



nova dimenzija gradnje  
the new dimension of development



novi koncept

a new venture



## NOVA DIMENZIJA GRADNJE

■ Nova dimenzija gradnje predstavlja potpuno novi koncept u kome arhitektonsko i građevinsko stvaralaštvo imaju jedinstvene mogućnosti za svoj potpun i neponovljiv izražaj. Kvalitet prostora postaje standard, a komfor i udobnost sastavni deo vrhunskih uslova životnog okruženja.

Sa posebnom pažnjom odabrane lokacije pružaju brojne mogućnosti. Investiranjem u ove lokacije stičete stratešku konkurentsku prednost. Odaberite najbolju lokaciju, koja odgovara vašim potrebama i započnite novi uspešni poslovni poduhvat.

## THE NEW DIMENSION OF DEVELOPMENT

■ The new dimension of development represents a completely new concept in which architectural and construction creativity are given unique opportunities for a complete and unrepeatabe expression. Quality of space becomes a standard, and luxury and comfort a quintessential trait of living environment conditions.

Development and construction locations chosen with particular care offer numerous possibilities. Investing in these locations will provide you with a strategic competitive advantage. Choose the best location matching your needs and launch a new and successful business venture.



# IMPERIAL GRADNJA

■ Kompanija je osnovana 1999. godine i za veoma kratko vreme se, svojim poslovnim, kadrovskim, kreativnim i operativnim potencijalom, pozicionirala među vodeće kompanije u oblasti izgradnje objekata i investicionih projekata u građevinarstvu.

Poslovanje i delatnost kompanije pokrivaju kompletnu oblast građevinarstva, od projektovanja, preko izgradnje i opremanja, do inženjeringa i konsaltinga privrednih, poslovnih, stambenih, rezidencijalnih i objekata posebne namene.

IMPERIAL GRADNJA je operativan, fleksibilan i kompletan stručni sistem, organizaciono, kadrovski i tehnički potpuno opremljen da omogući realizaciju i najzahtevnijih zadataka arhitektonskog i građevinskog stvaralaštva. Imperativ poslovne politike kompanije je realizacija investicionih projekata po najvišim standardima kvaliteta, ekonomičnosti i rokova.

■ Pored sopstvenih investicionih poslova, značajan segment u poslovanju kompanije je menadžment u oblasti građevinarstva, koji uključuje analizu projekata, procenu značaja i projektovanje profitabilnosti, sa identifikacijom i upravljanjem rizikom. Stručan tim, sa bogatim iskustvom u ovoj oblasti, omogućava precizno usmeravanje projekata prema definisanim ciljevima.

■ The Company was founded in 1999 and relying on its business, creative, operational and staff potentials it rapidly positioned itself among the leading firms in the domain of construction of buildings and investment projects in construction.

The company operations encompass the construction sector, from design through construction and fitting and including engineering and consulting for company, business, residential and special purpose buildings.

IMPERIAL GRADNJA encompasses an operational, flexible and complete expert system having all the organizational, staff and technical prerequisites for the implementation of the most demanding tasks set forth by architectural and constructional creativity. The cardinal element of the company business policy is the implementation of investment projects in the respect of the highest standards of quality, economy and deadlines.

■ Along with its own development and construction activities, an important segment of the company activities concerns management in the construction sector, which includes project analysis, assessment of importance and profitability design, including risk identification and management. A team of experts having a long experience in this sector, allows a precise routing of the project towards the predefined objectives.



## REFERENTNA LISTA

■ Sopstvene investicione projekte realizujemo po najvišim standardima, kao investitor, suinvestitor i generalni izvođač radova. Realizovani projekti i zadovoljni klijenti su najbolja preporuka i podsticaj za nove i uspješne poslovne poduhvate.



■ Benzinska pumpa MALEX OIL, Novi Beograd  
Gas station MALEX OIL, New Belgrade

## LIST OF REFERENCES

■ We implement our own construction projects in the respect of the highest standards, as the investor, co-financer or general contractor. The completed projects and the satisfied clients are the best recommendation and incentive for new and successful business ventures.



■ Benzinska pumpa ŠER BOX, Novi Beograd  
Petrol station SHER BOX, New Belgrade



■ Poslovni objekat, kompleks Kumodraška, Beograd  
Business Centre, Kumodraška Street, Belgrade



■ Poslovni objekat, kompleks Kumodraška, Beograd  
Business Centre, Kumodraška Street, Belgrade



■ Poslovni objekat, Beograd  
Office building, Belgrade



■ Poslovni objekat, kompleks Kumodraška, Beograd  
Business Centre, Kumodraška Street, Belgrade



■ Stambeno - poslovni objekat, Beograd  
Residential - Office building, Belgrade



■ Stambeno - poslovni objekat, Beograd  
Residential - Office building, Belgrade



■ Stambeni objekat, Beograd  
Residential building, Belgrade



■ Stambeno-poslovni objekat, Beograd  
Residential - Office building, Belgrade



■ Stambeni objekat, Beograd  
Residential building, Belgrade



■ Porodična kuća, Beograd  
Family home, Belgrade



■ Enterijer stambenog prostora  
Housing interior solution



■ Enterijer stambenog prostora  
Housing interior solution



## LOKACIJE ZA NAJBOLJU INVESTICIJU

■ Lokacije koje nudimo se nalaze u Beogradu, glavnom gradu Republike Srbije. Osim brojnih prednosti, Beograd je najperspektivniji grad u regionu, po pitanju investicija svih vrsta, a naročito investicija u izgradnju. To potvrđuje i činjenica da je proglašen za "Grad budućnosti jugoistočne Evrope za 2007", priznanje koje dodeljuje respektabilni poslovni časopis Financial Times.

## LOCATIONS FOR OPTIMAL INVESTMENT

■ The locations we are offering are in Belgrade, capital of Serbia. Along with numerous ancillary advantages, Belgrade is the most promising metropolitan centre in the region for all types of investments, and particularly for investments in development. This is corroborated by the fact that it has been declared "2007 Town of the Future of Southeast Europe" by the highly respectable Financial Times business magazine.

## PREDNOSTI

### ■ Slobodna trgovinska zona

Beograd je strateški pozicioniran na tržištu između Evrope, Azije i Bliskog istoka. Srbija je deo slobodne trgovinske zone Balkana, sa preko 60 miliona potrošača i ima potpisan ugovor sa SAD. Jedina na Balkanu ima potpisan sporazum o slobodnoj trgovini sa Rusijom i pristup tržištu od 150 miliona potrošača. Osim toga, Srbija je tržište u razvoju, sa najvećim rastom u Jugoistočnoj Evropi, od 5% godišnje (BDP).

### ■ Saobraćajna komunikacija

Beograd ima stratešku komunikacionu poziciju na intersekciji Panevropskih koridora No 7 i No 10 i glavno je komunikaciono čvorište u regionu. Kroz Beograd protiču dve internacionalne plovne reke Sava i Dunav, ima dve luke, radijalnu železničku mrežu sa 4 železničke stanice i internacionalni aerodrom "Nikola Tesla".

### ■ Zakoni, porezi i takse

Srbija je potpisnik o pridruživanju EU, ali još uvek nije članica, zbog čega ima veću fleksibilnost i prednosti za investiranje. Propisi o spoljnoj trgovini i ulaganju su znatno pojednostavljeni, a procedure za registraciju kompanije su brze i jednostavne. Korporativna taksa je najniža u Istočnoj Evropi (10%), PDV (18% i 8%) najniži na Balkanu, a zakon predviđa stimulaciju od 10 godina poreskog oslobođenja u određenim slučajevima.

## ADVANTAGES

### ■ Free trade zone

Belgrade is strategically positioned between Europe, Asia and the Near East. Serbia is part of the Balkan free trade zone which has more than 60 million consumers and a signed cooperation agreement with the USA. Serbia is also the only Balkan country that is part to a free trade agreement with Russia and therefore has access to a market of 150 million consumers. Furthermore, the Serbian market is still expanding with the highest growth rate in South-eastern Europe averaging 5% annually (GDP).

### ■ Transport communications

Belgrade also has a strategic communications position at the intersection of the pan-European corridors No 7 and No 10 and it is the prime communication hub in the region. Two internationally navigable rivers - the Sava and the Danube - run through Belgrade, it has two river ports, a radial railway network with 4 railway stations and the "Nikola Tesla" international airport.

### ■ Legislation, taxes, fees

Serbia has signed the association agreement, but is still not a member of the EU, thus having a greater flexibility and tangible advantages for investments. Foreign trade and investment regulations have been greatly simplified, and the procedure for registering a company is quick and simple. Corporate tax is lowest in Eastern Europe (10%), the VAT (18% and 8%) is lowest in the Balkans, and in given cases the legislation specifies a 10 year tax relief as an incentive.





#### ■ Blok 11A , komercijalno-rezidencijalni kompleks

Kompleks u Bloku 11a nalazi se na ekskluzivnoj lokaciji centralne zone Novog Beograda, neposredno uz zeleni pojas Dunavskog keja, gde su već mnoge vodeće domaće i svetske kompanije postavile svoja sedišta.

#### ■ Block 11A , commercial-residential block

The complex in Block 11a is situated in an exclusive part of the New Belgrade central zone, in the immediate vicinity of the green zone along the banks of the Danube, where many leading foreign and domestic companies have set up their main office.



#### ■ Blok 63, poslovno-stambeni objekat

Nalazi se na jednoj od glavnih raskrsnica, koja predstavlja centar gradske podceline Novog Beograda, u blizini Savskog keja. Poslovanje je locirano u prizemlju i na I spratu bazisa objekta, a stanovanje je smešteno u dve kule, iznad poslovnog prostora.

#### ■ Block 63, business-residential building

Located on one of the principal intersections representing an integral part of the urban subentity of New Belgrade, close to the Sava riverside. The office space is located on the ground floor and on the 1st floor of the main building, and the residential areas are located in two towers above the office space.



#### ■ Kumodraška, poslovno-proizvodni kompleks

Novi kompleks u Kumodraškoj ulici nalazi se na saobraćajnoj trasi, sa jedne strane Unutrašnjeg magistralnog prstena i buduće petlje preko autoputa, a sa druge strane Kružnog puta. Svojim položajem, veličinom i sadržajima, dominira ovim delom grada.

#### ■ Kumodraška Street, office-production block

The new block in Kumodraška St. is situated along the transport corridor, on the one side along the Internal master ring road and the future highway overpass, and on the other by the Kružni put, bypass road. With its position, size and contents, it dominates with this part of the city.



#### ■ Karaburma, tržni centar Merkur

Nalazi se u gradskom naselju Karaburma, između Mirijeuskog bulevara i Ulice Marijane Gregoran. Dobra saobraćajna povezanost sa centrom grada, sadržaji i veličina centra čine ovu lokaciju repnom tačkom u svom makro okruženju.

#### ■ Merkur Shopping Centre, Karaburma

Located in the urban quarter of Karaburma, between Mirijevo Boulevard and Marijana Gregoran St. Good transport links with the centre of the city, the content and the size of the Centre make this location a reference point in its macroenvironment.



naše lokacije

our locations



# Beograd / Belgrade

0 km

1 km



SEVER / NORTH





imperial gradnja

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