quality parquet flooring, and sanitaryware from reputable brands, with carefully considered details that ensure the long-term quality and comfort that define **21 Central**.



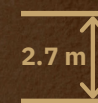
11
Apartments



12 Garage
Spaces



Expected
Move-In



2.7 m **Floor-to-Ceiling**
Height



Underfloor
Heating



Heat Pump
System



ALU
Joinery



Roller Shutters
& Insect Screens



First-Class
Ceramics



Multi-layer
Parquet



The choice of materials and construction standards is based on our decades of experience in executing high-quality building works. That's why the outcome is clear from the start — consistent quality, without exception.

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Apartment 1

Elevated Ground Floor

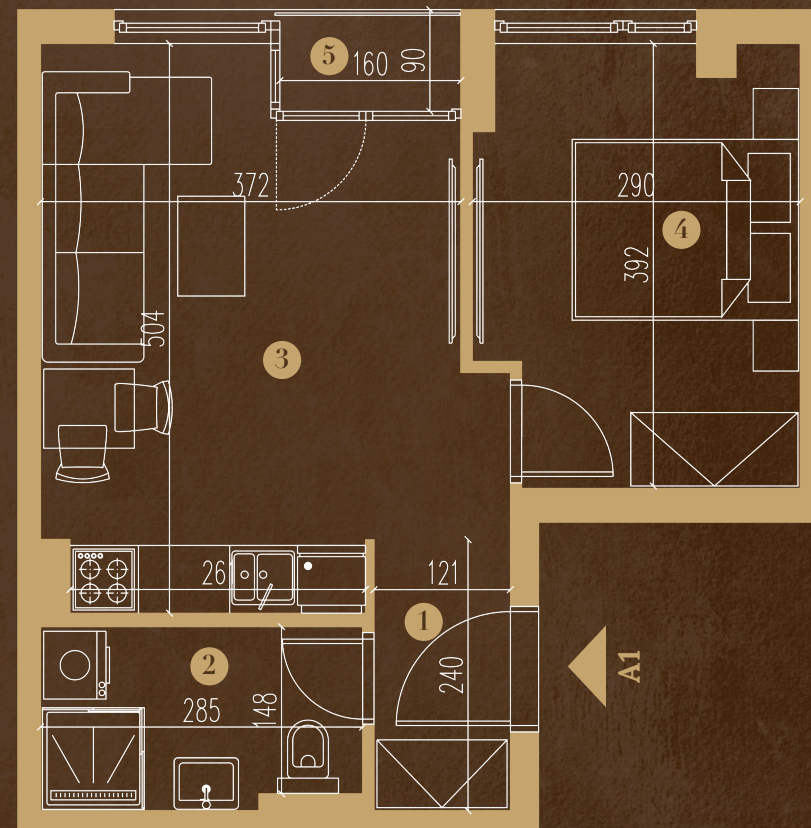
One-Bedroom

Room	Area
1. Entrance Hall	2.96m ²
2. Bathroom	4.50m ²
3. Living room, Dining Area & Kitchen	17.63m ²
4. Bedroom	10.66m ²
5. Balcony	1.50m ²
Total Apartment Area	37.25m²

Apartment position on floor



Courtyard-Facing Façade

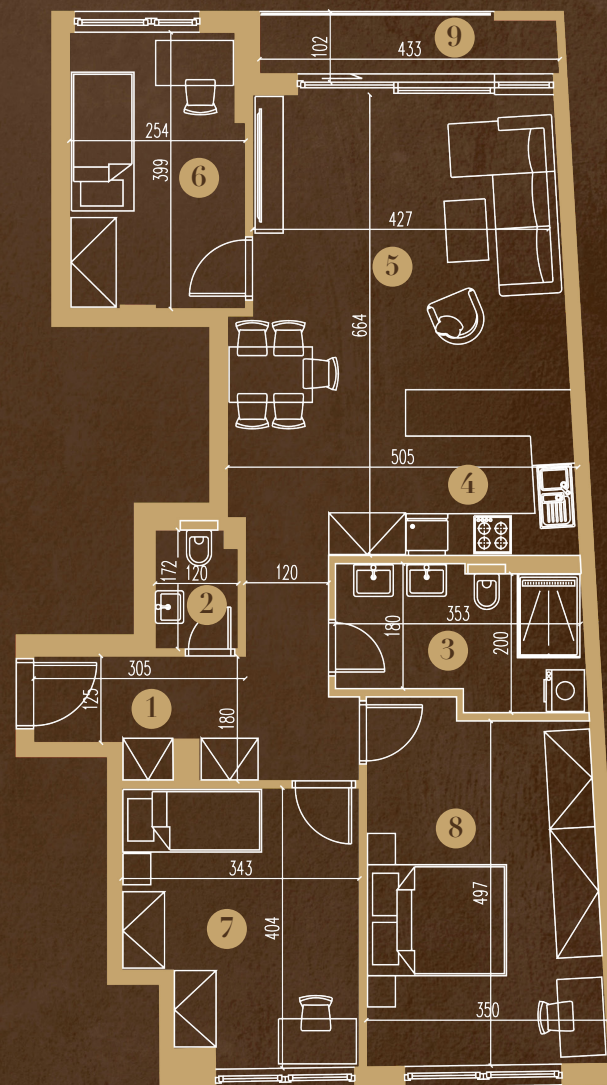


Aparment 2

Elevated Ground Floor

Three-Bedroom

Room	Area
1. Entrance Hall	9.37m ²
2. Toilet	2.00m ²
3. Bathroom	6.76m ²
4. Kitchen	5.84m ²
5. Living Room & Dining Area	24.86m ²
6. Bedroom	10.79m ²
7. Bedroom	12.63m ²
8. Bedroom	17.10m ²
9. Balcony	3.79m ²
Total Apartment Area	93.14m²



Apartment position on floor



Street-Facing Façade



Courtyard-Facing Façade



Aparment 5

1st Floor

Three-Bedroom

Room	Area
1. Entrance Hall	12.83m ²
2. Toilet	2.00m ²
3. Bathroom	6.76m ²
4. Kitchen	5.84m ²
5. Living Room & Dining Area	24.86m ²
6. Bedroom	10.79m ²
7. Bedroom	11.35m ²
8. Bedroom	11.64m ²
9. Balcony	3.79m ²
10. Balcony	5.03m ²
Total Apartment Area	94.89m²

Apartment position on floor



Street-Facing Façade



Courtyard-Facing Façade



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Aparment 7

2nd Floor

Three-Bedroom

Room	Area
1. Entrance Hall	7.59m ²
2. Toilet	2.00m ²
3. Bathroom	5.83m ²
4. Kitchen	9.40m ²
5. Living Room & Dining Area	21.99m ²
6. Bedroom	14.97m ²
7. Bedroom	15.79m ²
8. Bedroom	13.92m ²
9. Laundry	4.16m ²
10. Hallway	6.84m ²
11. Balcony	4.21m ²
12. Balcony	3.73m ²
Total Apartment Area	110.43m²

Apartment position on floor



Street-Facing Façade



Courtyard-Facing Façade



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Aparment 9

3rd Floor

Three-Bedroom

Room	Area
1. Entrance Hall	7.59m ²
2. Toilet	2.00m ²
3. Bathroom	5.83m ²
4. Kitchen	9.40m ²
5. Living Room & Dining Area	21.99m ²
6. Bedroom	14.97m ²
7. Bedroom	15.70m ²
8. Bedroom	11.54m ²
9. Laundry	4.16m ²
10. Hallway	6.84m ²
11. Balcony	4.21m ²
Total Apartment Area	104.23m²
12.*Balcony	6.43m ²

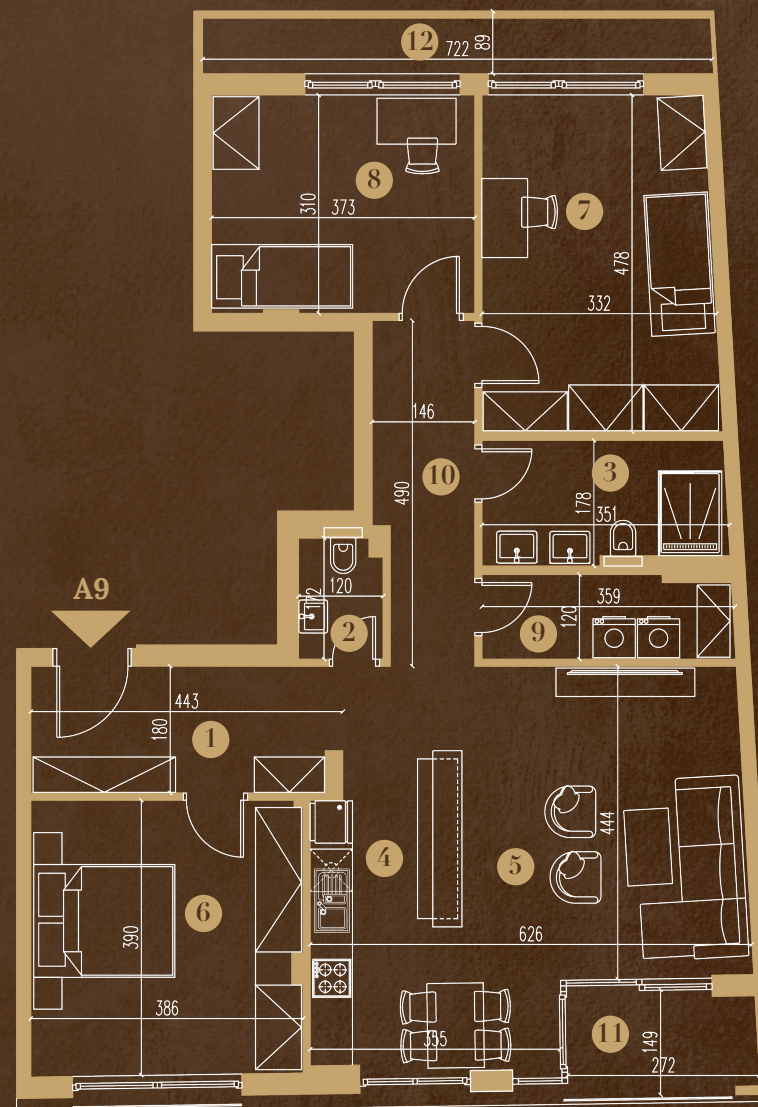
Apartment position on floor



Street-Facing Façade



Courtyard-Facing Façade



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Aparment 11

Recessed Floor (4th)

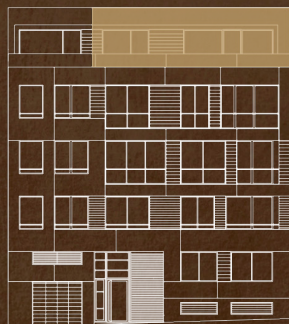
Three-Bedroom

Room	Area
1. Entrance Hall	6.48m ²
2. Toilet	2.00m ²
3. Bathroom	7.37m ²
4. Kitchen	5.00m ²
5. Living Room & Dining Area	21.56m ²
6. Bedroom	11.04m ²
7. Bedroom	8.62m ²
8. Bedroom	11.76m ²
9. Hallway	5.01m ²
10. Balcony	13.40m ²
Total Apartment Area	92.24m²
11. *Balcony	10.33m ²

Apartment position on floor



Street-Facing Façade



Courtyard-Facing Façade



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Reliable.

Precise.

Ours.

The investor and contractor of the 21 Central project is  **As-Stan**, a company that has been successfully delivering residential and commercial buildings across Belgrade for over 30 years.

We stand behind this project with our knowledge and experience — and our portfolio is the best proof.

www.as-stan.com

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