



NIŠ • BUBANJ

Dejana Mančića 12

A residential building with 20 apartments, garage and landscaped grounds

MSM INVEST • SALES BROCHURE

Home at first sight

Dejana Mančića 12 is a residential building where elegant design, functionality and modern fittings are in balance. Every apartment offers calm, contemporary city living.

Rooms are regular and straight-lined, with high ceilings — suited to a range of interior layouts. Terraces facing the greenery open views towards Bujanj and the city skyline.

The building is constructed to current energy-efficiency standards, with individual heating, a lift, garage and parking spaces and a storage room for every apartment.

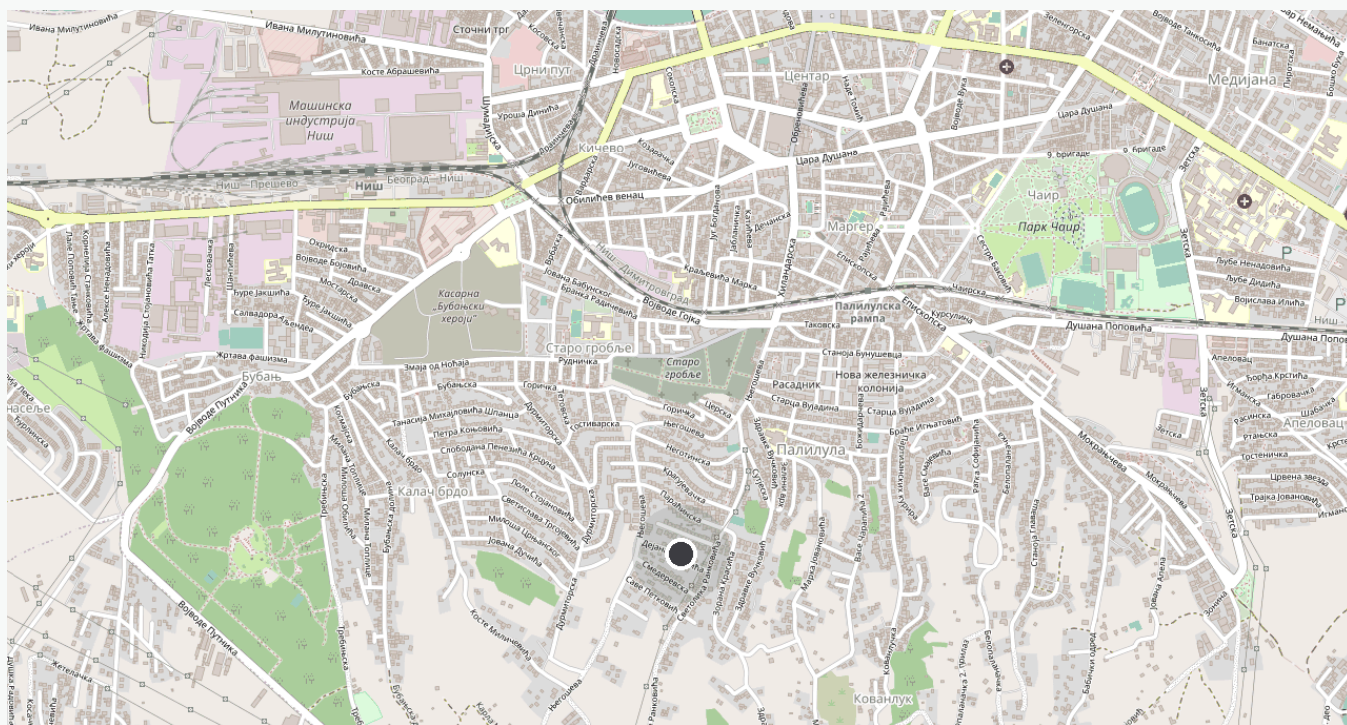


LOCATION

The privilege of living among greenery, in the heart of the city

Bubanj Memorial Park a few minutes' walk away, and the centre of Niš a few minutes' drive.

Everything a few minutes away



Next to the memorial park

Bubanj Memorial Park, with walking paths, a fitness trail and green areas, is right nearby.

Daily needs

Supermarkets, pharmacy, bakery and post office in the surrounding streets. City market and shopping centres close by.

Sport and leisure

Sports grounds, gyms and cycle paths along the Nišava, a short drive from the building.

Schools and kindergartens

Primary school, kindergarten and playground within walking distance — without crossing busy roads.

Transport

Direct link to the Boulevard and the ring-road exit; city bus lines on the street.

Culture

Niš Fortress, the National Theatre and summer festivals — Nišville and the Film Encounters — in the city centre.

Key facts about the building

20 APARTMENTS	4 FLOORS + BASEMENT	1,052 m ² NET AREA
885 m ² PLOT AREA	20 PARKING SPACES AND STORAGE	48–61 m ² APARTMENT SIZES

Apartment mix

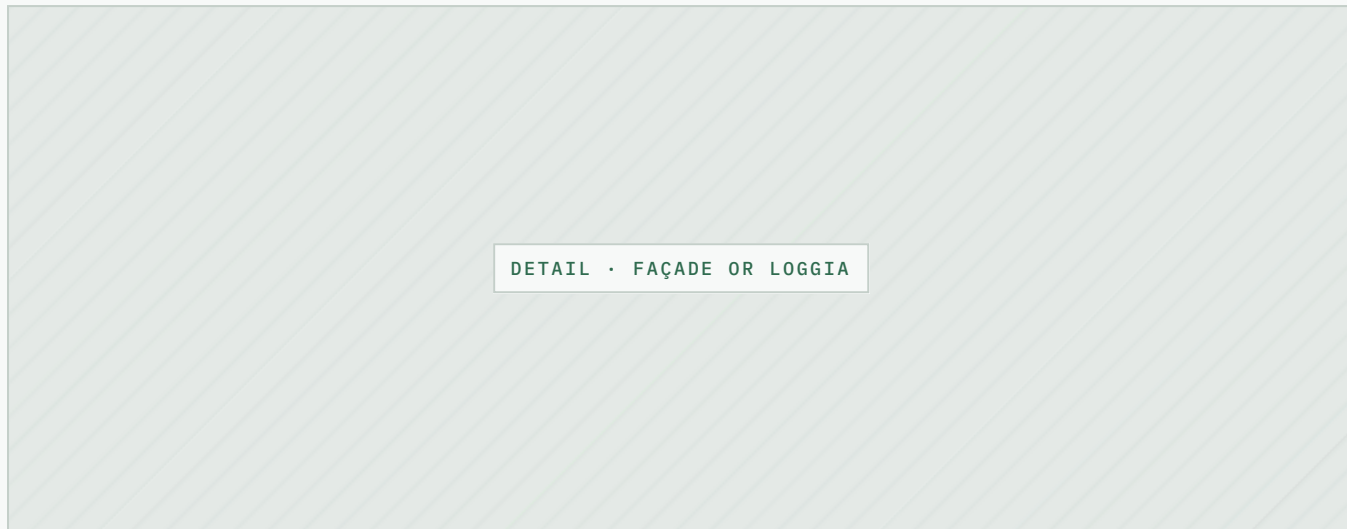
Twelve one-bedroom and eight two-bedroom apartments, four of them with a separate toilet. All apartments except two on the top floor have a terrace.

How to buy

Purchase during construction with a notarised contract and title registration once the occupancy permit is issued. Mortgage financing is possible.



Structure, heating and insulation



Individual heating

Each apartment has its own heating unit with room-by-room control, so costs are metered per apartment.

Sound insulation

Underlays beneath the screed act as both thermal and acoustic insulation between floors.

Façade

External thermal insulation composite system with a finishing render; accented elements and loggias in a contrasting material.

Underfloor heating option

By arrangement with the developer, underfloor heating can be installed in the apartment — even warmth and more freedom in furnishing.

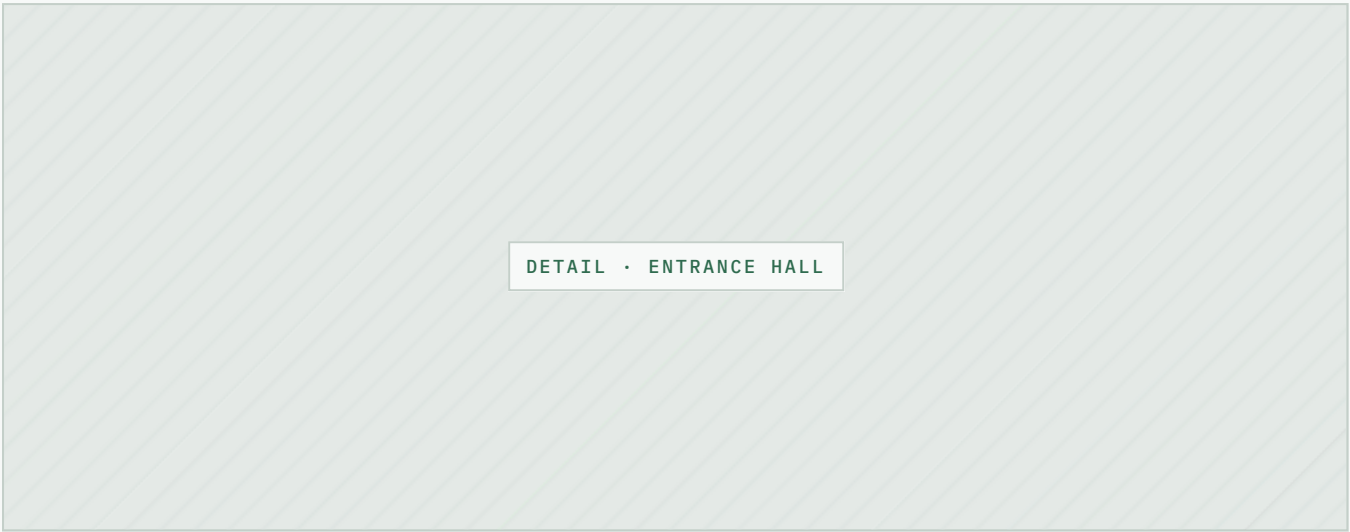
Windows and doors

Five-chamber PVC profiles with triple glazing, extra acoustic protection towards the street and built-in insect screens.

Roof and flashing

Waterproofing membrane with thermal insulation, complete sheet-metal work, gutters and drips.

Services, fittings and security



Electrical

Power and low-voltage systems with quality conductors and fittings, pre-wired for smart-home use.

Lift

A lift serving every floor, quiet in operation, with step-free access.

Water and drainage

Separate water meters per apartment, connections ready for dishwasher and washing machine.

Grounds

Paved paths, planted areas and lighting; parking laid in concrete pavers.

Air conditioning

Inverter air-conditioning unit installed per apartment; outdoor-unit positions and pipe routes prepared.

Access control

Intercom in every apartment, controlled entry to the building and the parking.

Common areas

Entrance hall, stairs and corridors finished in hard-wearing materials, with glass and metal railings.

Maintenance

Professional upkeep of common areas and greenery, with no obligations for residents.

Ready to move in

Apartments are handed over finished, to one standard for all units. Buyers keep the freedom to choose colours and furniture, with no further works needed.

Floors

Parquet in the hall, bedrooms and living room. Porcelain tiles in the kitchen, bathroom, toilet and on the terrace.

Bathroom

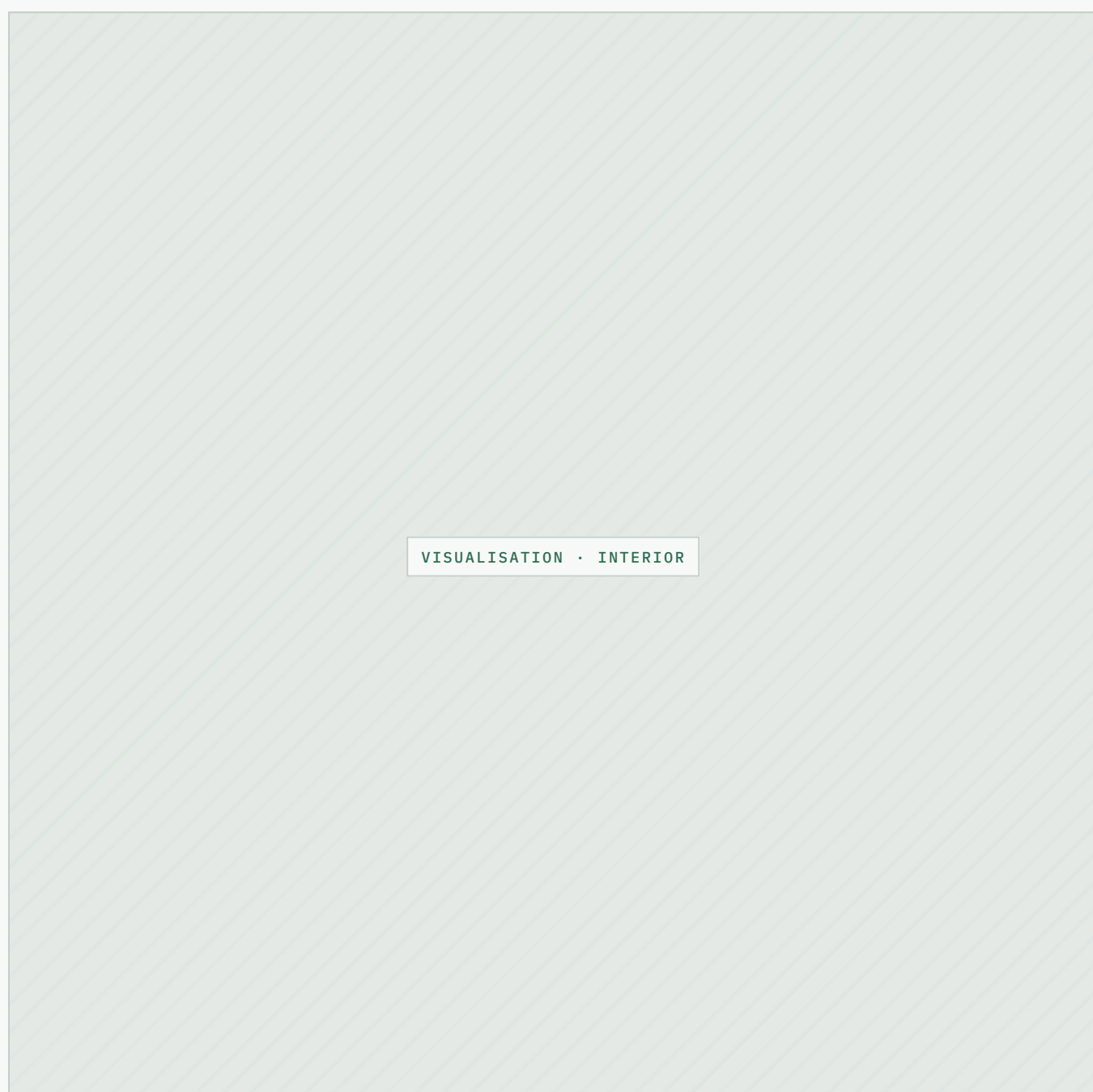
Complete sanitary ware and fittings, wall tiles to the ceiling, washing-machine connection.

Walls and ceilings

Plasterboard partitions, dry-lined walls, skimmed and painted white.

Doors

Security entrance door; interior doors in every room, toned to the flooring.



VISUALISATION · INTERIOR

Apartment overview

APT.	TYPE	TYPE / LAYOUT	NET	PRICE	MORTGAGE PRICE	STATUS
GROUND FLOOR						
S01	A	One-bedroom	51.00 m ²	94,350 €	99,450 €	AVAILABLE
S02	B	One-bedroom	48.24 m ²	89,244 €	94,068 €	AVAILABLE
S03	C	Two-bedroom	54.96 m ²	101,676 €	107,172 €	AVAILABLE
1ST FLOOR						
S04	D	Two-bedroom + WC	61.00 m ²	112,850 €	118,950 €	AVAILABLE
S05	E	One-bedroom	48.37 m ²	89,484 €	94,322 €	AVAILABLE
S06	F	One-bedroom	50.84 m ²	94,054 €	99,138 €	AVAILABLE
S07	A	One-bedroom	51.00 m ²	94,350 €	99,450 €	AVAILABLE
S08	G	One-bedroom	48.29 m ²	89,336 €	94,166 €	AVAILABLE
S09	C	Two-bedroom	54.96 m ²	101,676 €	107,172 €	AVAILABLE
2ND FLOOR						
S10	D	Two-bedroom + WC	61.00 m ²	112,850 €	118,950 €	AVAILABLE
S11	E	One-bedroom	48.37 m ²	89,484 €	94,322 €	AVAILABLE
S12	F	One-bedroom	50.84 m ²	94,054 €	99,138 €	AVAILABLE
S13	A	One-bedroom	51.00 m ²	94,350 €	99,450 €	AVAILABLE
S14	G	One-bedroom	48.29 m ²	89,336 €	94,166 €	AVAILABLE
S15	C	Two-bedroom	54.96 m ²	101,676 €	107,172 €	AVAILABLE
3RD FLOOR						
S16	D	Two-bedroom + WC	61.00 m ²	112,850 €	118,950 €	AVAILABLE
S17	E	One-bedroom	48.37 m ²	89,484 €	94,322 €	AVAILABLE
S18	F	One-bedroom	50.84 m ²	94,054 €	99,138 €	AVAILABLE
S19	H	Two-bedroom + WC, no terrace	56.08 m ²	103,748 €	109,356 €	AVAILABLE
S20	I	Two-bedroom, no terrace	52.24 m ²	96,644 €	101,868 €	AVAILABLE
20 apartments			1,051.65 m²			

Prices are in euros, excluding property transfer tax. The "Mortgage price" column applies to purchases financed by a housing loan.

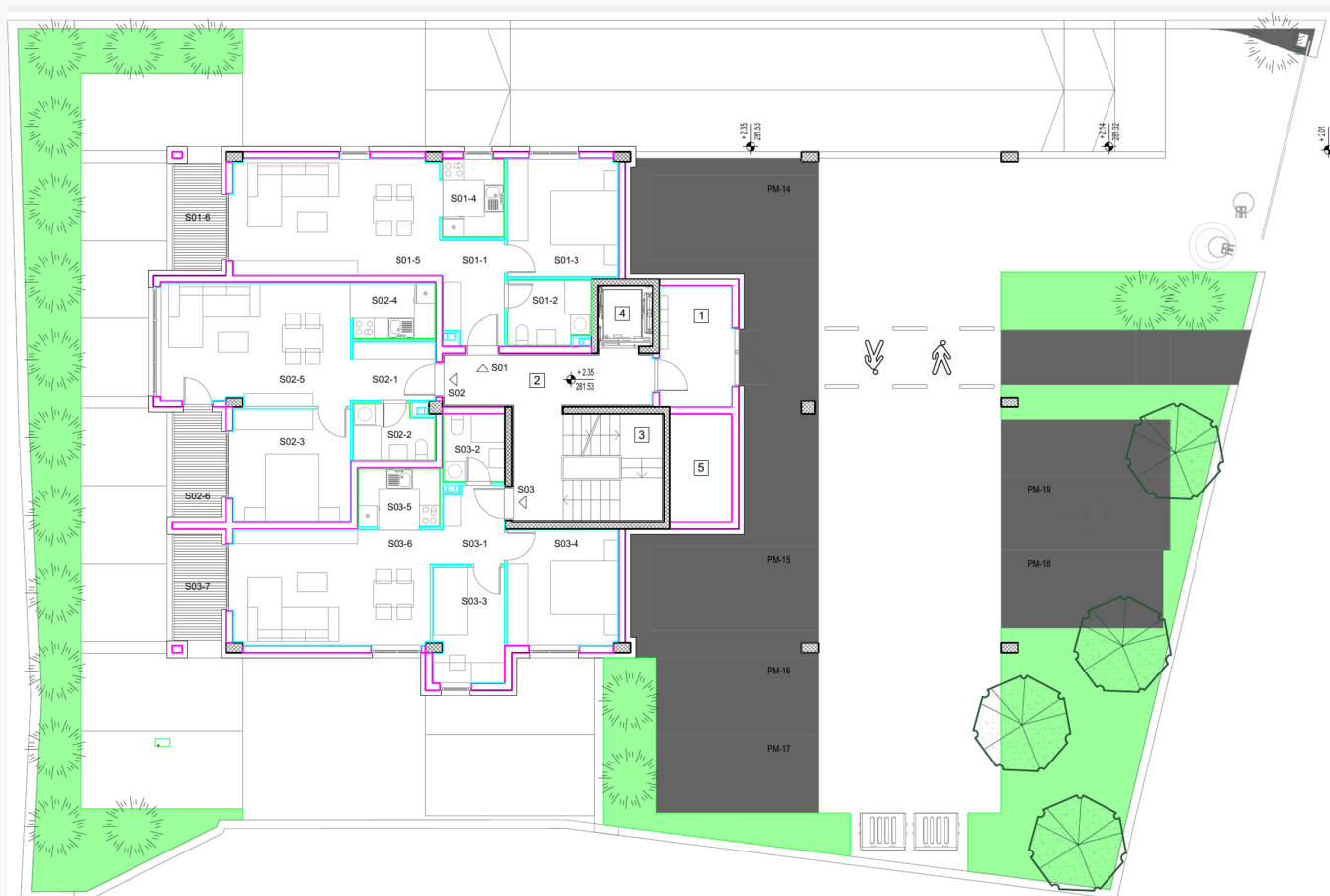
Prices with VAT refund

First-time home buyers are entitled to a VAT refund. Below are prices per apartment type before and after the 10% VAT refund.

TYPE	LAYOUT	NET	WITHOUT VAT REFUND		WITH VAT REFUND (10%)	
			PRICE	MORTGAGE	PRICE	MORTGAGE
A	One-bedroom	51.00 m²	94,350 €	99,450 €	85,773 €	90,409 €
B	One-bedroom	48.24 m²	89,244 €	94,068 €	81,131 €	85,516 €
C	Two-bedroom	54.96 m²	101,676 €	107,172 €	92,433 €	97,429 €
D	Two-bedroom + WC	61.00 m²	112,850 €	118,950 €	102,591 €	108,136 €
E	One-bedroom	48.37 m²	89,484 €	94,322 €	81,350 €	85,747 €
F	One-bedroom	50.84 m²	94,054 €	99,138 €	85,504 €	90,125 €
G	One-bedroom	48.29 m²	89,336 €	94,166 €	81,215 €	85,605 €
H	Two-bedroom + WC, no terrace	56.08 m²	103,748 €	109,356 €	94,316 €	99,415 €
I	Two-bedroom, no terrace	52.24 m²	96,644 €	101,868 €	87,858 €	92,607 €

Prices include 10% VAT; the price with refund is the price less the VAT it contains (price / 1.10). Eligibility and the refund amount are determined by the Tax Administration under the VAT Act. Only types with at least one available apartment are shown.

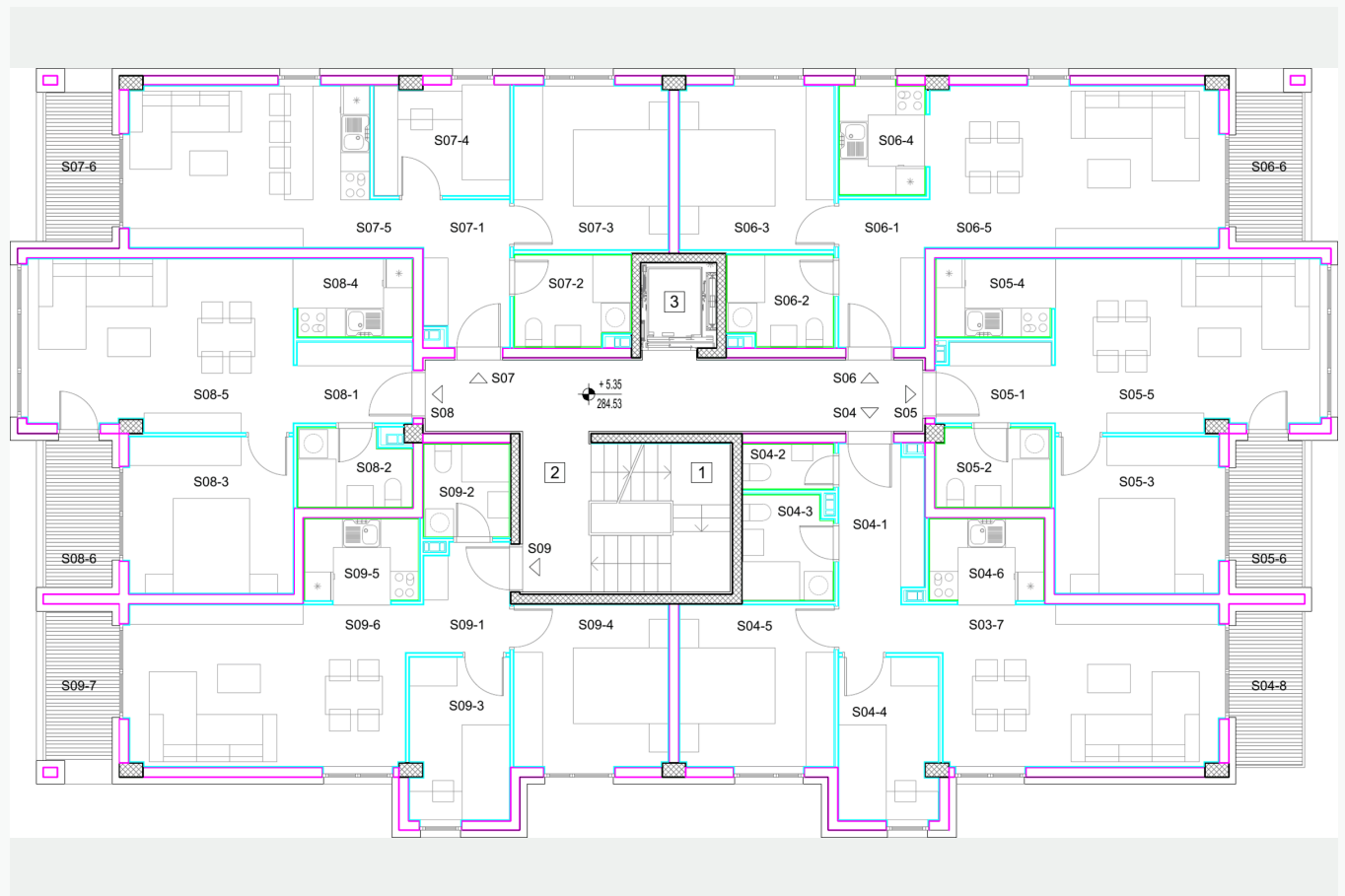
Building entrance, three apartments and courtyard parking



APT.	TYPE	LAYOUT	NET	PRICE	STATUS
S01	A	One-bedroom	51.00 m ²	94,350 €	AVAILABLE
S02	B	One-bedroom	48.24 m ²	89,244 €	AVAILABLE
S03	C	Two-bedroom	54.96 m ²	101,676 €	AVAILABLE
3			154.20 m²		

Apartment codes match the design drawings. Areas are net, with terraces counted in full.

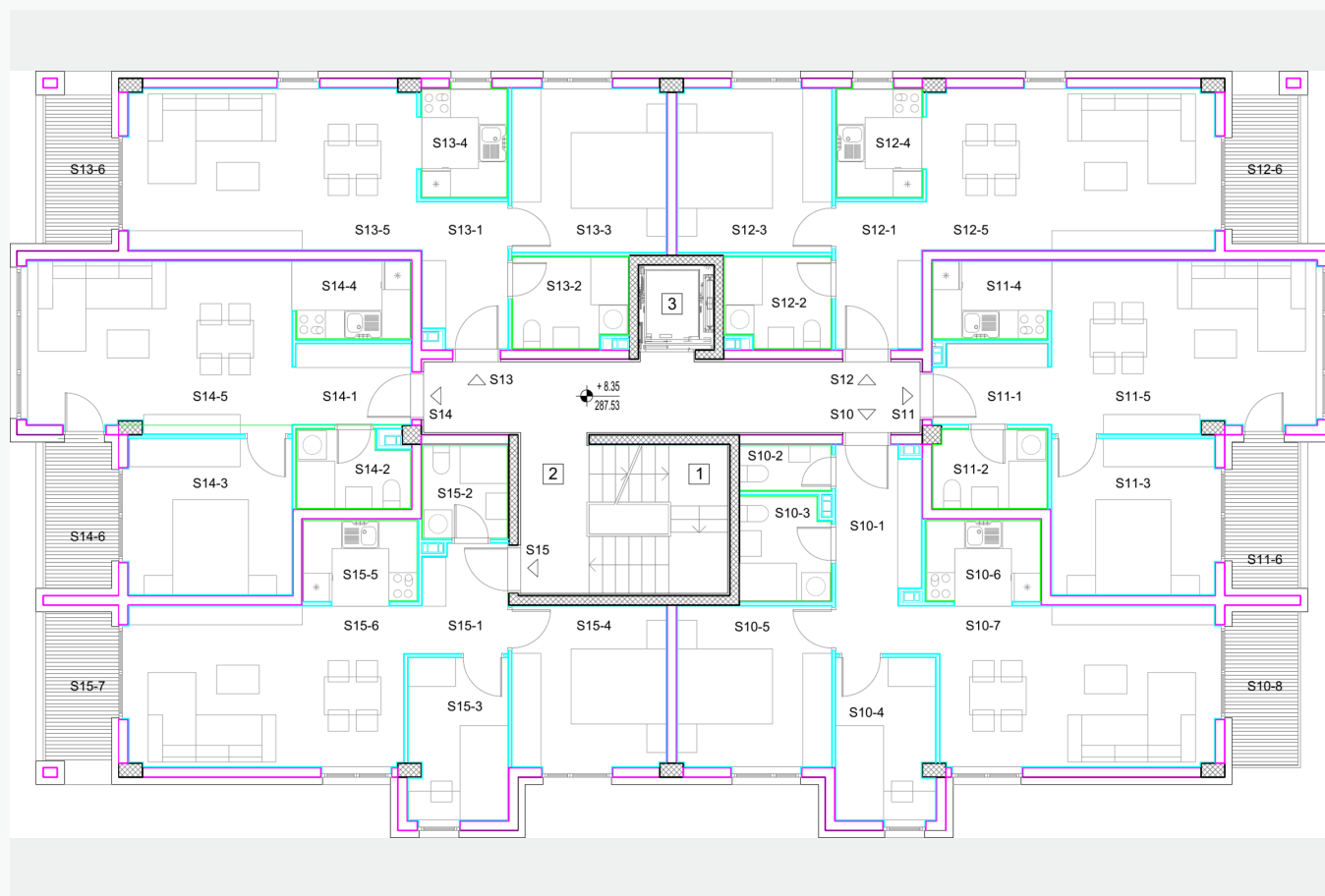
Six apartments, all with a terrace



APT.	TYPE	LAYOUT	NET	PRICE	STATUS
S04	D	Two-bedroom + WC	61.00 m ²	112,850 €	AVAILABLE
S05	E	One-bedroom	48.37 m ²	89,484 €	AVAILABLE
S06	F	One-bedroom	50.84 m ²	94,054 €	AVAILABLE
S07	A	One-bedroom	51.00 m ²	94,350 €	AVAILABLE
S08	G	One-bedroom	48.29 m ²	89,336 €	AVAILABLE
S09	C	Two-bedroom	54.96 m ²	101,676 €	AVAILABLE
6			314.46 m²		

Apartment codes match the design drawings. Areas are net, with terraces counted in full.

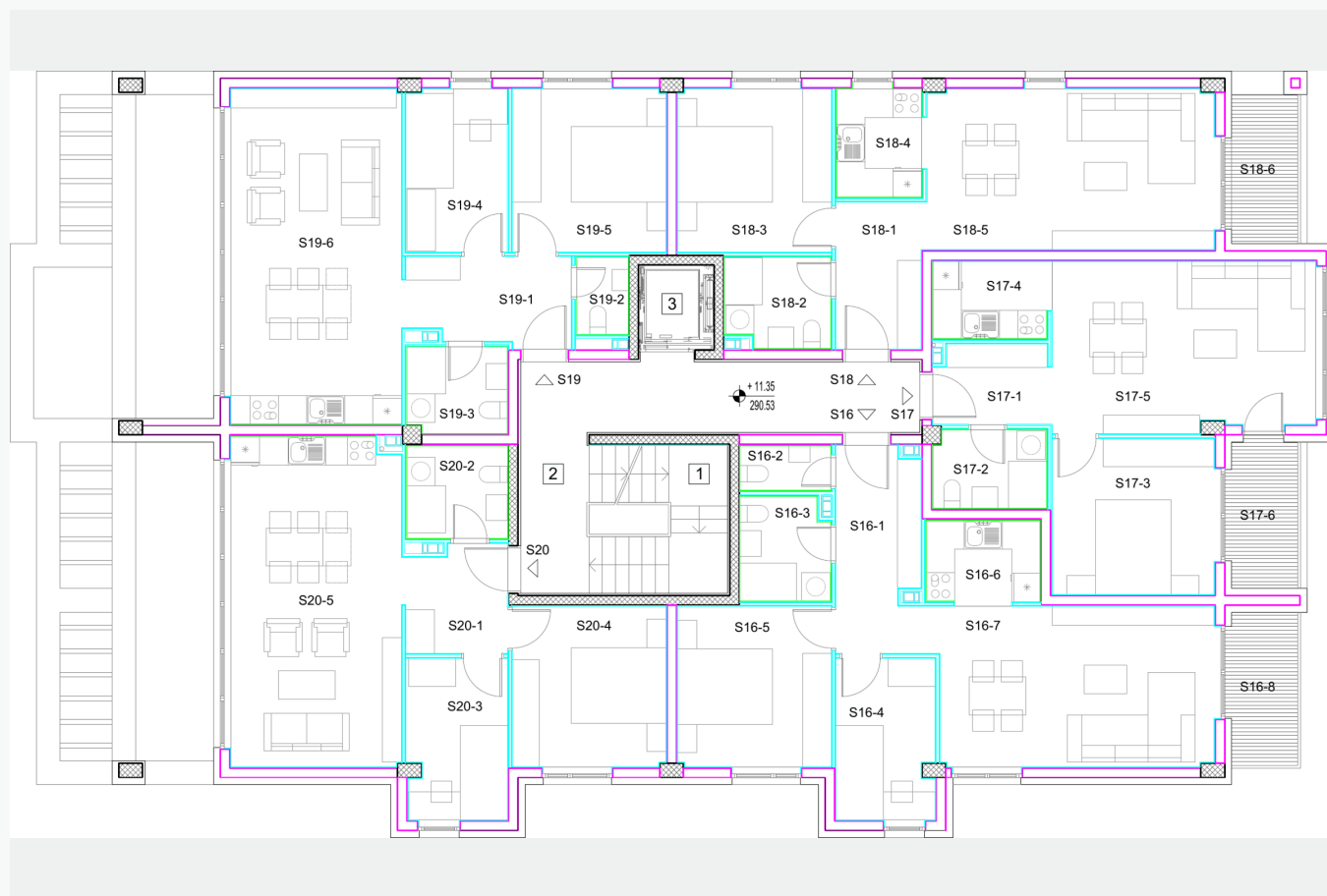
Six apartments, same layout as the first floor



APT.	TYPE	LAYOUT	NET	PRICE	STATUS
S10	D	Two-bedroom + WC	61.00 m ²	112,850 €	AVAILABLE
S11	E	One-bedroom	48.37 m ²	89,484 €	AVAILABLE
S12	F	One-bedroom	50.84 m ²	94,054 €	AVAILABLE
S13	A	One-bedroom	51.00 m ²	94,350 €	AVAILABLE
S14	G	One-bedroom	48.29 m ²	89,336 €	AVAILABLE
S15	C	Two-bedroom	54.96 m ²	101,676 €	AVAILABLE
6			314.46 m²		

Apartment codes match the design drawings. Areas are net, with terraces counted in full.

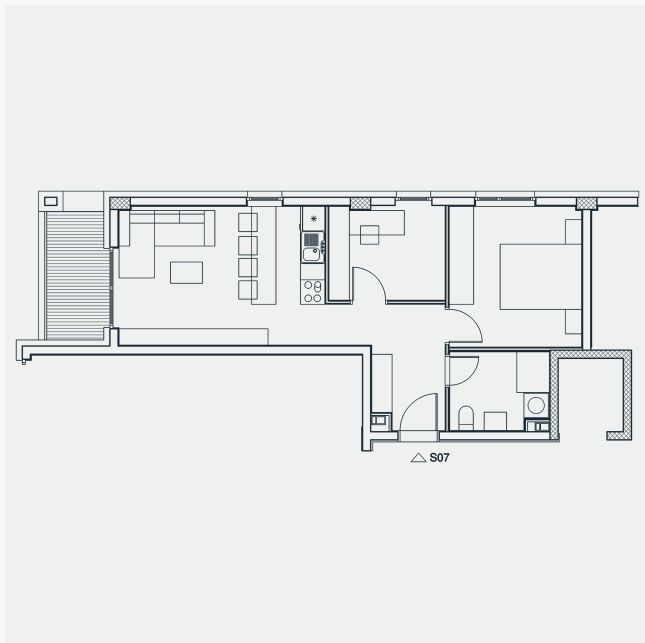
Five apartments, two on the set-back top floor



APT.	TYPE	LAYOUT	NET	PRICE	STATUS
S16	D	Two-bedroom + WC	61.00 m ²	112,850 €	AVAILABLE
S17	E	One-bedroom	48.37 m ²	89,484 €	AVAILABLE
S18	F	One-bedroom	50.84 m ²	94,054 €	AVAILABLE
S19	H	Two-bedroom + WC, no terrace	56.08 m ²	103,748 €	AVAILABLE
S20	I	Two-bedroom, no terrace	52.24 m ²	96,644 €	AVAILABLE
5			268.53 m²		

Apartment codes match the design drawings. Areas are net, with terraces counted in full.

Type A

NET AREA
51.00 m²PRICE FROM
94,350 €

NO.	ROOM	FLOORING	AREA
1	Hall	Parquet	5.36 m ²
2	Bathroom	Porcelain tiles	4.53 m ²
3	Master bedroom	Parquet	11.20 m ²
4	Kitchen	Porcelain tiles	4.09 m ²
5	Living room	Parquet	21.12 m ²
6	Terrace	Porcelain tiles	4.70 m ²
Apartment total			51.00 m²

APARTMENTS OF THIS TYPE

FLOOR	APT.	NET	PRICE	MORTGAGE PRICE	STATUS
Ground floor	S01	51.00 m ²	94,350 €	99,450 €	AVAILABLE
1st floor	S07	51.00 m ²	94,350 €	99,450 €	AVAILABLE
2nd floor	S13	51.00 m ²	94,350 €	99,450 €	AVAILABLE

All dimensions are from the design; deviations within the contractual tolerance are possible. A parking space and storage room are offered with each apartment.

Type B

NET AREA
48.24 m²PRICE FROM
89,244 €FLOOR PLAN · TYPE B
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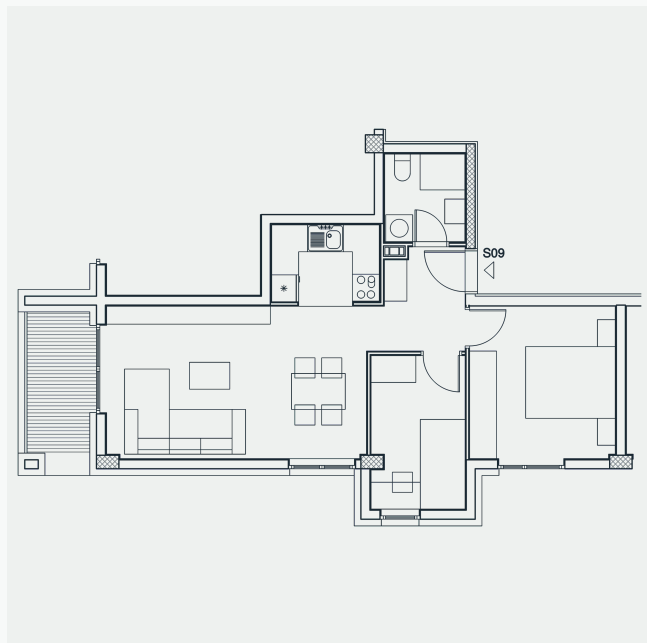
NO.	ROOM	FLOORING	AREA
1	Hall	Parquet	4.11 m ²
2	Bathroom	Porcelain tiles	3.65 m ²
3	Master bedroom	Parquet	11.61 m ²
4	Kitchen	Porcelain tiles	4.04 m ²
5	Living room	Parquet	20.07 m ²
6	Terrace	Porcelain tiles	4.76 m ²
Apartment total			48.24 m²

APARTMENTS OF THIS TYPE

FLOOR	APT.	NET	PRICE	MORTGAGE PRICE	STATUS
Ground floor	S02	48.24 m ²	89,244 €	94,068 €	AVAILABLE

All dimensions are from the design; deviations within the contractual tolerance are possible. A parking space and storage room are offered with each apartment.

Type C

NET AREA
54.96 m²PRICE FROM
101,676 €

NO.	ROOM	FLOORING	AREA
1	Hall	Parquet	4.03 m ²
2	Bathroom	Porcelain tiles	3.50 m ²
3	Bedroom	Parquet	7.09 m ²
4	Master bedroom	Parquet	11.04 m ²
5	Kitchen	Porcelain tiles	4.23 m ²
6	Living room	Parquet	20.37 m ²
7	Terrace	Porcelain tiles	4.70 m ²
Apartment total			54.96 m²

APARTMENTS OF THIS TYPE

FLOOR	APT.	NET	PRICE	MORTGAGE PRICE	STATUS
Ground floor	S03	54.96 m ²	101,676 €	107,172 €	AVAILABLE
1st floor	S09	54.96 m ²	101,676 €	107,172 €	AVAILABLE
2nd floor	S15	54.96 m ²	101,676 €	107,172 €	AVAILABLE

All dimensions are from the design; deviations within the contractual tolerance are possible. A parking space and storage room are offered with each apartment.

Type D

NET AREA
61.00 m²PRICE FROM
112,850 €FLOOR PLAN · TYPE D
INSERT FROM AUTOCAD

NO.	ROOM	FLOORING	AREA
1	Hall	Parquet	7.98 m ²
2	Toilet	Porcelain tiles	1.80 m ²
3	Bathroom	Porcelain tiles	4.06 m ²
4	Bedroom	Parquet	7.09 m ²
5	Master bedroom	Parquet	11.03 m ²
6	Kitchen	Porcelain tiles	4.23 m ²
7	Living room	Parquet	19.97 m ²
8	Terrace	Porcelain tiles	4.84 m ²
Apartment total			61.00 m²

APARTMENTS OF THIS TYPE

FLOOR	APT.	NET	PRICE	MORTGAGE PRICE	STATUS
1st floor	S04	61.00 m ²	112,850 €	118,950 €	AVAILABLE
2nd floor	S10	61.00 m ²	112,850 €	118,950 €	AVAILABLE
3rd floor	S16	61.00 m ²	112,850 €	118,950 €	AVAILABLE

All dimensions are from the design; deviations within the contractual tolerance are possible. A parking space and storage room are offered with each apartment.

Type E

NET AREA
48.37 m²PRICE FROM
89,484 €FLOOR PLAN · TYPE E
INSERT FROM AUTOCAD

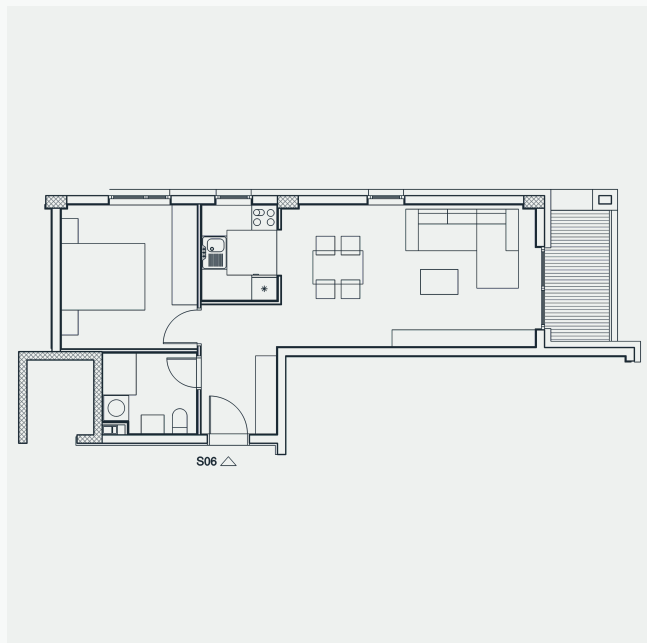
NO.	ROOM	FLOORING	AREA
1	Hall	Parquet	3.97 m ²
2	Bathroom	Porcelain tiles	3.92 m ²
3	Master bedroom	Parquet	11.61 m ²
4	Kitchen	Porcelain tiles	4.04 m ²
5	Living room	Parquet	20.07 m ²
6	Terrace	Porcelain tiles	4.76 m ²
Apartment total			48.37 m²

APARTMENTS OF THIS TYPE

FLOOR	APT.	NET	PRICE	MORTGAGE PRICE	STATUS
1st floor	S05	48.37 m ²	89,484 €	94,322 €	AVAILABLE
2nd floor	S11	48.37 m ²	89,484 €	94,322 €	AVAILABLE
3rd floor	S17	48.37 m ²	89,484 €	94,322 €	AVAILABLE

All dimensions are from the design; deviations within the contractual tolerance are possible. A parking space and storage room are offered with each apartment.

Type F

NET AREA
50.84 m²PRICE FROM
94,054 €

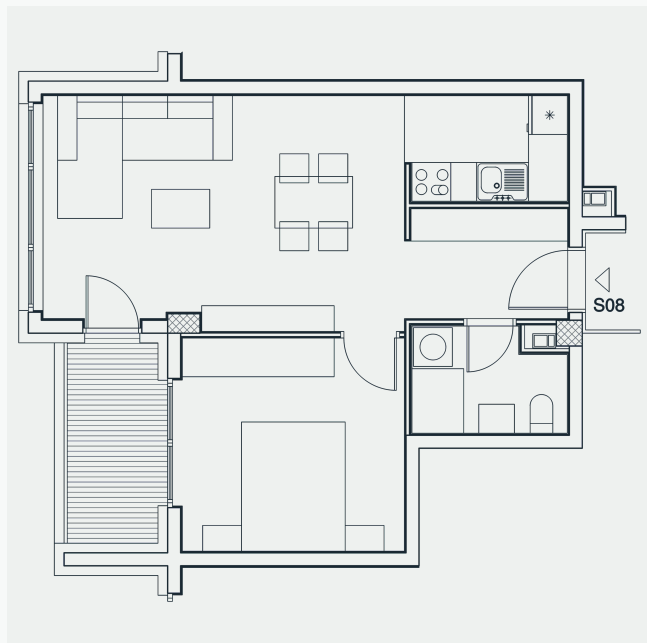
NO.	ROOM	FLOORING	AREA
1	Hall	Parquet	5.58 m ²
2	Bathroom	Porcelain tiles	4.15 m ²
3	Master bedroom	Parquet	11.20 m ²
4	Kitchen	Porcelain tiles	4.09 m ²
5	Living room	Parquet	21.12 m ²
6	Terrace	Porcelain tiles	4.70 m ²
Apartment total			50.84 m²

APARTMENTS OF THIS TYPE

FLOOR	APT.	NET	PRICE	MORTGAGE PRICE	STATUS
1st floor	S06	50.84 m ²	94,054 €	99,138 €	AVAILABLE
2nd floor	S12	50.84 m ²	94,054 €	99,138 €	AVAILABLE
3rd floor	S18	50.84 m ²	94,054 €	99,138 €	AVAILABLE

All dimensions are from the design; deviations within the contractual tolerance are possible. A parking space and storage room are offered with each apartment.

Type G

NET AREA
48.29 m²PRICE FROM
89,336 €

NO.	ROOM	FLOORING	AREA
1	Hall	Parquet	4.11 m ²
2	Bathroom	Porcelain tiles	3.70 m ²
3	Master bedroom	Parquet	11.61 m ²
4	Kitchen	Porcelain tiles	4.04 m ²
5	Living room	Parquet	20.07 m ²
6	Terrace	Porcelain tiles	4.76 m ²
Apartment total			48.29 m²

APARTMENTS OF THIS TYPE

FLOOR	APT.	NET	PRICE	MORTGAGE PRICE	STATUS
1st floor	S08	48.29 m ²	89,336 €	94,166 €	AVAILABLE
2nd floor	S14	48.29 m ²	89,336 €	94,166 €	AVAILABLE

All dimensions are from the design; deviations within the contractual tolerance are possible. A parking space and storage room are offered with each apartment.

Type H

NET AREA
56.08 m²PRICE FROM
103,748 €FLOOR PLAN · TYPE H
INSERT FROM AUTOCAD

NO.	ROOM	FLOORING	AREA
1	Hall	Parquet	6.33 m ²
2	Toilet	Porcelain tiles	1.79 m ²
3	Bathroom	Porcelain tiles	3.86 m ²
4	Bedroom	Parquet	7.38 m ²
5	Master bedroom	Parquet	11.20 m ²
6	Living room	Parquet	25.52 m ²
Apartment total			56.08 m²

APARTMENTS OF THIS TYPE

FLOOR	APT.	NET	PRICE	MORTGAGE PRICE	STATUS
3rd floor	S19	56.08 m ²	103,748 €	109,356 €	AVAILABLE

All dimensions are from the design; deviations within the contractual tolerance are possible. A parking space and storage room are offered with each apartment.

Type I

NET AREA
52.24 m²PRICE FROM
96,644 €FLOOR PLAN · TYPE I
INSERT FROM AUTOCAD

NO.	ROOM	FLOORING	AREA
1	Hall	Parquet	4.84 m ²
2	Bathroom	Porcelain tiles	4.19 m ²
3	Bedroom	Parquet	7.20 m ²
4	Master bedroom	Parquet	11.04 m ²
5	Living room	Parquet	24.97 m ²
Apartment total			52.24 m²

APARTMENTS OF THIS TYPE

FLOOR	APT.	NET	PRICE	MORTGAGE PRICE	STATUS
3rd floor	S20	52.24 m ²	96,644 €	101,868 €	AVAILABLE

All dimensions are from the design; deviations within the contractual tolerance are possible. A parking space and storage room are offered with each apartment.

Basement garage and courtyard parking



Basement — 13 parking spaces and three enclosed garages, ramp access and controlled entry.

SPACE	STATUS
PM 01	AVAILABLE
PM 02	AVAILABLE
PM 03	AVAILABLE
PM 04	AVAILABLE
PM 05	AVAILABLE
PM 06	AVAILABLE
PM 07	AVAILABLE
PM 08	AVAILABLE
PM 09	AVAILABLE
PM 10 G02	AVAILABLE
PM 11 G02	AVAILABLE
PM 12 G03	AVAILABLE
PM 13 G03	AVAILABLE
G 01	AVAILABLE

Ground floor — six courtyard parking spaces in concrete pavers, including one accessible space.

SPACE	STATUS
PM 14	AVAILABLE
PM 15	AVAILABLE
PM 16	AVAILABLE
PM 17	AVAILABLE
PM 18	AVAILABLE
PM 19 Invalid	AVAILABLE

Storage rooms

A separate basement storage room is provided for every apartment. It is sold together with the apartment.

MSM Invest

MSM Invest is a developer and builder of residential buildings in Niš, Serbia. We build smaller buildings, up to about twenty apartments, on sites we choose ourselves — places where we would live too.

We carry each project from the plot to the occupancy permit: design, construction, sales and title registration. A buyer has one point of contact from the first call to moving in.

Apartments are handed over finished, to a single standard for the whole building, with individual heating, a parking space and a storage room.



Why the Ramonda flower

Ramonda nathaliae grows in only a handful of places in the world, among them the Jelašnica and Sićevo gorges near Niš. The flower can dry out completely and come back to life when water returns — which is why it is called the phoenix flower. For us it stands for home ground and for building things that last.

CONTACT

Come and see the project with us

Building address

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Sales

Phone: +381 66 506 7413

E-mail: prodaja@____.rs

Developer

MSM Invest

This material is for information only and does not constitute a public offer. Final areas, fittings and prices are defined in the purchase contract.