



Embassy Techzones Serbia

CHANGING LANDSCAPES

EMBASSY GROUP PORTFOLIO - INDIA'S LEADING DEVELOPER





EMBASSY TECHZONES SERBIA

OVERVIEW - IT PARK INDJIJA

THE LAND PLOT – 33.3 ha



EMBASSY TECHZONES SERBIA



Embassy's maiden venture in the European region

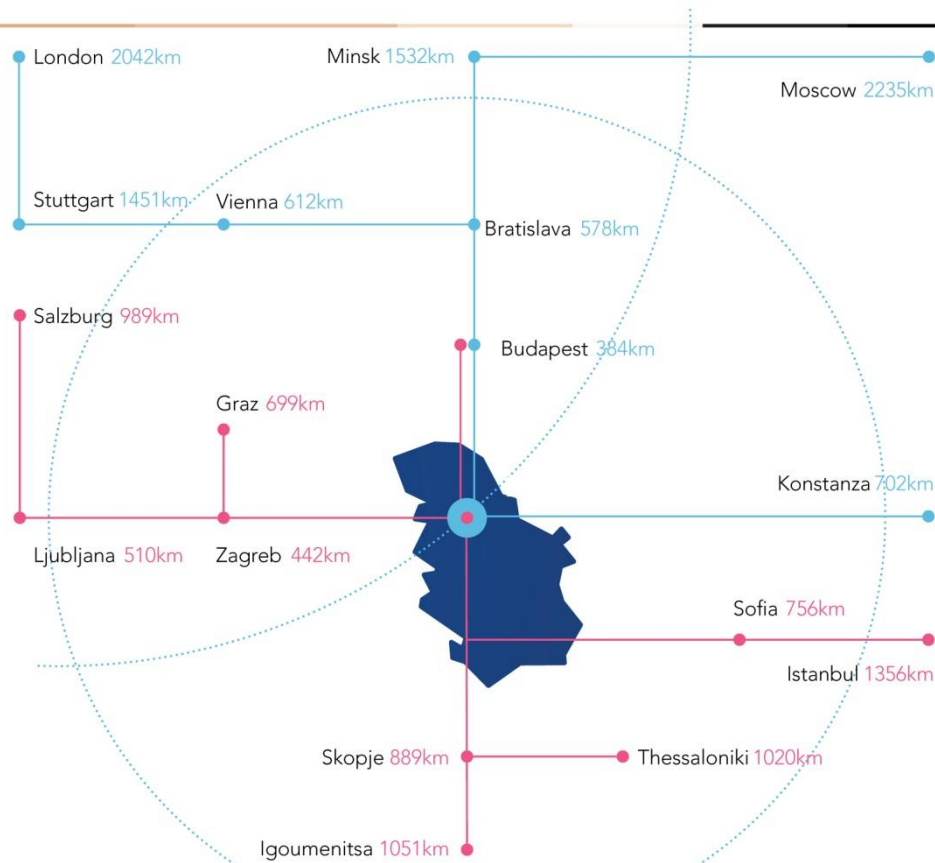
Technology park
offering single & multi-
-tenanted office space

Strategic location in
Central Europe in Indjija
near to Belgrade, Serbia

Single and multitenanted office
space featuring state-of-the-art
facilities

1st LEED gold
certified building
in Serbia

LOCATION



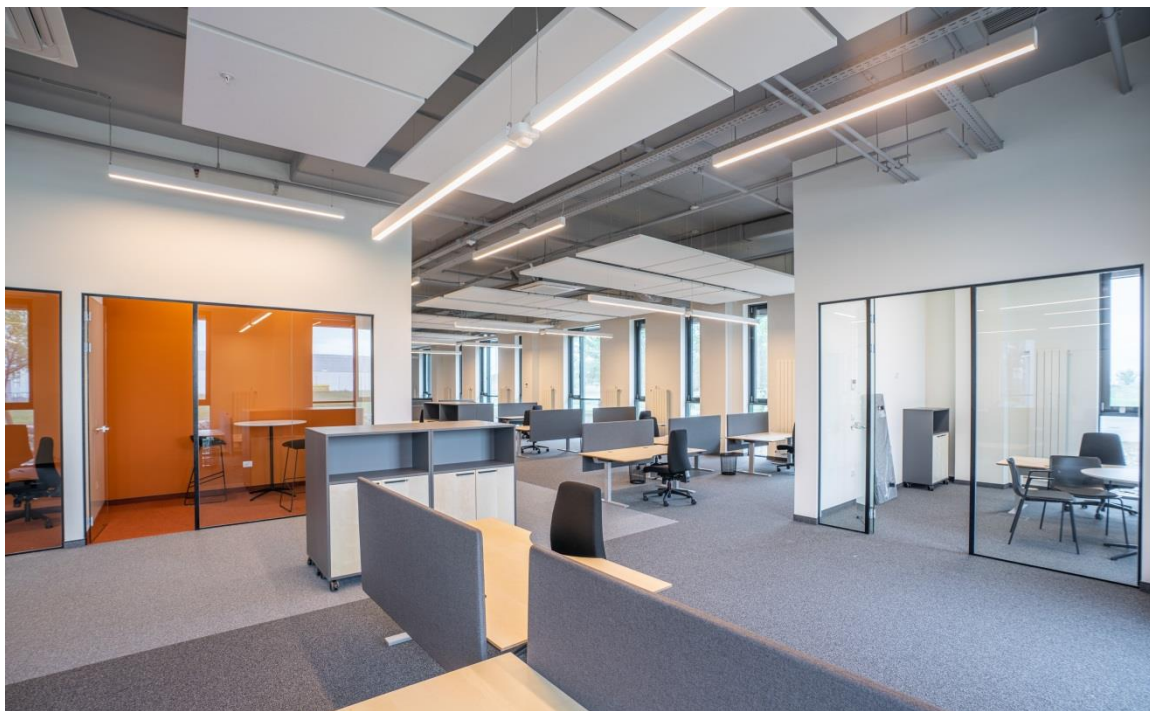
WHY INDJIJA?



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- Indjija is a fast growing international hub with an existing focus in the manufacturing, retail and automotive sectors. Western companies are becoming increasingly attracted to Indjija as a strategically located European base. ETZ short video: https://www.youtube.com/watch?v=aTlwLw8x7Eo&ab_channel=DefaultName
- Japanese tyre giant, Toyo Tires established their first European factory here in July 2022 with a total area of 600,000 m², housing 850 employees. <https://www.toyotires.eu/de/news/ceremony-observed-for-a-new-tire-plant-in-serbia>
- German automotive interior parts manufacturer, IG Bauerrhin opened a factory unit housing 300 employees. <https://www.ekapija.com/en/news/132578/german-bauerrhin-opened-factory-in-indjija>
- South African marble & granite manufacturer established their factory in 2021. <https://www.ekapija.com/en/news/3334393/new-factory-of-marble-and-granite-to-open-in-indjija-soon-south>
- The world's largest pump manufacturer, Grundfos established its presence in Indjija, Serbia, in 2013. Since then, their Serbia operation has moved towards becoming one of the leading plants in the Grundfos group producing circulating water pumps. <https://www.grundfos.com/media/latest-news/grundfos-opens-new-factory-in-serbia>
- Sabac Free zone is expanding into Indjija. <https://www.ekapija.com/en/news/3316041/the-sabac-free-zone-is-expanding-into-indjija>

EXISTING TENANTS



World leading Danish water pump manufacturer Grundfos has rented 1,387.52m² in our IT Park since 2021.

<https://www.grundfos.com/media/latest-news/grundfos-expands-its-presence-in-indijja--serbia>

1ST LEED GOLD BUILDING IN SERBIA



THE EMBASSY TECHZONES IT PARK AT INDJIJA

- The Embassy Techzones IT Park at Indjija, built by Embassy Group is the first of its kind in the region.
- The first 10,000 m² of this flagship IT park is now ready for occupancy.
- The IT Park at Indjija provides flexible, capable and diverse workspaces to cater to all of our tenant's needs. We offer flexible room sizing, multi-level fit out options and professional facility and property management services. Our concept allows for synergies between differing business, R&D and education centres.
- The IT Park at Indjija is Serbia's first LEED Gold Certified building, aligning with all of Embassy Group's ongoing and future projects and demonstrating our commitment to creating sustainable developments.



LEED for CORE & SHELL



THE EMBASSY TECHZONES IT PARK AT INDJIJA

Mechanical:

1. Fire protection - Sprinkler system for offices & Inergen fire suppression system for server rooms.
2. HVAC - VRF system for cooling and heating & radiators for heating for offices and VRF cooling system for server rooms

Electrical:

1. Lighting with PHILIPS luminaries will be fixed to the ceiling to fulfill LEED requirements.
2. Two floor boxes with sockets (power supply sockets, UPS supply sockets and net work sockets) will be supplied for every 20m² of office space.
3. The office will be supplied with cables for lighting, sockets and floor boxes and cable trays in the raised floor.
4. UPS: As per current design, tenants may install 3 x 40 kVA: two for the server rooms and one for the office. UPS related infrastructure consisting of cables. and circuit breakers in the electrical panels will be supplied by us. The tenant shall inform us in advance if any additional capacity / equipment is required.

Telecommunications:

1. Fire detection system with detectors in the suspended ceiling will be supplied.
2. Cable trays for telecommunications will be in the raised floor.
3. We will supply four rack panels in the server room with passive equipment.

Architectural:

1. Raised floor with electrostatic carpet cover
2. 60 x 60 Suspended modular panel ceiling
3. Painted gypsum board perimeter walls
4. Painted and plastered structural columns

Notes: Partition walls, doors or any other partitions in the office space can be supplied at extra cost along with additional cabling and other specific requirements.



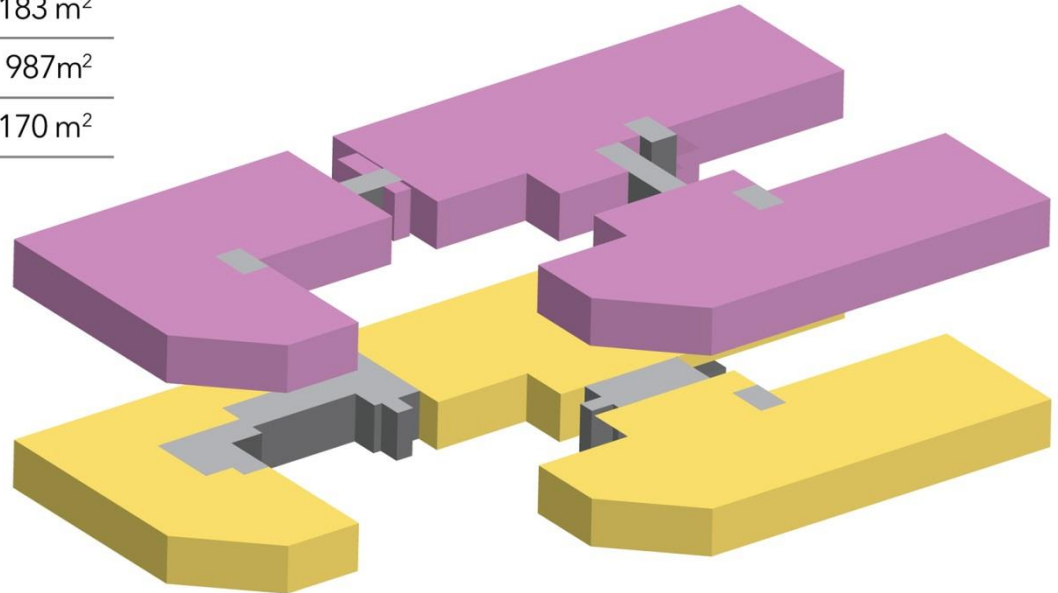
EMBASSY TECHZONES SERBIA

BUILDING 1 SCHEME & PICTURES

BUILDING 1 SCHEME

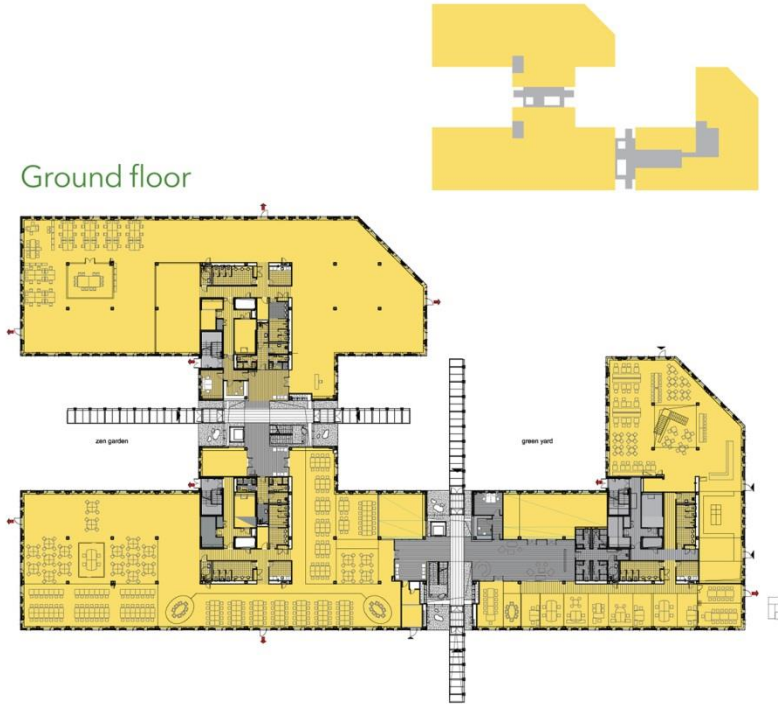
- Ground floor
- First floor

Net Leasable Area (NLA)	7183 m ²
Common Area	987m ²
Total Leasable Area (TLA)	8170 m ²

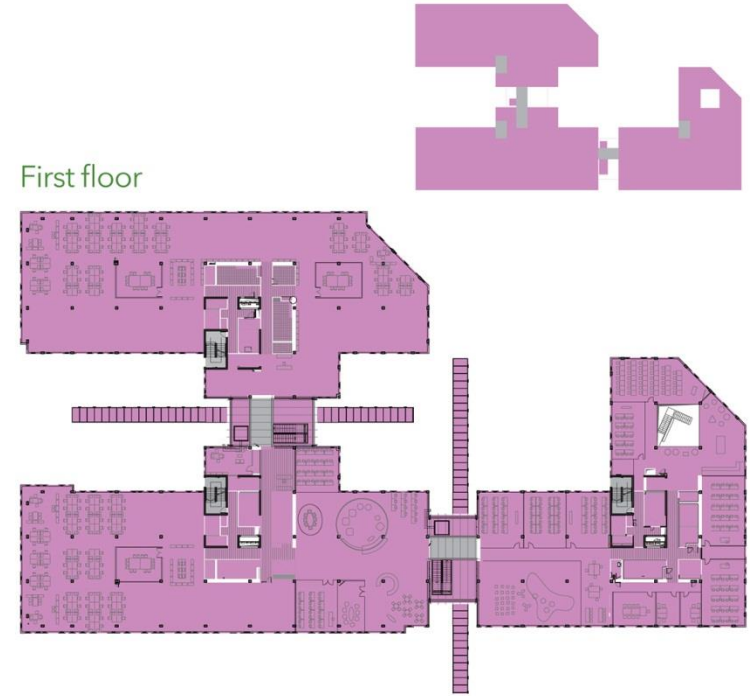


BUILDING 1 LAYOUT

Ground floor



First floor



PICTURES OF PHASE I OF THE EMBASSY TECHZONES IT PARK AT INDJIJA



EXTERNAL PERSPECTIVES



INTERNAL PERSPECTIVES





A low-angle, upward-looking shot of a modern building with a glass facade. The building's structure is composed of dark metal frames and large glass panels that reflect the sky and clouds. The sky is a vibrant blue with scattered white clouds. The perspective creates a sense of height and architectural grandeur.

<http://www.embassytechzones.rs>

Your Gateway to South East
Europe



ENRICHING LIFE SPACES