



NIŠ

Stanoja Glavaša 79

A residential building with 14 apartments, ground-floor parking and storage

MSM INVEST · SALES BROCHURE

Built to a human scale

Stanoja Glavaša 79 is a smaller residential building with fourteen apartments on four floors, above a ground floor with covered parking and storage rooms.

The apartments are one- and two-bedroom, from 39 to 64 m², with regular rooms and large windows that bring light into the living area.

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

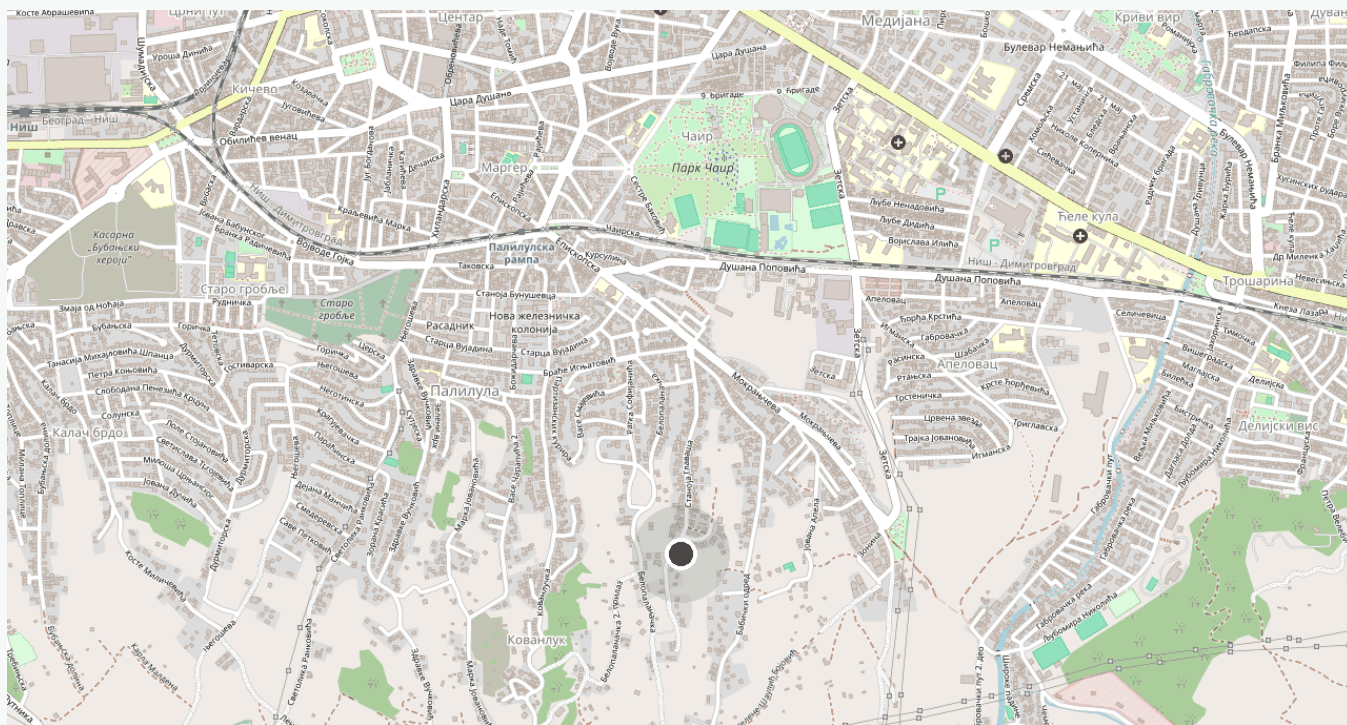


LOCATION

A quiet street, close to everything

A residential street in Niš, with city amenities a short distance away.

Everything a few minutes away



A quiet residential street

A street of family houses and smaller buildings, with no through traffic.

Daily needs

Supermarkets, pharmacy and bakery in the surrounding streets.

Sport and leisure

Sports grounds and green areas a short drive from the building.

Schools and kindergartens

Primary school and kindergarten nearby — distances to be verified before publishing.

Transport

City bus lines and quick access to the main roads.

City centre

Niš Fortress, the theatre and festivals in the city centre.

Key facts about the building

14 APARTMENTS	4 FLOORS + GROUND FLOOR	673 m ² NET AREA
592 m ² PLOT AREA	14 PARKING SPACES AND STORAGE	39–64 m ² APARTMENT SIZES

Apartment mix

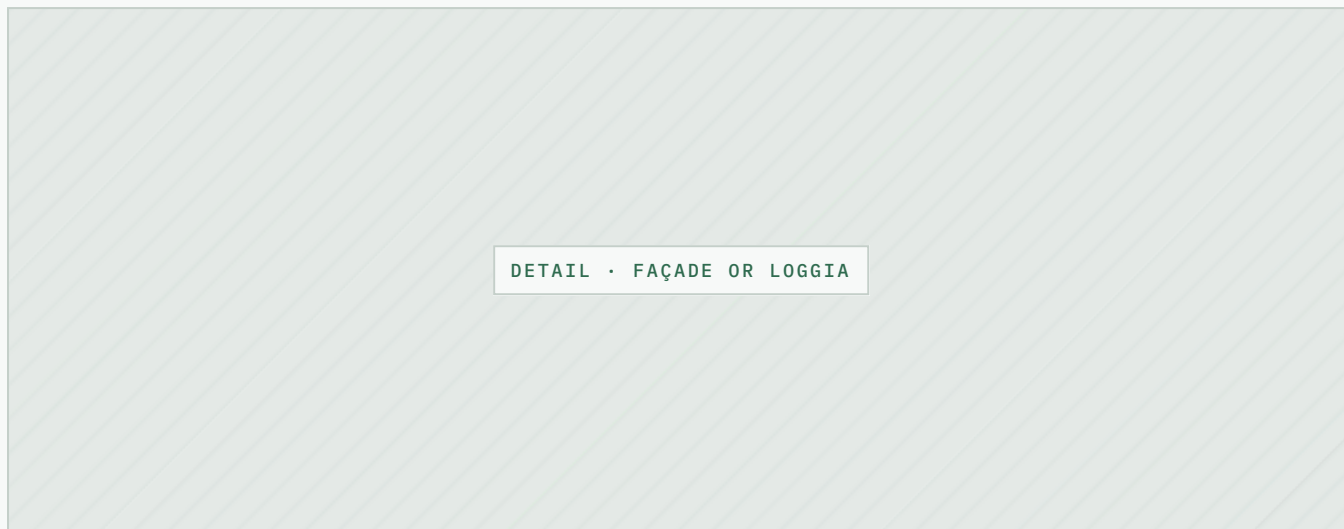
Nine one-bedroom and five two-bedroom apartments, two of them with a separate toilet.

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.

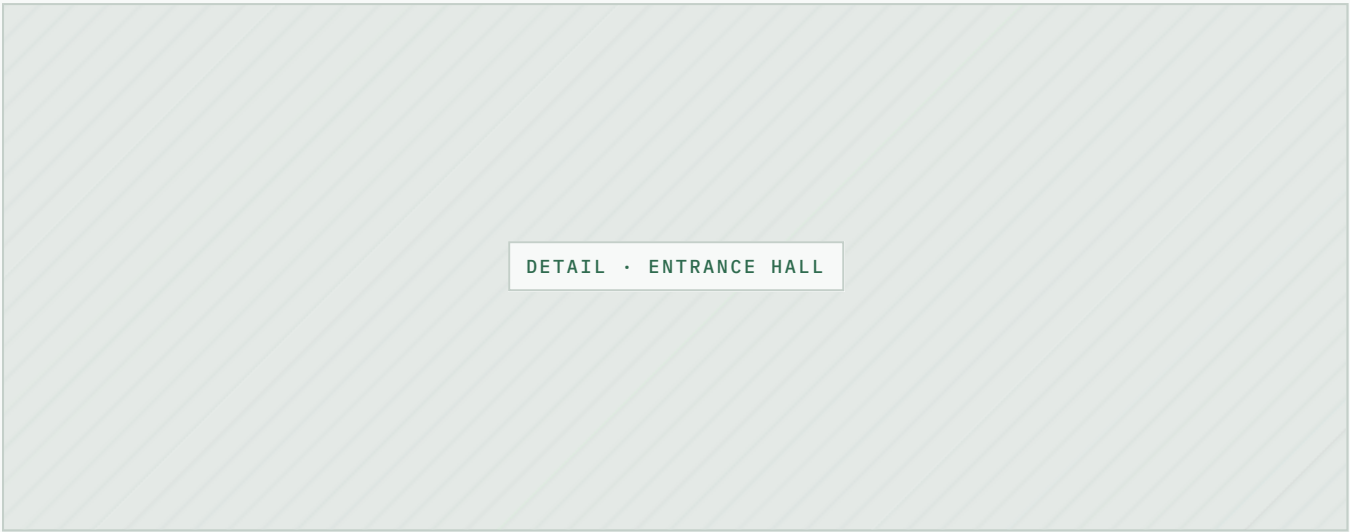
Windows and doors

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

Laminate in the hall, bedrooms and living room. Ceramic tiles in the kitchen, bathroom and toilet.

Walls and ceilings

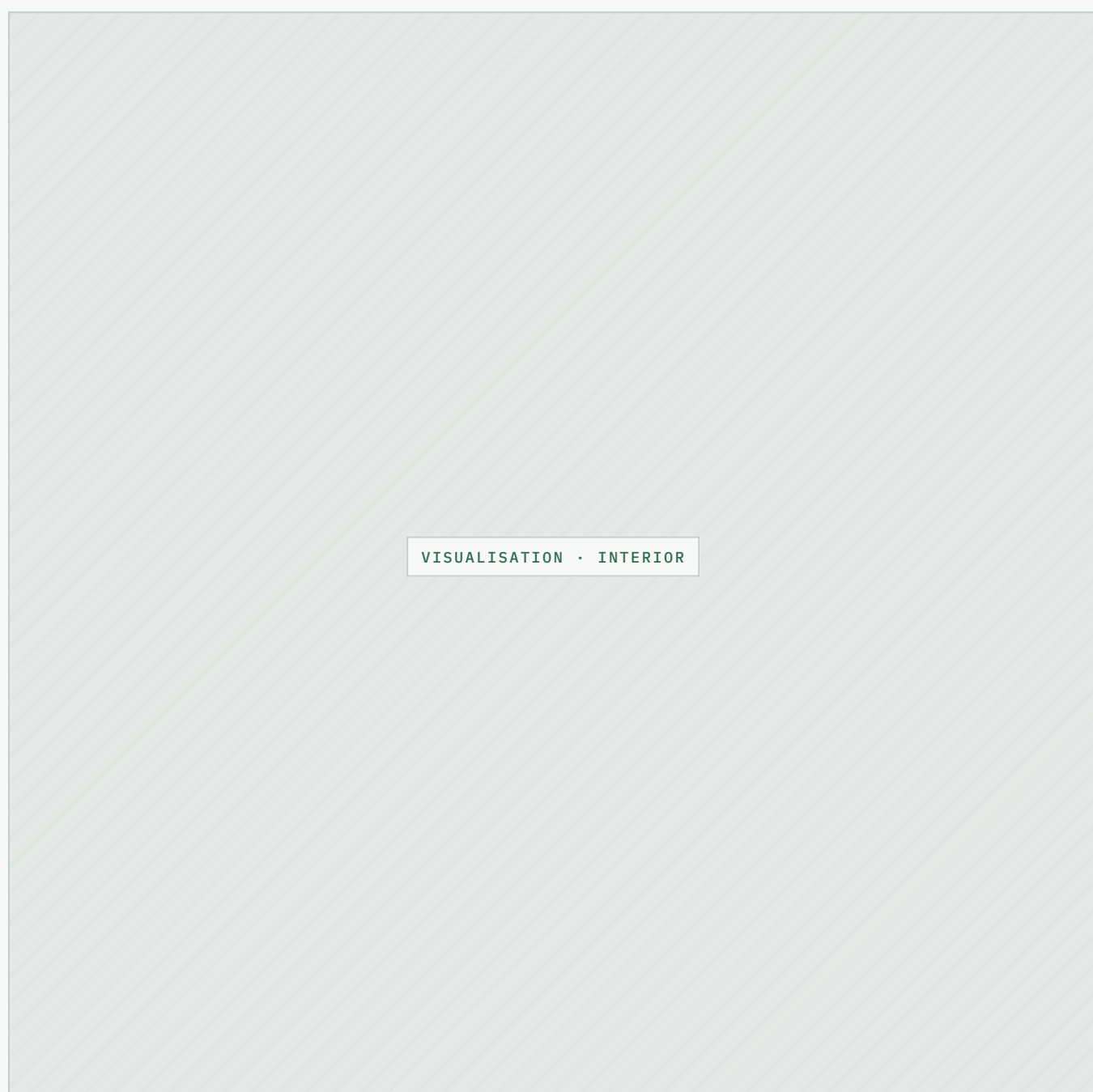
Plasterboard partitions, dry-lined walls, skimmed and painted white.

Bathroom

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

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
1ST FLOOR						
S1	A	One-bedroom	39.29 m ²	72,686 €	76,616 €	AVAILABLE
S2	B	Two-bedroom + WC	63.63 m ²	117,716 €	124,078 €	SOLD
S3	C	Two-bedroom + WC	56.43 m ²	104,396 €	110,038 €	AVAILABLE
S4	D	One-bedroom	42.40 m ²	78,440 €	82,680 €	AVAILABLE
2ND FLOOR						
S5	E	One-bedroom	39.31 m ²	72,724 €	76,654 €	AVAILABLE
S6	F	Two-bedroom	60.18 m ²	111,333 €	117,351 €	SOLD
S7	G	Two-bedroom	60.93 m ²	112,720 €	118,814 €	AVAILABLE
S8	D	One-bedroom	42.40 m ²	78,440 €	82,680 €	AVAILABLE
3RD FLOOR						
S9	H	One-bedroom	47.07 m ²	87,080 €	91,786 €	AVAILABLE
S10	I	Two-bedroom	52.18 m ²	96,533 €	101,751 €	AVAILABLE
S11	D	One-bedroom	42.40 m ²	78,440 €	82,680 €	AVAILABLE
4TH FLOOR						
S12	J	One-bedroom	42.78 m ²	79,143 €	83,421 €	AVAILABLE
S13	K	One-bedroom	41.91 m ²	77,534 €	81,724 €	SOLD
S14	D	One-bedroom	42.40 m ²	78,440 €	82,680 €	AVAILABLE
14 apartments			673.31 m²			

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

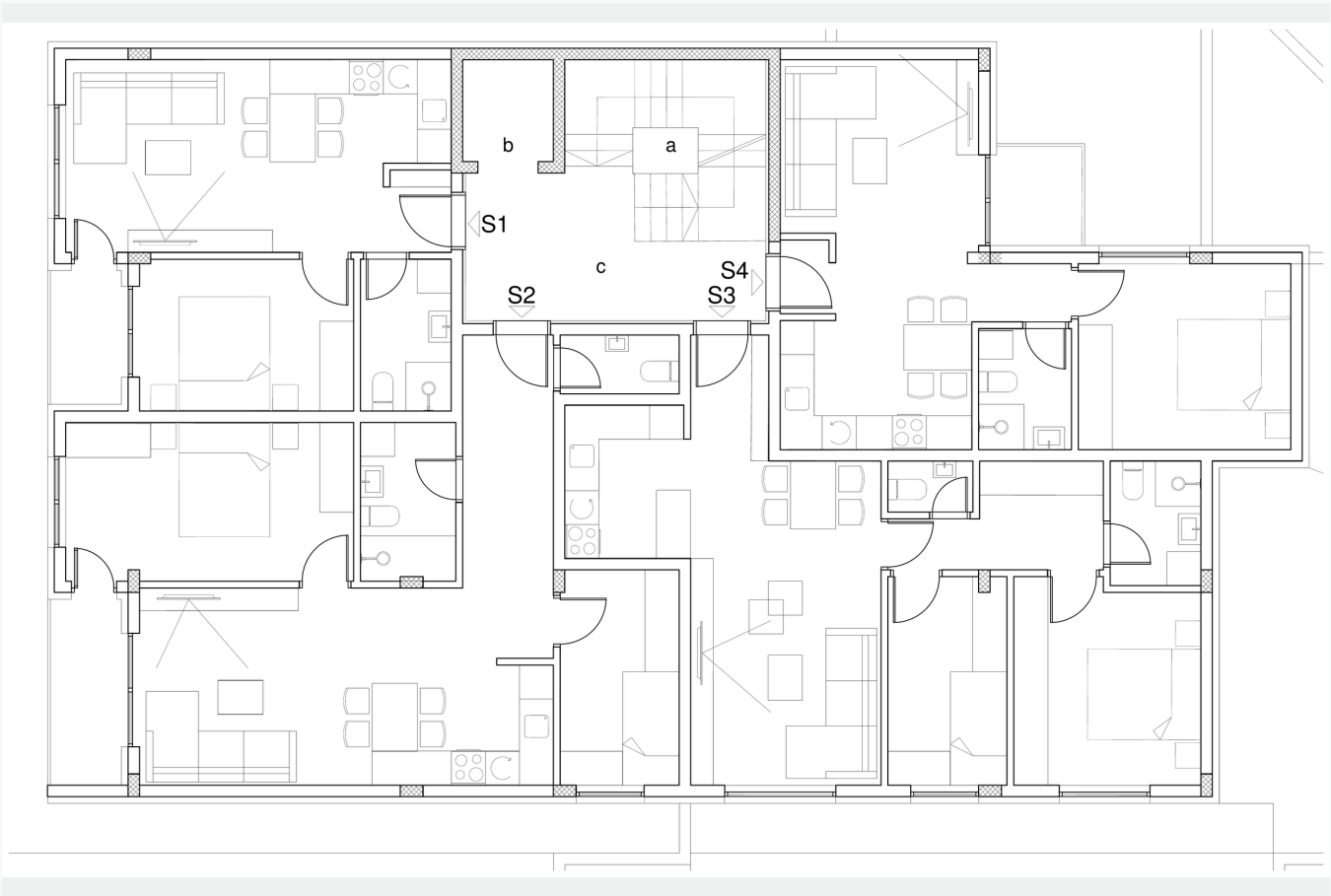
Prices with VAT refund

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	39.29 m²	72,686 €	76,616 €	66,079 €	69,650 €
C	Two-bedroom + WC	56.43 m²	104,396 €	110,038 €	94,905 €	100,035 €
D	One-bedroom	42.40 m²	78,440 €	82,680 €	71,309 €	75,164 €
E	One-bedroom	39.31 m²	72,724 €	76,654 €	66,112 €	69,686 €
G	Two-bedroom	60.93 m²	112,720 €	118,814 €	102,473 €	108,012 €
H	One-bedroom	47.07 m²	87,080 €	91,786 €	79,163 €	83,442 €
I	Two-bedroom	52.18 m²	96,533 €	101,751 €	87,757 €	92,501 €
J	One-bedroom	42.78 m²	79,143 €	83,421 €	71,948 €	75,837 €

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.

Four apartments



APT.	TYPE	LAYOUT	NET	PRICE	STATUS
S1	A	One-bedroom	39.29 m ²	72,686 €	AVAILABLE
S2	B	Two-bedroom + WC	63.63 m ²	117,716 €	SOLD
S3	C	Two-bedroom + WC	56.43 m ²	104,396 €	AVAILABLE
S4	D	One-bedroom	42.40 m ²	78,440 €	AVAILABLE
4			201.75 m ²		

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

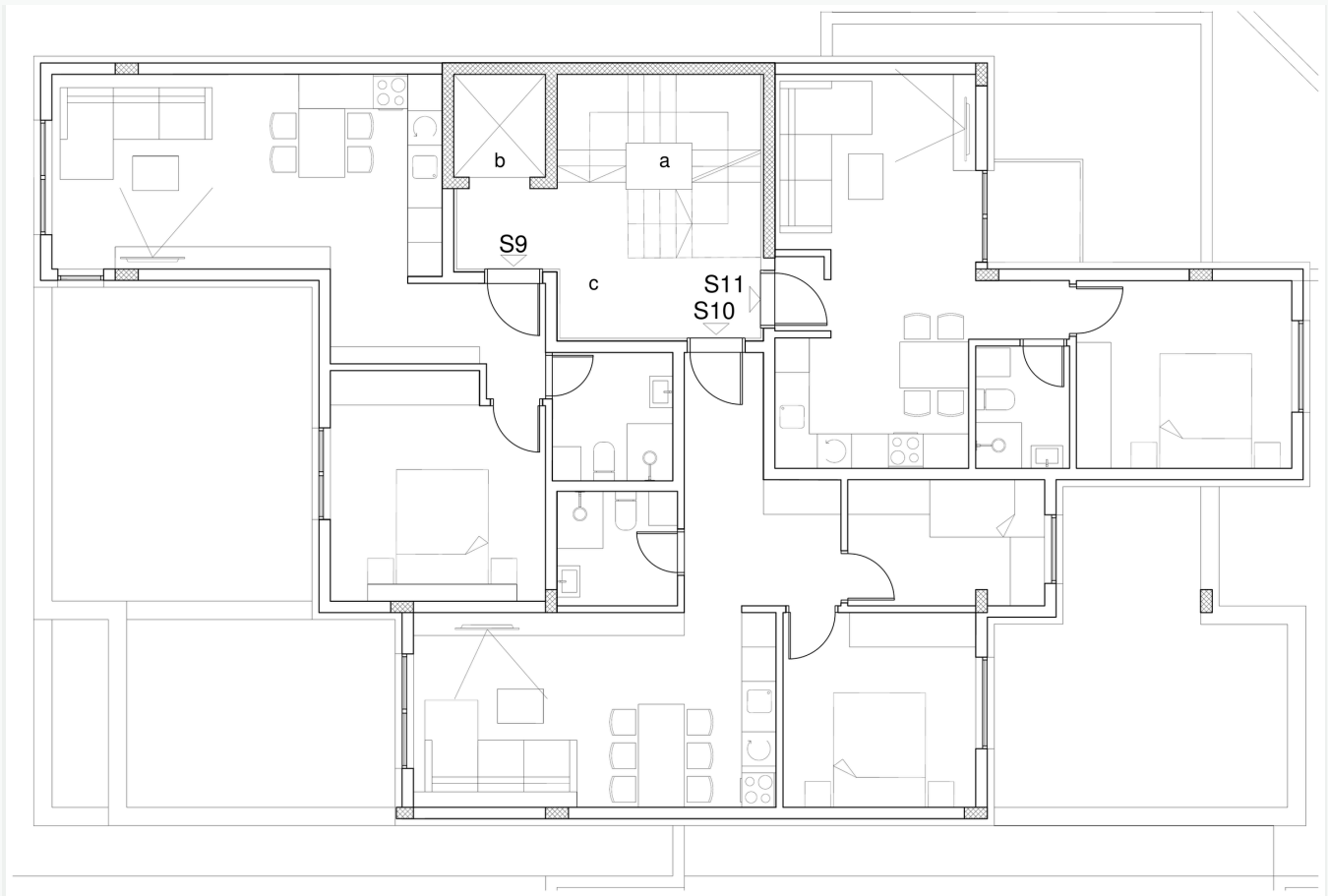
Four apartments



APT.	TYPE	LAYOUT	NET	PRICE	STATUS
S5	E	One-bedroom	39.31 m ²	72,724 €	AVAILABLE
S6	F	Two-bedroom	60.18 m ²	111,333 €	SOLD
S7	G	Two-bedroom	60.93 m ²	112,720 €	AVAILABLE
S8	D	One-bedroom	42.40 m ²	78,440 €	AVAILABLE
4			202.82 m ²		

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

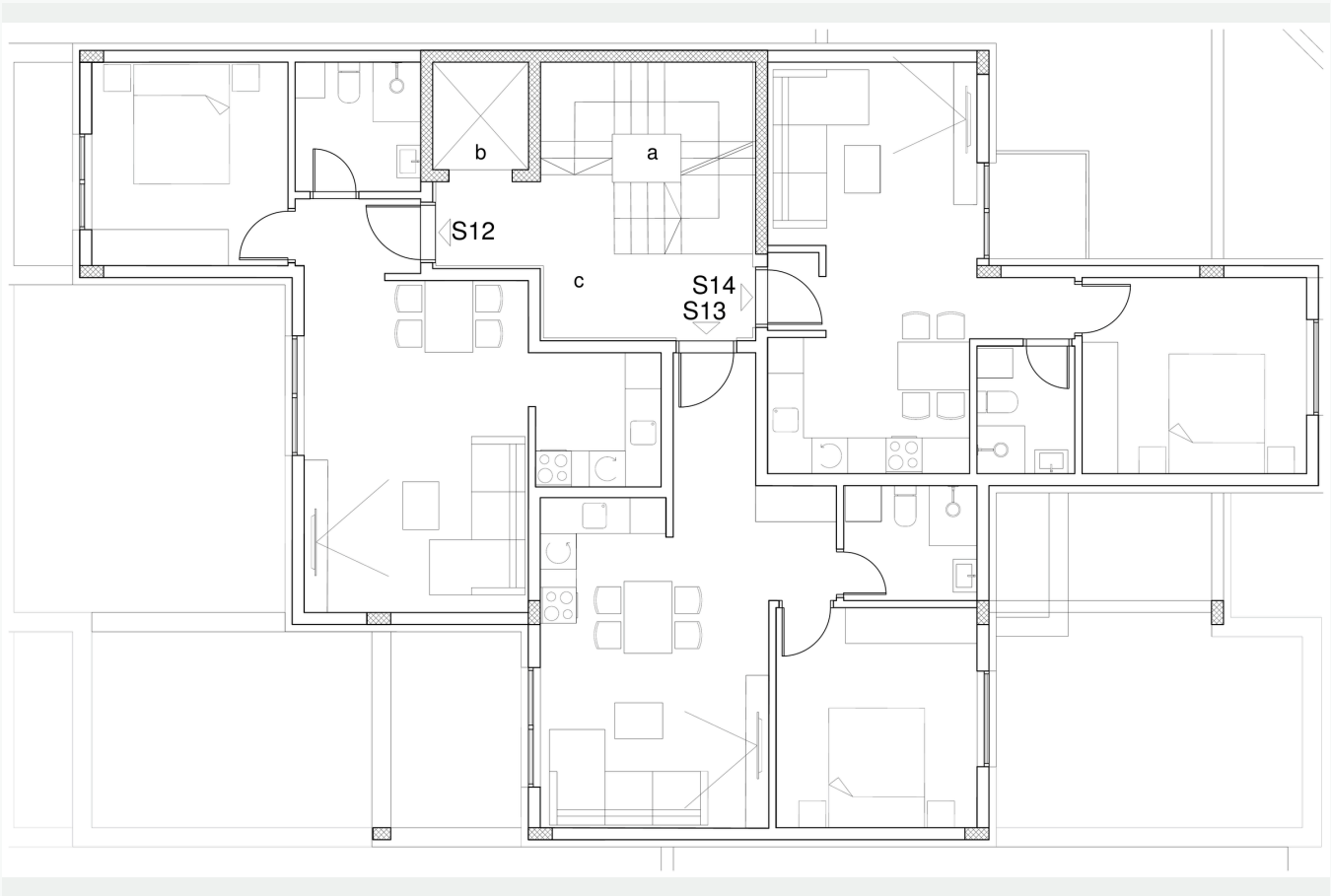
Three apartments



APT.	TYPE	LAYOUT	NET	PRICE	STATUS
S9	H	One-bedroom	47.07 m ²	87,080 €	AVAILABLE
S10	I	Two-bedroom	52.18 m ²	96,533 €	AVAILABLE
S11	D	One-bedroom	42.40 m ²	78,440 €	AVAILABLE
3			141.65 m ²		

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

Three apartments on the top floor



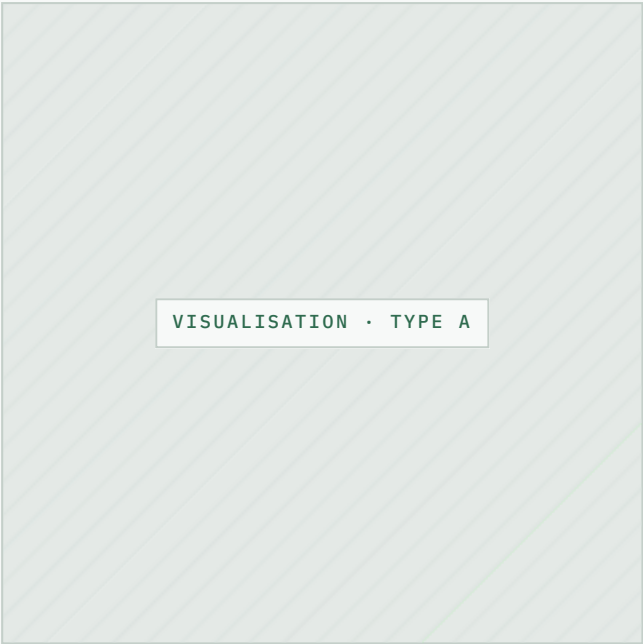
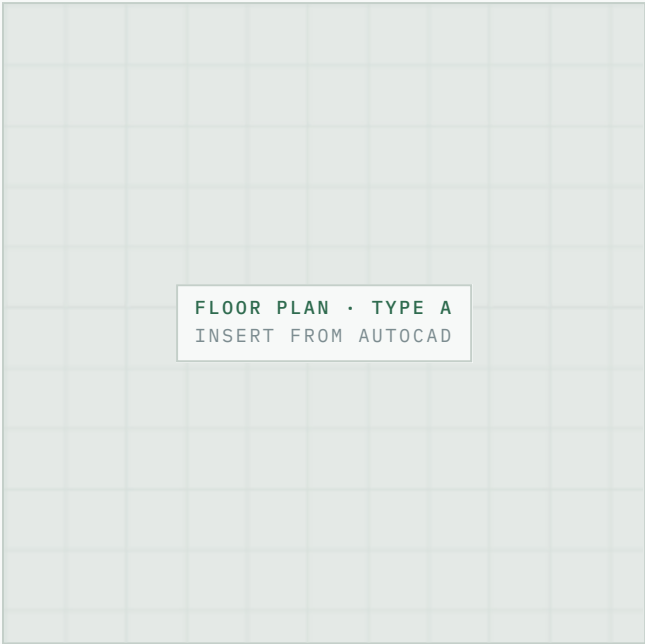
APT.	TYPE	LAYOUT	NET	PRICE	STATUS
S12	J	One-bedroom	42.78 m ²	79,143 €	AVAILABLE
S13	K	One-bedroom	41.91 m ²	77,534 €	SOLD
S14	D	One-bedroom	42.40 m ²	78,440 €	AVAILABLE
3			127.09 m ²		

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

Type A

NET AREA
39.29 m²

PRICE FROM
72,686 €



APARTMENTS OF THIS TYPE

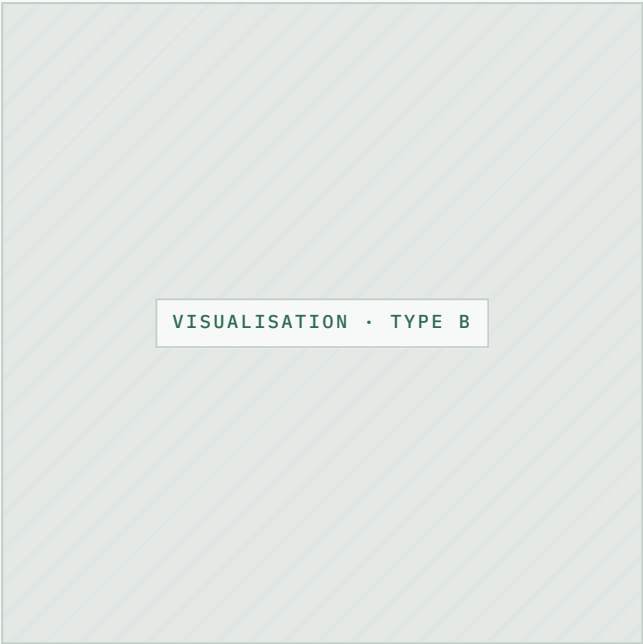
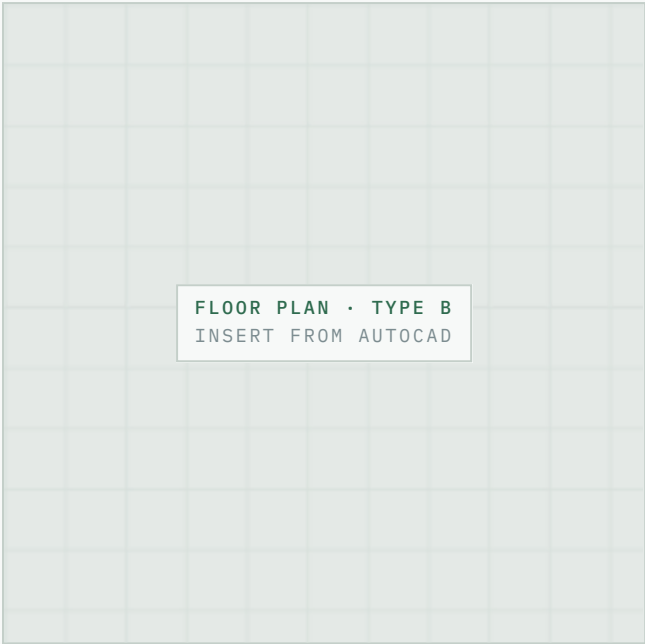
FLOOR	APT.	NET	PRICE	MORTGAGE PRICE	STATUS
1st floor	S1	39.29 m ²	72,686 €	76,616 €	AVAILABLE

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
63.63 m²

PRICE FROM
117,716 €



APARTMENTS OF THIS TYPE

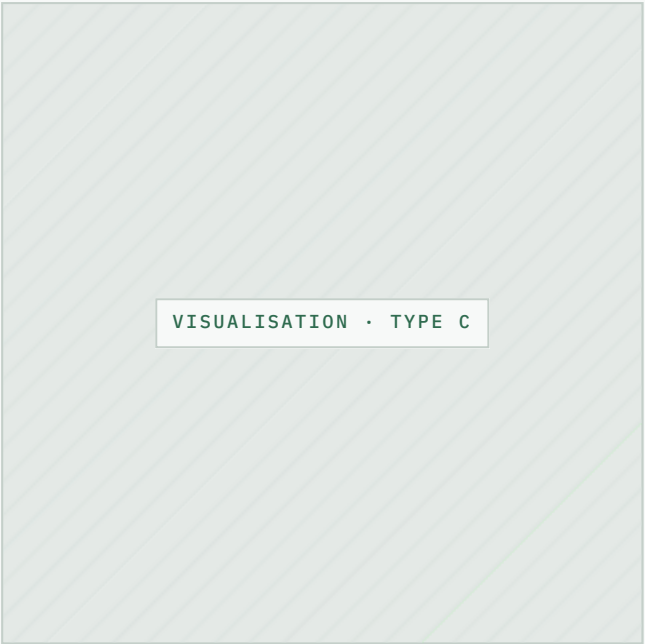
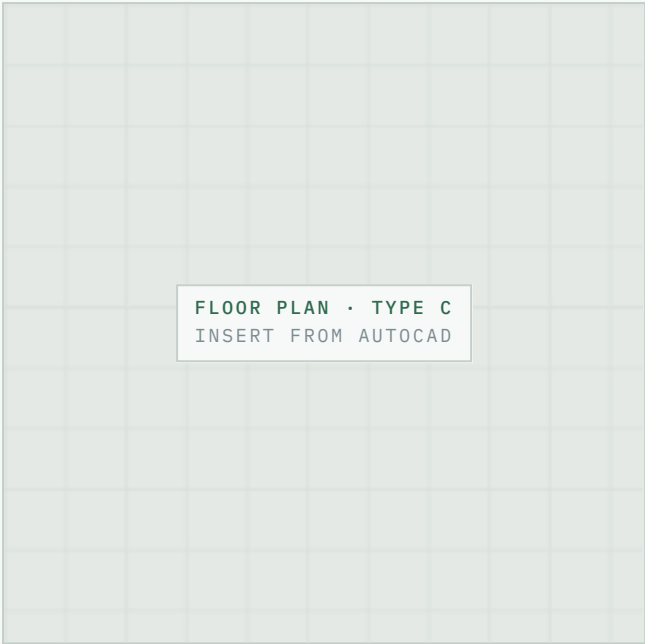
FLOOR	APT.	NET	PRICE	MORTGAGE PRICE	STATUS
1st floor	S2	63.63 m ²	117,716 €	124,078 €	SOLD

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
56.43 m²

PRICE FROM
104,396 €



APARTMENTS OF THIS TYPE

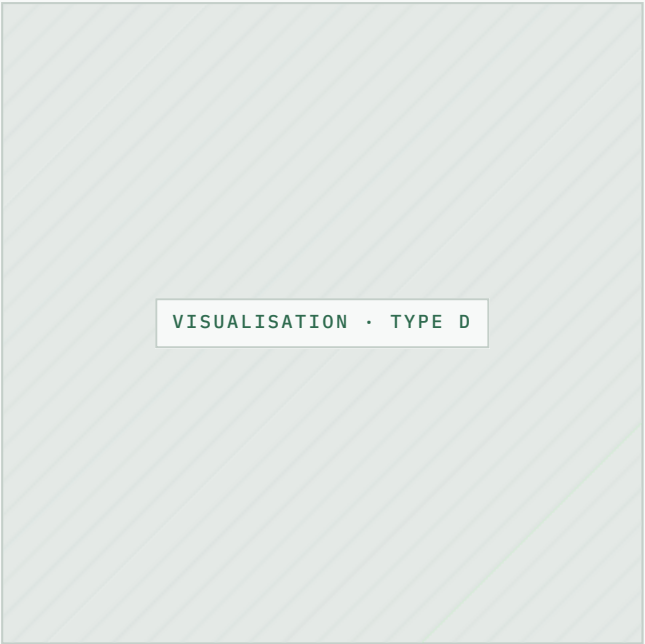
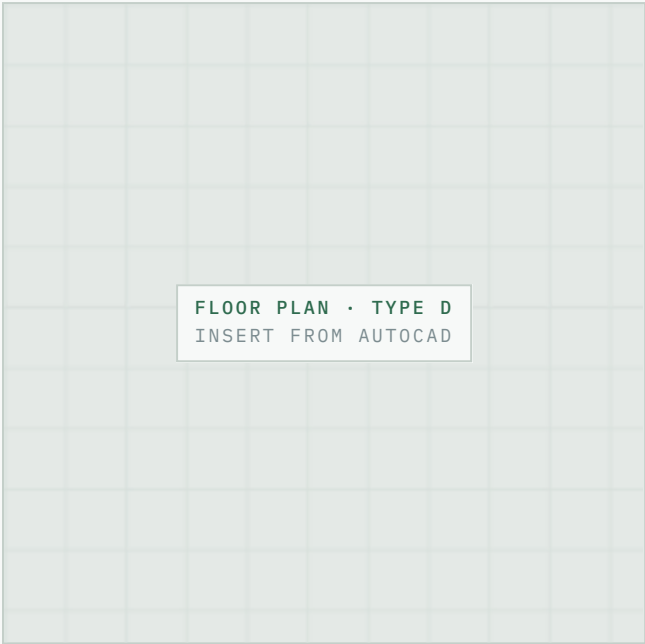
FLOOR	APT.	NET	PRICE	MORTGAGE PRICE	STATUS
1st floor	S3	56.43 m ²	104,396 €	110,038 €	AVAILABLE

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
42.40 m²

PRICE FROM
78,440 €



APARTMENTS OF THIS TYPE

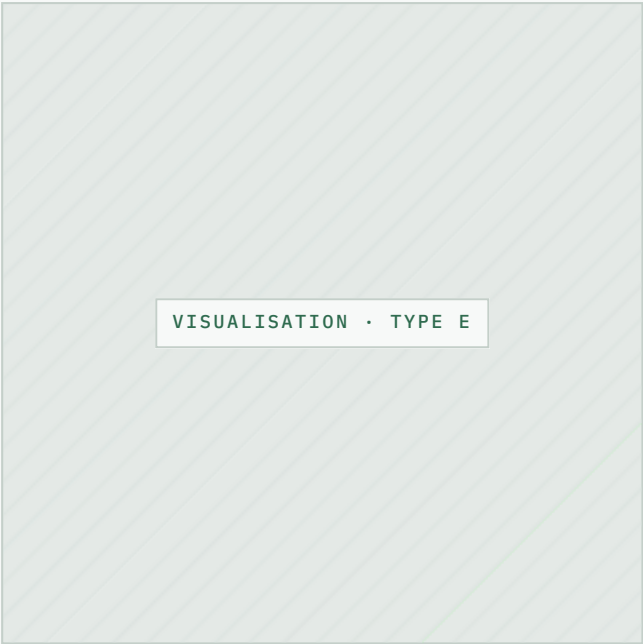
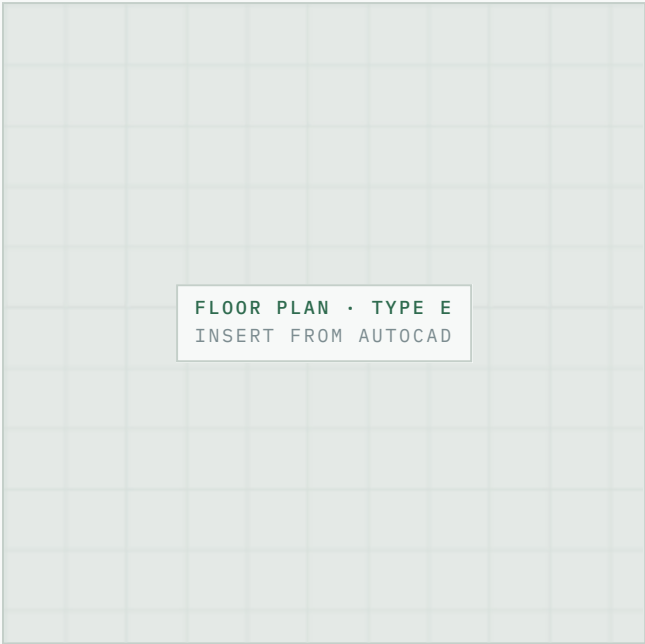
FLOOR	APT.	NET	PRICE	MORTGAGE PRICE	STATUS
1st floor	S4	42.40 m ²	78,440 €	82,680 €	AVAILABLE
2nd floor	S8	42.40 m ²	78,440 €	82,680 €	AVAILABLE
3rd floor	S11	42.40 m ²	78,440 €	82,680 €	AVAILABLE
4th floor	S14	42.40 m ²	78,440 €	82,680 €	AVAILABLE

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
39.31 m²

PRICE FROM
72,724 €



APARTMENTS OF THIS TYPE

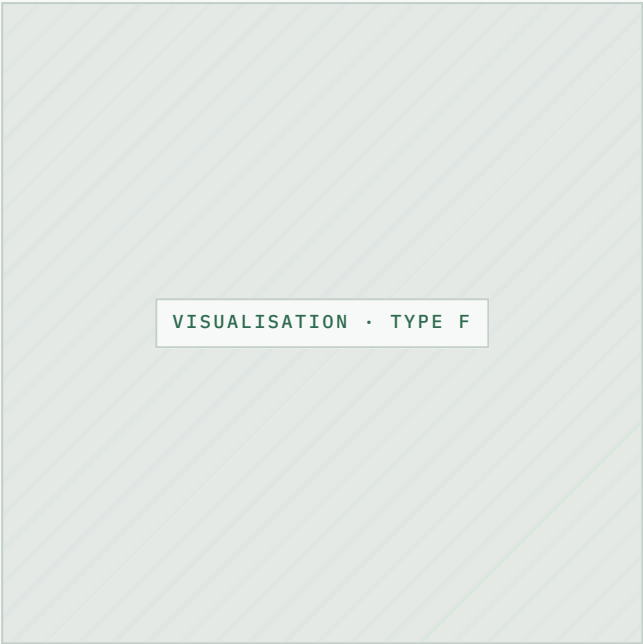
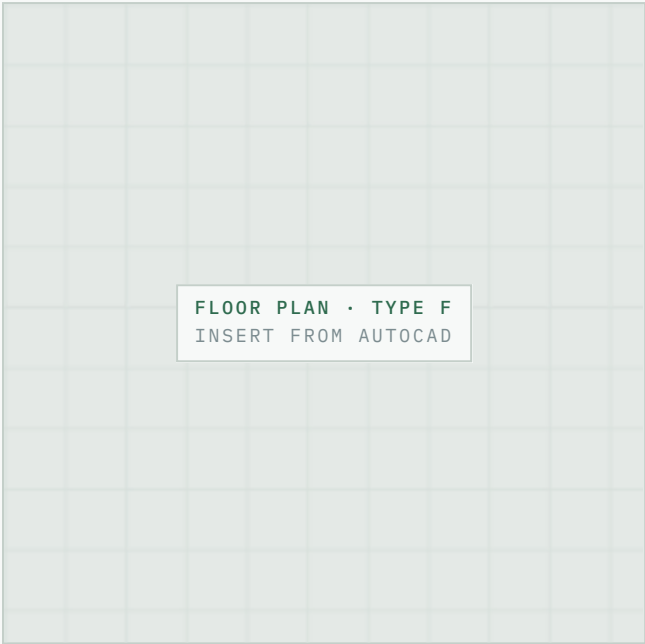
FLOOR	APT.	NET	PRICE	MORTGAGE PRICE	STATUS
2nd floor	S5	39.31 m²	72,724 €	76,654 €	AVAILABLE

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
60.18 m²

PRICE FROM
111,333 €



APARTMENTS OF THIS TYPE

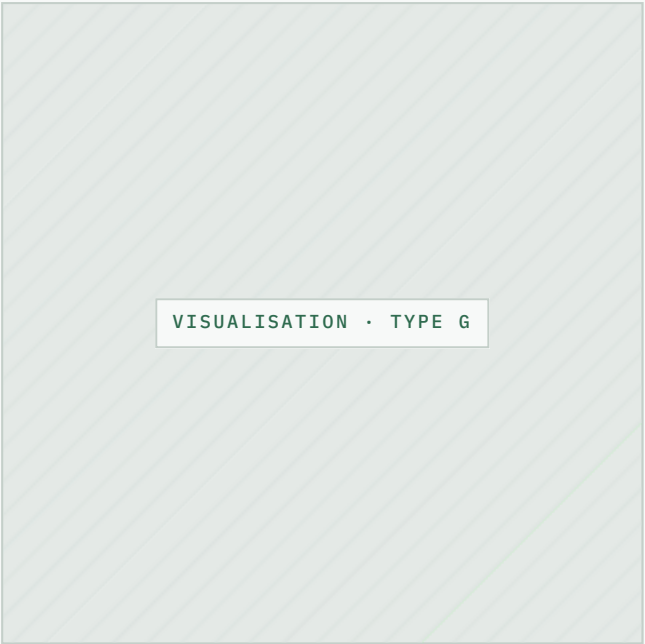
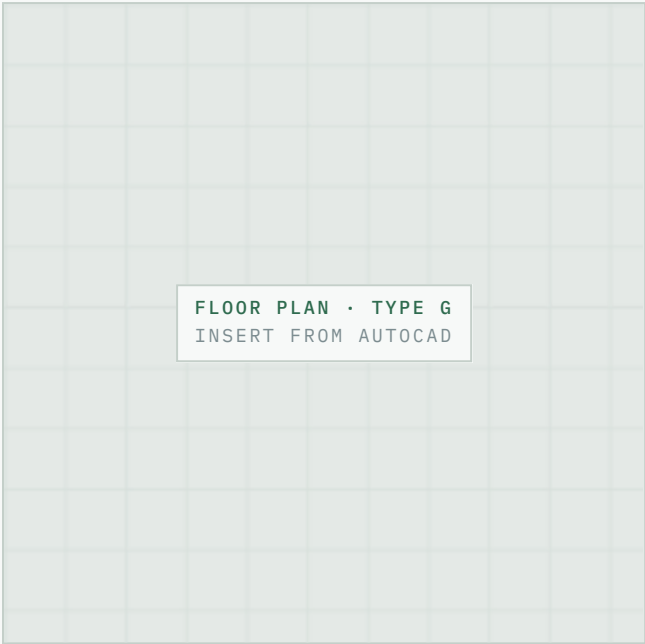
FLOOR	APT.	NET	PRICE	MORTGAGE PRICE	STATUS
2nd floor	S6	60.18 m ²	111,333 €	117,351 €	SOLD

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
60.93 m²

PRICE FROM
112,720 €



APARTMENTS OF THIS TYPE

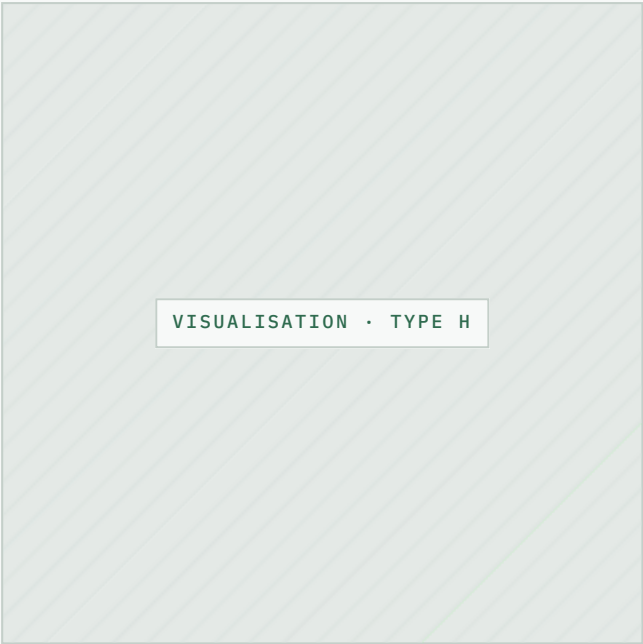
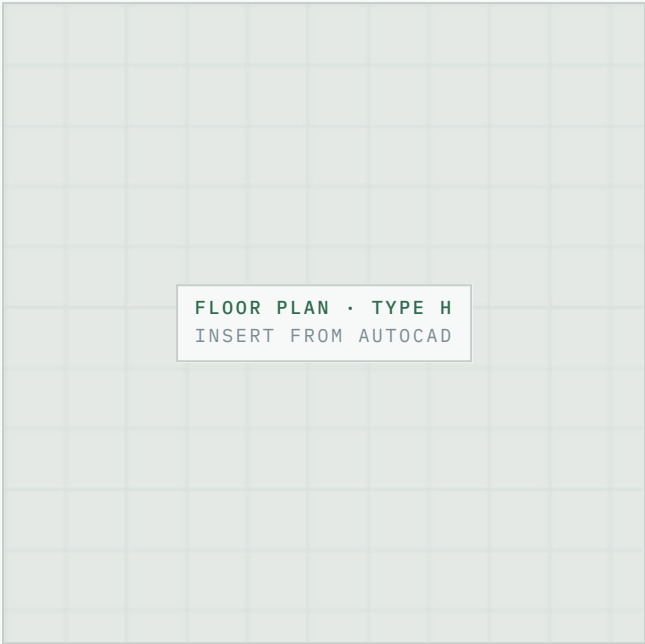
FLOOR	APT.	NET	PRICE	MORTGAGE PRICE	STATUS
2nd floor	S7	60.93 m ²	112,720 €	118,814 €	AVAILABLE

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
47.07 m²

PRICE FROM
87,080 €



APARTMENTS OF THIS TYPE

FLOOR	APT.	NET	PRICE	MORTGAGE PRICE	STATUS
3rd floor	S9	47.07 m ²	87,080 €	91,786 €	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.

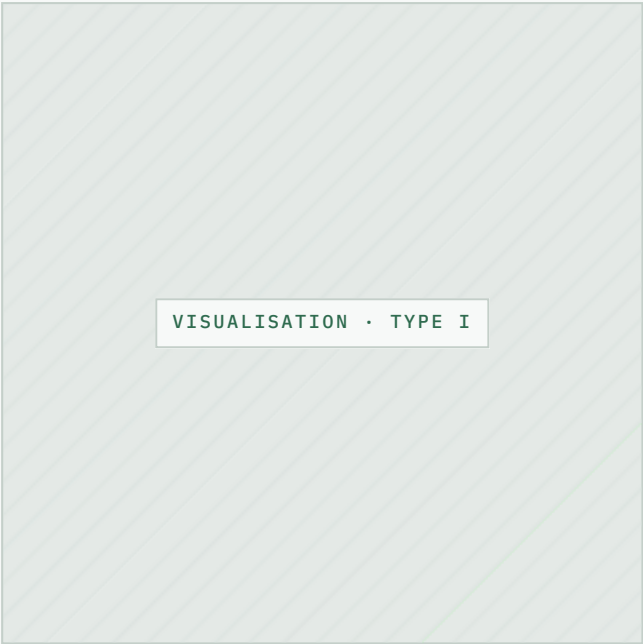
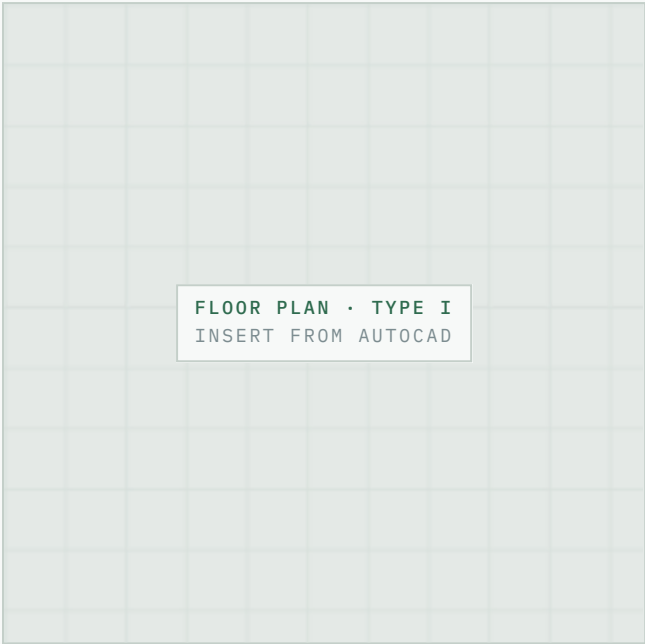
Type I

NET AREA

52.18 m²

PRICE FROM

96,533 €



APARTMENTS OF THIS TYPE

FLOOR	APT.	NET	PRICE	MORTGAGE PRICE	STATUS
3rd floor	S10	52.18 m ²	96,533 €	101,751 €	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.

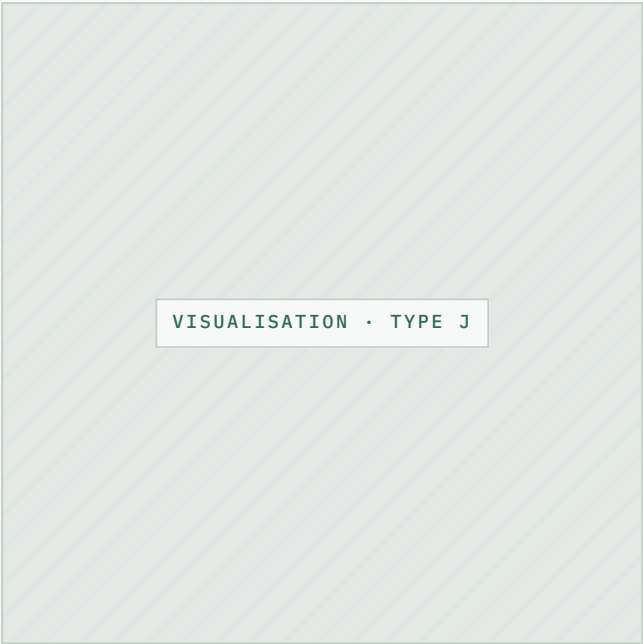
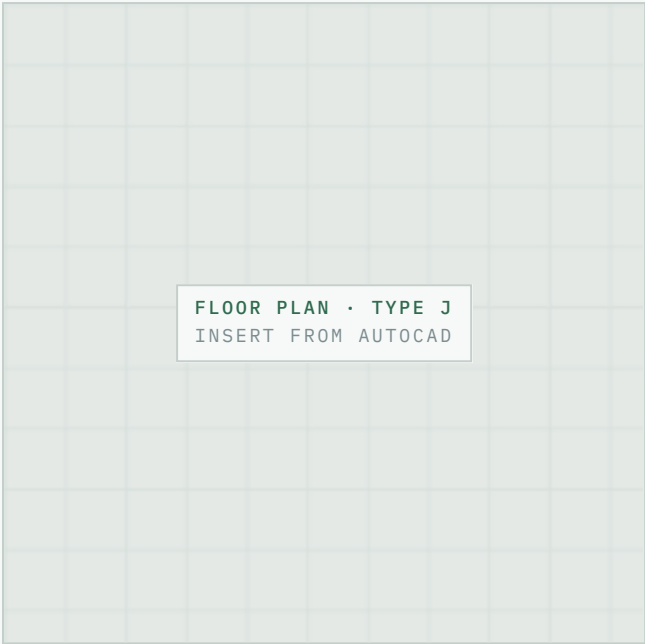
Type J

NET AREA

42.78 m²

PRICE FROM

79,143 €



APARTMENTS OF THIS TYPE

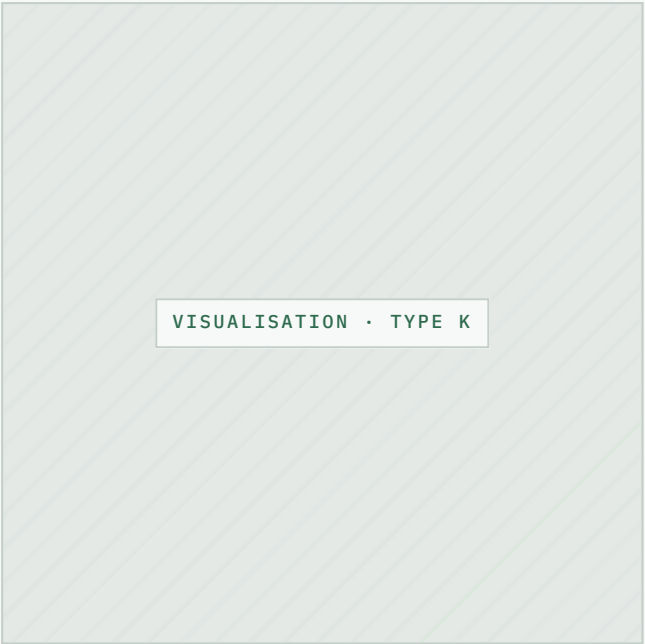
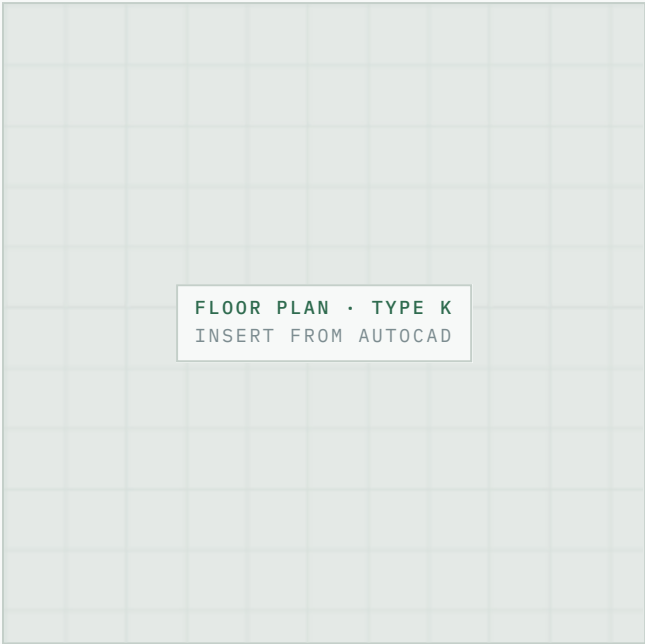
FLOOR	APT.	NET	PRICE	MORTGAGE PRICE	STATUS
4th floor	S12	42.78 m ²	79,143 €	83,421 €	AVAILABLE

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 K

NET AREA
41.91 m²

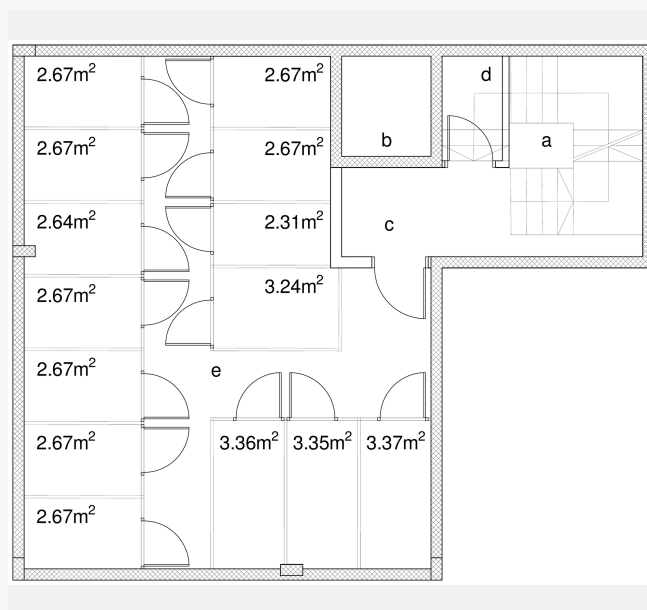
PRICE FROM
77,534 €



APARTMENTS OF THIS TYPE

FLOOR	APT.	NET	PRICE	MORTGAGE PRICE	STATUS
4th floor	S13	41.91 m ²	77,534 €	81,724 €	SOLD

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



SPACE	STATUS
PM 01	AVAILABLE
PM 02	AVAILABLE
PM 03	AVAILABLE
PM 04 Gar/Inv	AVAILABLE
PM 05	AVAILABLE
PM 06	AVAILABLE
PM 07	AVAILABLE
PM 08	AVAILABLE
PM 09	AVAILABLE
PM 10	AVAILABLE
PM 11	AVAILABLE
PM 12	AVAILABLE
PM 13	AVAILABLE
PM 14	AVAILABLE

A separate ground-floor 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

79 Stanoja Glavaša St, Niš

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.