

REAL ESTATE INVESTMENT OPPORTUNITIES





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DISCOVER VARIOUS REAL ESTATE INVESTMENT OPPORTUNITIES

DUTB (Bank Assets Management Company) is a Slovenian, fully state-owned company established in March 2013, and entrusted with the task of managing, restructuring and divesting the non-performing assets which were transferred to DUTB from Slovenian banks. We are driven by the ambition to add value to the assets we manage through excellent asset management practices and to create great investment opportunities.

MAXIMIZING VALUE BY ELIMINATING LEGAL AND TECHNICAL OBSTACLES

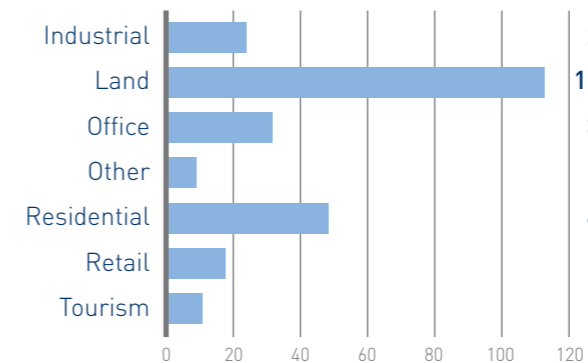
Our knowledge and experience is also reflected in our real estate management strategy. Before selling our real estate assets, DUTB maximizes their value by eliminating potential legal and technical obstacles, diligently managing them through joint investment projects, target-oriented marketing activities and transparent real estate sale procedures. This makes our real estate assets an excellent investment opportunity.

Our aim is to transparently sell the real estate on open tenders, however we are also looking into alternative solutions – temporary lease, lease-to-own options, bundled sales with a number of properties to domestic and/or foreign real estate funds or joint ventures.

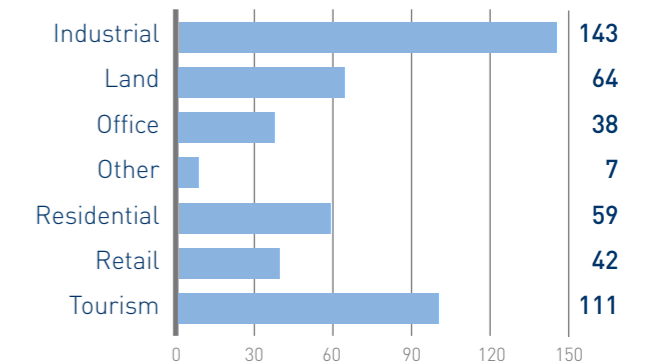
DIVERSE REAL ESTATE PORTFOLIO

Real estate accounts for the largest proportion of collateral for claims transferred to DUTB. DUTB's real estate portfolio consist of 300 proprietary pieces of real estate, valued at €248m and 932 real estate assets pledged as collateral, valued at €464m [September 2019].

REAL ESTATE OWNERSHIP (€ million)



REAL ESTATE COLLATERAL (€ million)



WE ARE OPEN TO JOINT VENTURE PROJECTS

In 2017 we prepared the substantive and legal framework for the development of real estate projects through investment partnerships, where DUTB contributes an attractive land plot and participates in the execution of the development plan on the plot.

MEETING EACH INVESTOR'S SPECIFIC NEEDS

We are open to taking into consideration the specific requirements of each investor, insofar as we are still able to sell our real estate in an open and competitive process. Our dedicated team of experienced real estate professionals with complementary strengths in different fields are able to work with you to ensure optimal business results.

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ABOUT

SLOVENIA

Slovenia is a country in Central Europe bordering the Mediterranean Sea. Neighboring countries include Austria, Croatia, Hungary, and Italy. Despite its small size, Slovenia controls some of Europe's major transit routes. Slovenia has a mixed economic system in which the state is considerably involved in centralized planning, but there is private sector freedom. Slovenia is a member of the European Union.

CROATIA

Croatia is a country in Central Europe and Southeastern Europe on the Adriatic Sea. Neighboring countries include Bosnia and Herzegovina, Hungary, Montenegro, Serbia, and Slovenia. Croatia controls most land routes from Western Europe to Aegean Sea and Turkish Straits. Croatia has a mixed economic system which includes a variety of private freedom, combined with centralized economic planning and government regulation. Croatia is a member of the European Union.

SERBIA

Serbia is a landlocked country located at the crossroads of Central and Southeastern Europe, covering the central part of the Balkans. Serbia is bordered by Bosnia and Herzegovina, Bulgaria, Croatia, Hungary, Kosovo, Macedonia, Montenegro, and Romania. Serbia has a mixed economic system in which the presence of the state in the economy is considerable, but there is limited private sector freedom. Serbia is a member of the Central European Free Trade Agreement.

BULGARIA

Bulgaria is located in Southeast Europe, in the northeast part of the Balkan Peninsula and borders with Turkey, Greece, Romania, Macedonia and Serbia. Bulgaria is on the crossroad between Europe and Asia. A series of major European transport corridors pass through Bulgaria. Bulgaria is a member of the European Union.





RESIDENTIAL FACILITIES

REAL ESTATE

UNFINISHED RESIDENTIAL BUILDING

CENTRUM MARIBOR

LOCATION: Ulica Ob jarku, Maribor, Slovenia

LARGE BUSINESS AND RESIDENTIAL FACILITY

The building is not yet finished, with 3 underground levels, a ground floor, 5 upper floors and loft:

- the underground levels are planned for underground parking (about 134 parking spots), storage closets and utility areas
- brightly-lit retail and office areas are planned on the ground floor, the first floor and the second floor
- the higher floors are planned for residential use (about 35 apartments)

EXCELLENT LOCATION IN OLD MARIBOR TOWN CENTER

The property has an excellent location in the middle of the lively and upbeat historic town center of Maribor. It is surrounded by all the urban comforts of a big city. Directly nearby is the Leon Štukelj square, Maribor Community Hall, as well as numerous shops and services, increasing the location's visibility and frequency of visitors.

AN INVESTMENT OPPORTUNITY FOR A HIGH ADDED-VALUE REAL ESTATE DEVELOPMENT PROJECT

The excellent location, clever design (proprietary underground parking, well-lit spaces, good communal infrastructure) and Maribor's housing shortage combine into an excellent opportunity for potential investors to develop the building into an attractive development with great market potential and high added value.

DUTB is currently selling a majority, 81% share of the building.



PLOT AREA: 1,168 m²

NET FLOOR AREA:

8,085 m²



As Slovenia's second-largest city, Maribor is an important economic, transport, cultural, academic, scientific and healthcare hub in the northeastern part of Slovenia. The Municipality of Maribor covers a surface area of 148 km² and has a population of over 111,000. Maribor is strategically positioned in the direct vicinity of three neighboring countries: Austria, Hungary and Croatia. It has an airport, with strong railway and road connections. Maribor is one of the fastest-growing destinations in Slovenia. In recent years it has attracted increasing interest from investors. With support from the municipality, excellent infrastructure has been developed, with three industrial parks, driving the economic development of the city and broader region.

MIXED-USE BUILDING

POSTOGNA MARIBOR

LOCATION: Slovenska ulica 16, Maribor, Slovenia, YEAR OF CONSTRUCTION: 2011

AN INVESTMENT OPPORTUNITY

An interesting investment opportunity within fully renovated old building with newly constructed extension which contains several smaller apartments and an four-room apartment.

EXCELLENT LOCATION IN THE CITY CENTER OF MARIBOR

Residential business building is located in the center of Maribor in a pedestrian zone at the address Slovenska ulica 16.

FULLY RENOVATED OLD BUILDING

The real estate is comprised of fully renovated old building with two business premises, six studio apartments and a 4-room apartment.

NEWLY CONSTRUCTED BUILDING

At the courtyard side of the building there is newly constructed building as an attachment to the old one. The new building consists of bigger business premises on the basement level with an open terrace, two smaller business premises on the ground floor and 3 and 4-room apartments on the 1st and 2nd floor.

All units have a gas central heating system. The heating system is arranged with gas furnaces for each unit.

PLOT AREA: 459 m²

NET FLOOR AREA:

1,330 m²



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MULTI-APARTMENT RETIREMENT COMMUNITY IN VRTOJBA

LOCATION: Ulica 9. septembra, Vrtojba, Slovenia, YEAR OF CONSTRUCTION: 2012

COMPLEX FOR RETIREMENT COMMUNITY

The unfinished multi-apartment residential complex consists of two facilities: the senior citizens' home and assisted-living apartments.

- The senior citizens' home has a net floor area of 6,065.23 m². It has a basement level, a ground floor and three upper floors, with a potential capacity to host 120 residents. The rooms are single or twin-occupancy, each having its own bathroom. Besides the residential rooms, each floor has a large common area for socializing, as well as other multi-purpose areas. There are unfinished business premises on the ground floor, which were planned for various service businesses.
- The assisted living facility has a net floor area of 3,549.52 m². It has a basement level, a ground floor and two upper floors. The basement level is planned for parking spaces, part of the ground floor is planned for service businesses, while the rest is planned for 38 apartment units.

PEACEFUL, SERENE LOCATION WITH EXCELLENT TRAFFIC CONNECTIONS

The property is located in the peaceful outskirts of Nova Gorica. The property is surrounded by lush greenery, creating a peaceful ambient in a small village community. The property is easily accessible and well-connected to Nova Gorica and nearby towns.

PLOT AREA: 10,948 m²

NET FLOOR AREA:

9,615 m²



Vrtojba is located next to the Nova Gorica city municipality, directly adjacent to the Italian border. Nova Gorica is the administrative, educational, cultural and economic centre of the Goriška region and has a lively feel. It is also home to numerous businesses, with a good school system and its own university, and has a number of high-profile and influential cultural institutions. It will be a European capital of culture in 2025, and offers a unique blend of Slavic, Italian and German culture. Nova Gorica is known for its rich and fascinating natural and cultural heritage, which is encouraging the development of tourism in the region.

UNFINISHED APARTMENT BUILDING

TOLMIN

LOCATION: Poljubinj 69A, Tolmin, Slovenia, YEAR OF CONSTRUCTION: 2011

9 MODERN APARTMENT WITH EXCELLENT LAYOUTS

The apartment building was constructed in 2011, up to the 5th construction phase. The building is missing interior doors and fine flooring in the bathrooms and living areas.

The structure has 6 floors.

It comprises 9 apartment units sized 60 m² to 100 m².

All apartment units except one have two parking spots and one storage area each. The covered parking spaces are located on the basement level and on the 6th floor. The storage areas are located in the basement, with a floor area of 5 m² to 25 m².

A GOOD, WELL-CONNECTED LOCATION

The building has a great location with good connections to other towns. It is located in the town of Podljubinj, just 2.3 kilometers out of Tolmin. Nearby is the Podljubinj business park, where numerous companies operate and create jobs.

PLOT AREA: 746 m²

NET FLOOR AREA:

1,545 m²



Tolmin is a town with a very special character, derived from its rich history and unique geographic location, nestled in the embrace of the Alps. The town is one of the foremost European Iron Age architectural sites and due to its strategic location, it still has many historic remains from WWI and WWII. Tolmin is located directly nearby the Triglav National Park and is becoming an increasingly popular tourist destination in recent years. The pristine nature, imposing Alpine peaks, the crystal-clear Soča river and the pleasant climate attract tourists from the world over. Thus, Tolmin was named Alpine Town of the Year in 2016.

UNFINISHED MULTI-UNIT RESIDENTIAL BUILDING

VOJNIK, CELJE

LOCATION: Vinterjeva ulica 4, Vojnik - Celje, Slovenia, YEAR OF CONSTRUCTION: 2009

LOW-RISE MULTI-UNIT RESIDENTIAL DEVELOPMENT WITH NEW, MODERN APARTMENTS

- The multi-unit residential building is of recent build but in need of renovation.
- The apartments' net floor area is 2,444 m², with an additional 2,495 m² of land area.
- The building has a basement, ground floor, and three upper floors.
- It consists of 43 apartment units of various sizes, with floor areas ranging from 34 m² to 98 m².
- Storage areas, outdoor and indoor parking spots are included.
- Individual residential units feature modern architecture and good utilization of space.
- The surrounding area is pleasant, green, and quiet, with other residential buildings nearby.

IN THE MIDDLE OF URBAN COMFORT AND NATURE

A location where everything is within arm's reach.

All the necessary infrastructure is available in the immediate vicinity, ensuring urban comfort in a peaceful and pleasant environment. Nearby are shops, the bank, pharmacy, city hall and elementary school. The neighborhood and its surrounding area offer numerous options for outdoor activities and weekend getaways into nature.

PLOT AREA: 2,495 m²

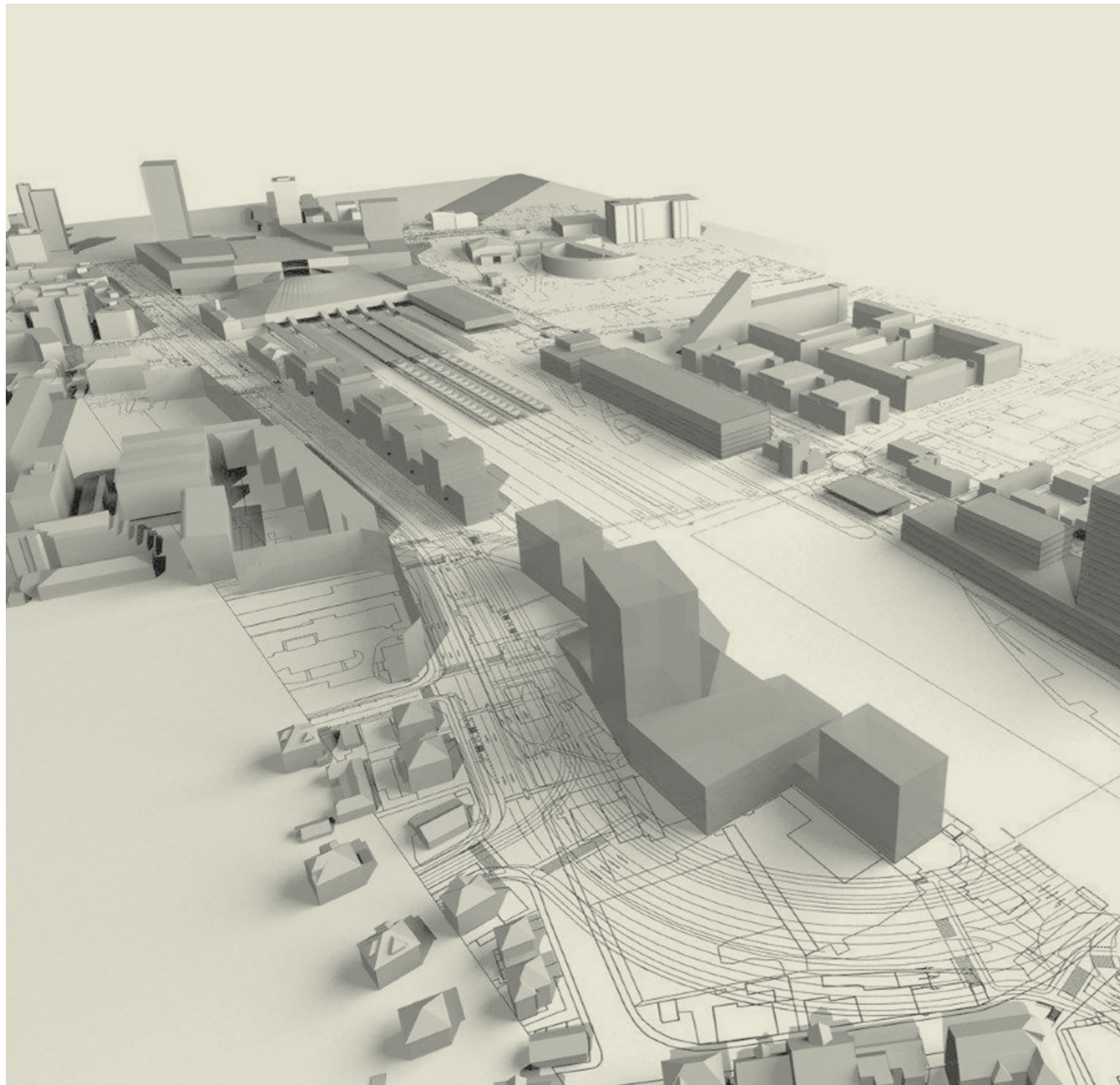
NET FLOOR AREA:

3,729 m²



The Municipality of Celje is region's administrative, cultural, educational, industrial and tourist centers. The municipality is home to almost 50,000 inhabitants. It boasts a rich history and cultural heritage and is nestled in the green areas near the confluence of Savinja and Voglajna rivers.

The municipality has a focus on sustainable development, investing in ecological projects, revitalizing cultural heritage sites, the city infrastructure etc. The municipality is home to numerous schools and educational institutions, has a diverse sports infrastructure and is home to many public utility companies, companies, and institutes.



BUSINESS FACILITIES

REAL ESTATE

BUSINESS PREMISES WITH AN EXCEPTIONAL LOCATION

DUNAJSKI KRISTALI

LOCATION: Štukljeva cesta 46 in 48, Ljubljana, Slovenia, YEAR OF CONSTRUCTION: 2010

LARGE, DYNAMIC AND CLEVERLY-DESIGNED PREMISES

The property subject to the sale includes two towers (S1 and S2), both built in 2010. The combined surface area of the towers is 6,189 m², comprised of part of the basement, the ground floor, mezzanine and four upper floors:

- the basement consists of 402 m² of storage areas
- the ground floor consists of 807 m² of business premises suitable for various service-oriented activities
- the mezzanine consists of 271 m² of business premises suitable for various service-oriented activities and archives
- the upper floors make up 3,961 m² of office areas
- the lobby and shared areas take up 747 m²

Parking spaces are located beneath the towers (5 in total), which do not belong to the property available for sale. All offices are unfinished.

ADVANTAGE: HIGHLY VISIBLE, EASILY ACCESSIBLE AND VERY WELL-CONNECTED LOCATION

The two towers are located in the Bežigrad district of Ljubljana, along Dunajska cesta, conveniently nestled between the urban comforts of Ljubljana's city center and its peaceful surrounding area. The location has excellent transport connections, notably one of Ljubljana's main inroads, Dunajska cesta, and the Ljubljana bypass and motorway. The property is well-connected to the rest of Ljubljana via public transport options, as well as numerous local roads.

PLOT AREA: NA

NET FLOOR AREA:

6,189 m²



Ljubljana is the capital city of Slovenia and the seat of the city municipality, and the geographical, cultural, scientific, economic, political and administrative centre of Slovenia. It is an important European commercial, business, exhibition and congressional centre, as well as the transport, science and education hub of Slovenia. Categorized as a medium-sized European city, it offers everything a metropolis does, yet preserves its small-town friendliness. Its geographical position in the centre of Europe has determined Ljubljana as a natural meeting place. Excellent urban passenger transport links allow for quick access to the city centre as well as to the ring road.

OFFICES AND PARKING SPACES IN EDA CENTER

LOCATION: Delpinova ulica 18B, Nova Gorica, Slovenia, YEAR OF COMPLETION: 2011

OFFICE PREMISES IN THE CENTER OF NOVA GORICA

- Unfinished offices in the EDA center with area of 1,579.00 m² are located on the 9th and 10th floor in business center
- Finished offices in the EDA center with area 900 m² are located in 4th and 8th floor
- Connections to communal utilities are available on each level.
- Partly finished commercial-service part with area 7.712 m² in levels K1 to P3. The entire section is for sale.
- The business premises are bright, spacious and diverse, and the buyer will be able to customize the final architectural design according to their needs.
- Parking spaces with a floor area of 2,633 m² are located K1-K5 under the business building.
- The entire garage facility is available for sale.

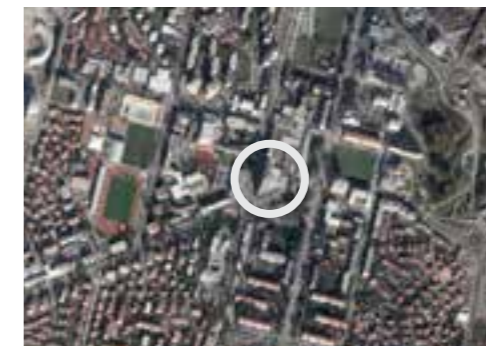
ELITE LOCATION AND CLEVER ARCHITECTURAL DESIGN

The EDA Center office building is located at the intersection of the commercial, administrative and social axis, in an elite central location in Nova Gorica. The building is easily accessible, it is very visible and it blends in well with the surrounding area. Thanks to its location, its own parking spaces, its generous floor plans and its diverse architectural design, EDA Center offers an opportunity to develop one of the most visible business/commercial and cultural centers of the entire Goriška region.

PLOT AREA: NA

NET FLOOR AREA:

18,412 m²



Nova Gorica lies on the border between Slovenia and Italy and is inseparably connected to its Italian counterpart Gorizia. It is the administrative, academic, cultural and economic hub of the Goriška region. The city of Nova Gorica has a population of roughly 32,000. It is a city with a fresh urban beat. It is home to numerous companies, with a well-developed school system and its own university, as well as a number of recognized and influential cultural institutions. In 2015, the city will become the European Culture Capital, as it blends the Slavic, Italian and Germanic culture in a unique manner.

OFFICE BUILDING IN THE CENTER OF MARIBOR

LOCATION: Trg Leona Štuklja 12, Maribor, Slovenia, YEAR OF COMPLETION: 1970, 2004 (complete renovation)

EXCEPTIONAL LOCATION IN MARIBOR CITY CENTER

The office building is located in central Maribor, near the Leon Štukelj square. While the property is located in a pedestrian zone, it is accessible by car from the southern side of the building. The property has a premium location, at the heart of the lively city beat.

DIVERSE AND FUNCTIONAL INTERIORS

The premises are ideal for a company looking for quality business premises: The two-level basement area has a vault, archives area, central server room and auxiliary technical room. A freight elevator leads into the basement levels. The ground floor has a lobby leading into a set of offices of varying sizes. Located on the four upper floors are offices, conference rooms, interview rooms, kitchenettes, restrooms. The upper levels are accessible by stairs and two elevators. There are three entrances leading into the building: the main entrance from the square into the lobby, a smaller entrance from the market, and the back entrance from the parking lot/accessway. The building is accessible by car from the southern side of the building, where a parking lot with 20 parking spaces is located.

IDEAL FOR SERVICE BUSINESSES

The building is suitable for various service activities, such as banks, insurance companies, and similar institutions. It is also possible to invest in repurposing the interior so as to offer new, smaller service and retail shops and offices in the center of Maribor.

PLOT AREA: 2,205 m²

NET FLOOR AREA:

7,193 m²



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BUSINESS-COMMERCIAL

CENTER NOVA

LOCATION: Šaleška cesta 21, Velenje, Slovenia, YEAR OF COMPLETION: 2005

FOR SALE: COMMERCIAL PART OF THE SHOPPING CENTER AND CURTILAGE

The Center Nova shopping center has a total net floor area of 4,144 m², with a basement, ground floor, and two upper floors. The total land plot has a total floor area of 1,577 m².

BAMC is selling 60.86% of the building and land plot, which includes sections of the basement, ground floor, and the 2nd floor. The 1st floor is the property of the Velenje Municipality.

A MODERN, WELL-MAINTAINED FACILITY WITH DYNAMIC LAYOUTS

The Center Nova facility was constructed in 2005. It holds a total of 41 individual premises between 10 m² and 400 m². The architectural design features bright rooms, large exhibition windows and allows for a variety of public events. The floors connect the personal and freight elevator and the interior and exterior staircase. Parking spots for visitors are available in front of the facility. The facility is well-maintained and is in excellent condition.

A POPULAR SHOPPING CENTER LEASED OUT TO A SIGNIFICANT NUMBER OF TENANTS

Two-thirds of the premises are currently under lease. Thanks to for the good rent revenue, the constant demand for leasing premises at the location, as well as a steady influx of visitors, shopping center represents an excellent opportunity for investors.

PLOT AREA: 1,577 m²

NET FLOOR AREA:

4,144 m²



The Center Nova shopping center is located in the business and commercial district of Velenje. The shopping center stands along the main road leading into the city, near the city's main bus terminal. Directly nearby are Spar and Mercator stores, banks and other businesses, all contributing to the lively beat of the micro-location.

Center Nova also hosts the Velenje Library, which takes up the entire 1st floor of the building. Due to the library being located there and thanks to a large number of cultural events organized by the library (together with the tenants), the shopping center is popular among the local population and highly frequented.

OFFICE BUILDING

ERA

LOCATION: Prešernova cesta 10, Velenje, Slovenia, YEAR OF COMPLETION: 1980 , partly renovated 2011

WELL-PRESERVED OFFICE BUILDING

The office building spans 6 stories (basement, ground floor + 4 upper floors), with:

- 2.286,1 m² of offices on the ground floor and the four upper floors,
- 125 m² retail area on the ground floor,
- 150 m² of archives in the basement.

The premises are protected by a video surveillance system and central air conditioning. The building has an external panoramic elevator and offers the possibility of setting up a front desk.

The property has 47 parking spots behind an electric gate.

The facility was constructed in 1980. The building facade was renovated in 2001. The third and fourth floor of the building were renovated in 2011. The roofing was renovated at the beginning of 2018.

The building already has tenants on some floors.

PLOT AREA: 2.473 m²

NET FLOOR AREA:

2,561 m²



The property is an excellent investment opportunity, as it has existing long-term tenants. It is also located in the lively urban town center in the lively Velenje town center, where the large population and many other service-based and retail businesses and various public institutions ensure the location will maintain its market potential.

PRODUCTION FACILITIES

SELNICA OB DRAVI

LOCATION: Mariborska cesta 46, Selnica ob Dravi, Slovenia, YEAR OF COMPLETION: 1980, 2000 (renovation)

BUSINESS COMPLEX WITH AN AVAILABLE LAND PLOT SUITABLE FOR CONSTRUCTION

- The premises have 8,550 m² of covered surfaces, 650 m² of which is offices (fully furnished with quality office equipment), and the remainder is made up of five production halls and warehousing facilities.
- The property is connected to the water supply infrastructure, as well as electricity and the public sewers network, heating is provided through convectors and hot air ventilation.
- Adjacent to the complex a buildable land plot is also available, sized 2,823 m² (the entire land plot spans 16,147.00 m²).
- The complex is suitable for various industrial activities: production, warehousing, logistics.

WELL-CONNECTED LOCATION

The business complex has excellent connections to Maribor, Dravograd, Austria and the rest of Slovenia. It is accessible for large freight vehicles, with a large paved parking lot surrounding the buildings. The car parking lot is located in front of the building, alongside the road.

THE FACILITIES ARE WELL-MAINTAINED AND PARTIALLY RENOVATED

The older buildings were built between 1980 and 1983, while the new section was built in 2000. The older part was renovated in 2000. The buildings' roofing was completely replaced in 2003, except in the annex area, where it was replaced in 1989.

PLOT AREA: 16,147 m²

NET FLOOR AREA:

8,550 m²



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INDUSTRIAL COMPLEX

AKUBAT MARIBOR

LOCATION: Einspielerjeva ulica 24, Maribor, Slovenia, YEAR OF COMPLETION: 1979

EXCELLENT LOCATION IN THE CITY OF MARIBOR

This production and warehousing complex has a strategic, well-connected location in the immediate vicinity of the Ljubljana-Maribor motorway and Maribor's central railway station. It is located in close proximity to other commercial buildings and the Melje industrial zone.

LARGE FACILITY FOR PRODUCTION OR WAREHOUSING ACTIVITIES

- The production and warehousing facility was built between 1940 and 1979.
- It has a net floor area of 8,026 m², of which 830 m² is office space.
- All the requisite utility infrastructure is in place.
- The property comes with 16,478 m² of land.
- The area around the buildings is asphalted.

TAKE ADVANTAGE OF THIS INVESTMENT OPPORTUNITY

The facility has a large built area suitable for a variety of logistical, production and warehousing (non-foodstuff) activities. The buildings could be renovated or could be demolished and replaced. The location is close to the center of the city of Maribor, and has exceptionally good transport connections.

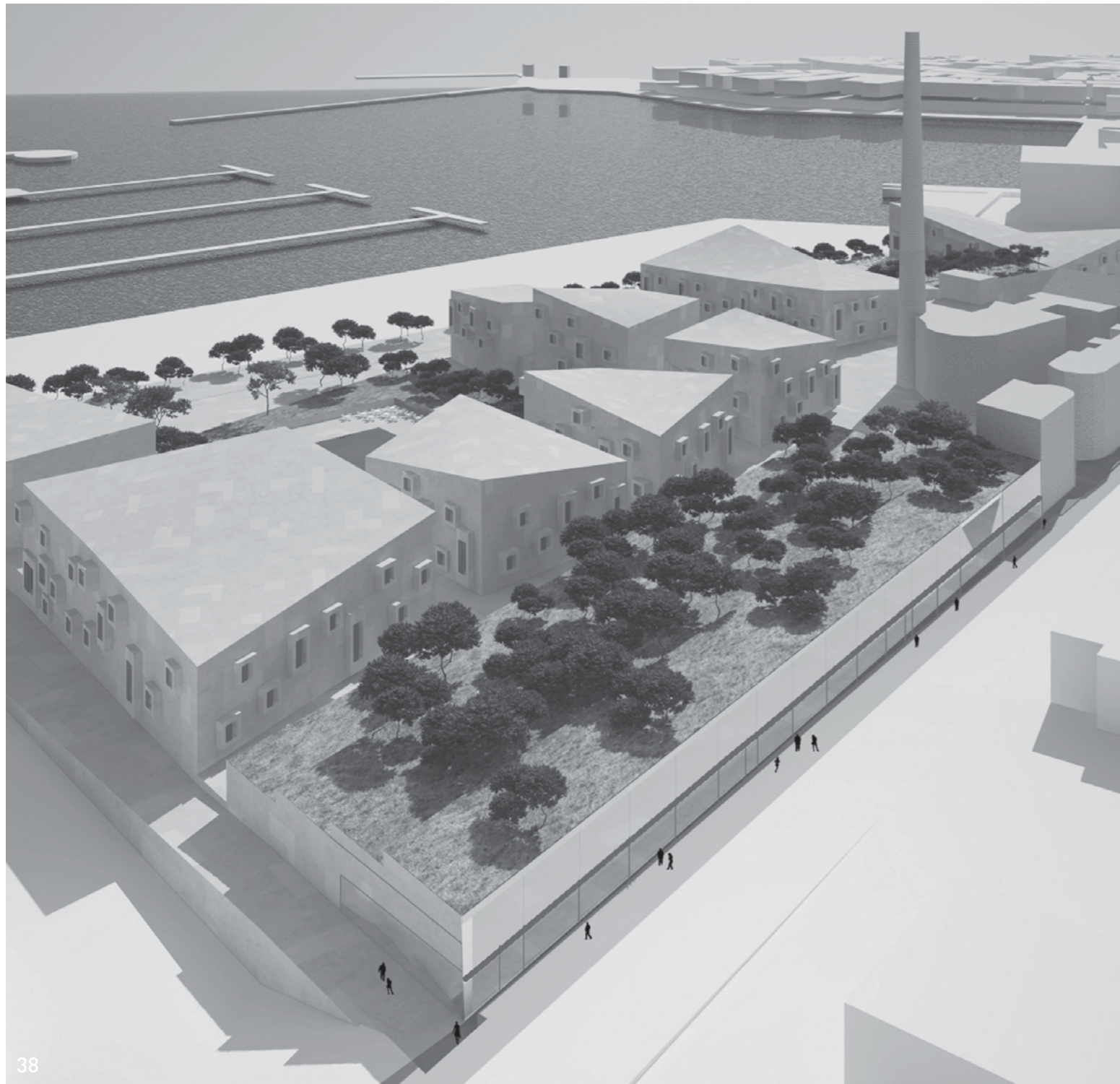
PLOT AREA: 16,478 m²

NET FLOOR AREA:

8,026 m²



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LAND PLOTS

REAL ESTATE

BUILDING LAND PLOT

ROŽNA DOLINA

LOCATION: Rožna dolina, Ljubljana, Slovenia

PURPOSE: Residential

INVEST IN BUILDING LAND IN ONE OF THE NICEST PARTS OF LJUBLJANA

- This complex of building land is situated in Rožna Dolina, one of the most attractive and popular residential areas in Ljubljana. The location boasts excellent utilities infrastructure and transport connections. It is accessible by public transport, located close to the ring road and motorway, while the city centre is in the near vicinity.
- Rožna Dolina has nursery schools, schools, medical centres, libraries, shops, services and everything that makes for a high quality of life.
- Rožna Dolina provides great opportunities to enjoy nature: Ljubljana Zoo, Tivoli Park, Rožnik, Mostec and many hiking and biking trails.

AN OPPORTUNITY FOR INVESTORS LOOKING FOR HIGH ADDED VALUE

The location is ideal for high-quality construction for demanding buyers who like a balance between the lively urban rhythm of Slovenia's capital and the peaceful, green environment of Rožna Dolina. The location and the exceptional popularity of the area means that this is a great opportunity for major investors who want to create high added value.

According to municipal spatial plan, the land has been zoned as predominantly for multi-apartment buildings. The projected maximum building height is ground floor plus two storeys plus terrace. The maximum floor area ratio is 1.6. A detailed local municipal spatial plan has to be adopted for the area. Proposal of detailed local municipal spatial plan in 2010 envisaged a construction of 3 multi-apartment buildings with up to 130 apartments measuring in total 18.000 m² of floor area above the terrain.

NET FLOOR AREA: NA

PLOT AREA:

16,669 m²



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BUILDING LAND PLOT

PODUTIK QUARRY

LOCATION: Podutik, Ljubljana, Slovenia

PURPOSE: Residential

14 LAND PLOTS OF TERRACED LAND

With its sunny aspect and concave setting, this abandoned quarry complex offers an opportunity for conversion into a contemporary residential neighbourhood with a high quality of life for the most demanding buyers.

- The former gravel pit encompasses 14 land plots with a total area of 44,511 m².
- A smaller part of the land is at street level, while the majority stretches over the slopes of the former quarry at elevation.
- A detailed municipal spatial plan has expected to be adopted for the area.

TAKE THIS OPPORTUNITY TO INVEST IN ATTRACTIVE BUILDING LAND PLOTS IN LJUBLJANA

Under the municipal spatial plan, the land is zoned for multiple residential constructions with a high floor area ratio of 1.8. In a public architecture competition held in 2009, the winning design envisaged multi-residential settlement with 360 apartments, 680 parking spaces with total gross area of 56.800 m² and 2.800 m² of public services.

IDEAL BALANCE BETWEEN UNSPOILED NATURE AND URBAN COMFORTS

All of its features give this land high market potential. Surrounded by meadows and forests, it lies just a stone's throw from the Ljubljana neighbourhood of Šiška, in the west of the city. Podutik, where the property is located, is ideal for all those seeking the right balance between urban living and being close to nature.

The neighbourhood has excellent utility infrastructure and good transport connections with the centre of Ljubljana and the motorway ring road.



NET FLOOR AREA: NA

PLOT AREA:

44,511 m²



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BUILDING LAND PLOT

STOLPNIŠKA

LOCATION: Stolpniška ulica, Ljubljana, Slovenia

PURPOSE: Residential

AN OPPORTUNITY FOR INVESTORS LOOKING FOR HIGH ADDED VALUE:

The property is currently a business complex, occupied by buildings in need of renovation and planned for demolition. The subject of the sale is therefore a large building land plot with a total plot area of 18,366 m².

Under the current municipal zoning plan, the land plot is zoned for residential development.

The municipal detailed zoning plan (OPPN 234 SOČA J) anticipates:

- construction of a multi-apartment residential complex (senior citizens' facility for up to 150 residents) and
- construction of assisted-living apartments (for up to 80 residents);
- maximum utilization factor is 1.2.;
- the allowed height of buildings is the ground floor + 5 upper floors.

The land plot presents an excellent investment opportunity for development of new senior citizen care facilities in Ljubljana, which is becoming a needed service due to the trend of fast population ageing.

IDEAL LOCATION FOR THE PLANNED REAL ESTATE DEVELOPMENT PROJECT

The land is in on an attractive location in Ljubljana's Bežigrad district. It is located in the immediate vicinity of the Soča University rehabilitation institute, which offers various rehabilitation programs and specialized treatment options. The property is surrounded by the urban amenities, and a number of promenades.

The location has excellent connections to the center of Ljubljana, as well as the Ljubljana ring-road and the motorway.

NET FLOOR AREA: NA

PLOT AREA:

18,366 m²



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BUILDING LAND PLOT

PARMOVA

LOCATION: Parmova ulica, Ljubljana, Slovenia

PURPOSE: Residential

PREMIUM PROPERTY FOR COMMERCIAL-RESIDENTIAL DEVELOPMENT IN THE CENTER OF LJUBLJANA

Attractive land for commercial-residential development is located on an excellent, market-appealing location on Parmova Street in the city center. The property is situated in a developing part of Slovenian capital and it represents a great investment opportunity.

The property on Parmova consists of a complex of building land for development (approx. 13.000 m²) practically in the center of Ljubljana. The land is zoned as land for central activities for high buildings with maximum floor area ratio is 1.6 and maximum height 52,50 m.

For broader area of approx. 30.000 m² a detailed municipality spatial plan (OPPN 173: Parmova) is being adopted. In spatial unit (PE) 1 is envisages construction of a business-residential complex of 6 multi-apartment buildings with 330 apartments and total floor area up to 37.000 m².

On the property there are several old commercial units, ready to be demolished.

The property is very suitable for potential investors that are interested to build a commercial-residential neighborhood in the immediate vicinity of city center of Ljubljana.

NET FLOOR AREA: NA

PLOT AREA:

13,151 m²



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BUILDING LAND PLOT

ZGORNJE GAMELJNE

LOCATION: Zgornje Gameljne, Ljubljana, Slovenia

PURPOSE: Residential

LANDS WITH VARIOUS LAND USE PURPOSE

The real estate assets entail a set of five land plots with a total surface area of 28,150 m². Two sets of plots with a total floor area of 10,041 m² are intended for residential development, and a Municipal Detailed Zoning Plan is pending for the Velike Gameljne area. Under the Municipal Detailed Zoning Plan, the area is zoned for either a detached or semi-detached residential development. Other land plots are zoned as agricultural plots. The properties are available for sale as individual units.

IDEAL BALANCE BETWEEN UNSPOILED NATURE AND URBAN COMFORTS

All of its features give this land high market potential. Surrounded by meadows and forests, it lies just a stone's throw from the Šmartno motorway exit, in the Zgornje Gameljne area.

Zgornje Gameljne, where the properties are located, is an ideal spot for all those seeking the right balance between urban living and being close to nature.

There is wonderful nature in the immediate surroundings, which creates a peaceful ambience and offers numerous opportunities for relaxation and recreation (Šmarna gora, Grmada, Rašiški hrib, etc.).

NET FLOOR AREA: NA

PLOT AREA:

28,150 m²



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BUILDING LAND PLOT

VIČ RUDNIK

LOCATION: Cesta Dveh Cesarjev, Ljubljana, Slovenia

PURPOSE: Residential

INVEST IN A LAND PLOT SUITABLE FOR RESIDENTIAL DEVELOPMENT

Excellent location of the developable land plots, just a few minutes' drive away from the Ljubljana bypass turnpike. Undeveloped, prevalently zoned for construction of buildings, with a total floor area of 39,332 m² is located along Cesta dveh cesarjev in the city of Ljubljana. The sale extends to shares of ownership of individual land parcels (18-49%), which combine into approximately 42% of the entire property. Parcels 799/1 and 799/8 belong under the EUP TR-450, categorized by intended use in SSsv-General multi-unit residential area with floor space indexes 1 2, a 40% maximum property development factor, and the maximum permitted height of G+2. Parcel 799/4 is located in a 25-meter strip along the motorway, intended for floodwater retention.

The detailed municipal zoning plan OPPN 447: VRTNO MESTO SIBIRIJA EAST is necessary for the area.

NET FLOOR AREA: NA

PLOT AREA:

15,421 m²



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BUILDING LAND PLOT

ŠMARTNO

LOCATION: Šmartno 72, Šmartno - Ljubljana, Slovenia

PURPOSE: Residential

The land plots at the foot of Šmarna gora entail a set of nine land plots suitable for residential development and three land plots set aside for accessways, with a total floor area of 8,608 m². The land plots are suitable for development of fully-detached houses, rows of houses, houses with gardens and semi-detached houses. The development plan envisages construction of 40 row houses. The location is an ideal spot for all those seeking the right balance between urban living and being close to nature.

THE LAND PLOTS ARE JUST A FEW MINUTES' DRIVE FROM THE LJUBLJANA MOTORWAY EXIT.

The land plot is located close to the Šmartno motorway exit, along the Ljubljana – Skaručna public road. There is wonderful nature in the immediate surroundings, which creates a peaceful ambience and offers numerous opportunities for relaxation and recreation (Šmarna gora).

NET FLOOR AREA: NA

PLOT AREA:

8,608 m²



Šmartno pod Šmarno goro is a district of Ljubljana resting on the terraces on the Sava river bank, at the foot of Šmarna Gora and near the Gorenjska motorway exit.



BUILDING LAND PLOT

KOZARJE

LOCATION: Ljubljana – Vič, Ljubljana, Slovenia

PURPOSE: Residential

UNDEVELOPED LAND PLOT ON THE OUTSKIRTS OF LJUBLJANA'S CITY PROPER

The land plot consists of several land parcels, currently meadows. Under the Municipal Detailed Zoning Plan 302: Kozarje Garden City, which covers a broader area, the property is zoned for construction of:

- 8 fully-detached single-family houses with a ground floor, one upper floor and a loft,
- 2 assisted living facilities (approx. 50 assisted-living apartments),
- 6 semi-detached houses and
- 4 fully-detached single-family houses.

BAMC does not own all the land plots covered under the OPPN 302 - Kozarje Garden City.

The land is located on the peaceful outskirts of Ljubljana, near Tržaška cesta, just a few minutes' drive from the motorway exit. The broader surroundings include social, sporting and assisted-living amenities.

NET FLOOR AREA: NA

PLOT AREA:

6,723 m²



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BUILDING LAND PLOT

VRHNIKA

LOCATION: Vrhnika, Slovenia

PURPOSE: Residential

LAND PLOT SUITABLE FOR CONSTRUCTION OF 8 APARTMENT BUILDINGS

The area where the land plot is located is zoned for the construction of 8 apartment buildings:

- the floor plan size of the buildings is 31 x 18.5 m,
- maximum height: G+3+T,
- maximum number of residential units 144,
- gross floor area of buildings 21,563 m²,
- story gross floor area of buildings 4,588 m²,
- 317 parking spaces.

The land plot has the respective community utility infrastructure either directly on it or adjacent to it (electricity, power supply, sewage network). The land plot is accessible via local road.

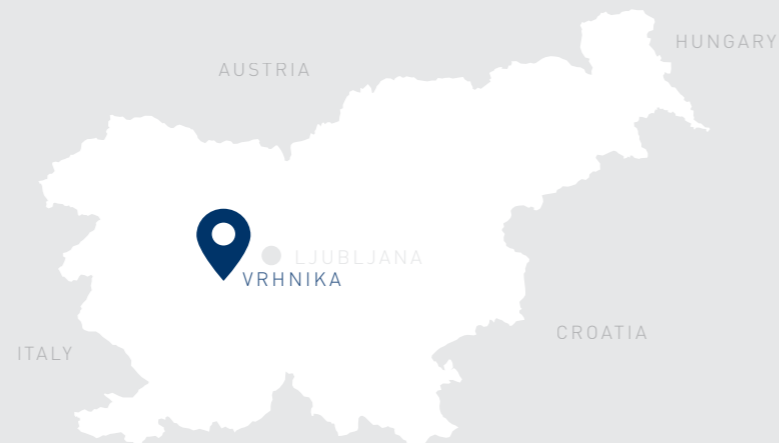
IDEAL LOCATION NESTLED BETWEEN THE CITY AND NATURE

The land plot is located in Vrhnika, along Ljubljanska cesta, in the Sinje Gorice area, which connects Vrhnika to Ljubljana. The land plot is directly surrounded by grass surfaces, large shopping centers, and apartment buildings. It has excellent transport connections. The surrounding area provides all the necessities for a high standard of living, and good transport infrastructure makes the land plot an attractive investment opportunity for a high added value real estate development project.

NET FLOOR AREA: NA

PLOT AREA:

15,613 m²



Vrhnika is a small but well-developed town in central Slovenia, nestled in the green embrace of nature, spanning between the Ljubljana marsh and the Karst. It has a population of over 16,000. There are many kindergartens and elementary schools in the municipality, as well as many health facilities, cultural and sporting venues. There are also various smaller and larger enterprises and workshops operating in the area. Vrhnika is just 22 kilometers away from Ljubljana - with local roads, the motorway, and bus lines.

BUILDING LAND PLOT

STOBOVŠAK, DOMŽALE

LOCATION: Domžale, Slovenia

PURPOSE: Residential

EXCELLENT LOCATION NEAR THE DOMŽALE TOWN CENTER

Undeveloped residential plot with a total floor area of 11,150 m² is located in a convenient site in Ljubljana's suburbs, in the Stobovšak neighborhood along Ljubljanska cesta in Domžale.

The land plot is zoned for fully-detached housing.

Under the municipal zoning plan for the DŽ-54 zoning area, the land plot is suitable for construction of 6 fully-detached homes and approx. 8 row houses. Part of the land plot is set aside for access roads and landscaping areas.

OPPORTUNITY FOR REAL ESTATE DEVELOPMENT.

The land is being sold in its entirety and is not connected to the public utilities infrastructure. It represents an excellent opportunity for an investor looking to build a residential development on a good location in Domžale, with a high market potential.

NET FLOOR AREA: NA

PLOT AREA:

11,150 m²



The town of Domžale is a business, sports and cultural center of the municipality. Its urban character, developed business environment and infrastructure, as well as proximity to sporting amenities provide a good quality of living for all generations.



BUILDING LAND PLOT

SRAKOVLJE

LOCATION: Srakovlje, Kranj, Slovenia

PURPOSE: Residential

LARGE LAND PLOT IN THE MUNICIPALITY OF KRANJ

- The land plot with a total floor area of 20,005 m² is located in the smaller residential neighborhood of Srakovlje, Municipality of Kranj.
- The land plot is on flat terrain and accessible by paved local road.
- A development concept for the parcellation and communal utility infrastructure has been prepared. It envisages the land to be divided into 22 parcels, and buildable parcels are to be sold separately.

A PLEASANT AND WELL-CONNECTED LOCATION

The land plot is located on the quiet outskirts, near the edge of the forest, surrounded by lush greenery. Directly adjacent to the land plot is the Brdo state protocol estate with charming surroundings. The land plot is easily accessible and well-connected with the surrounding settlements, with a regular bus line connecting it to the Kranj city center. The motorway exit is just a few kilometers away, as is the Jože Pučnik airport.

NET FLOOR AREA: NA

PLOT AREA:

20,005 m²



Kranj is Slovenia's fourth-largest city and is the seat of the Kranj City Municipality. The Kranj City Municipality is the business, commercial, transport, educational and cultural hub of the Gorenjska region, spread over 148 m². A lively urban bustle, established educational institutions, a high number of businesses and well-developed infrastructure all contribute to Kranj being a popular place to make a home.

The city stands at the center of important transport routes connecting northern Europe and the Adriatic regions, as well as western Europe and the east. The city lies just 20 km away from Ljubljana.

BUILDING LAND PLOT

BRITOF KRANJ

LOCATION: Britof, Kranj, Slovenia

PURPOSE: Residential

EXCELLENT LOCATION IN KRANJ'S GREEN SUBURBS

The land plot is well-rounded and level, easily accessible via regional road and various local routes. All infrastructure is available in the immediate vicinity. The land plot is located in a beautiful, peaceful, green suburb of Britof. The key advantages are a sunny location, idyllic mountain views and the proximity to the city of Kranj, which is also connected with two bus services. The motorway exit is just 3 km away. The location is ideal for those looking to strike a balance between the urban comforts provided by the city of Kranj, and the lush nature, which is so characteristic of the Gorenjska region.

THE LAND PLOT IS ZONED FOR RESIDENTIAL DEVELOPMENT OF VARIOUS TYPES

The land plot is currently in the final stages of land plot consolidation, where buildable land plots sized 400 m² to 600 m² will be charted. Under the current zoning plan, the area is suitable for construction of: 27 individual family homes, 2 semi-detached houses and 7 row houses.

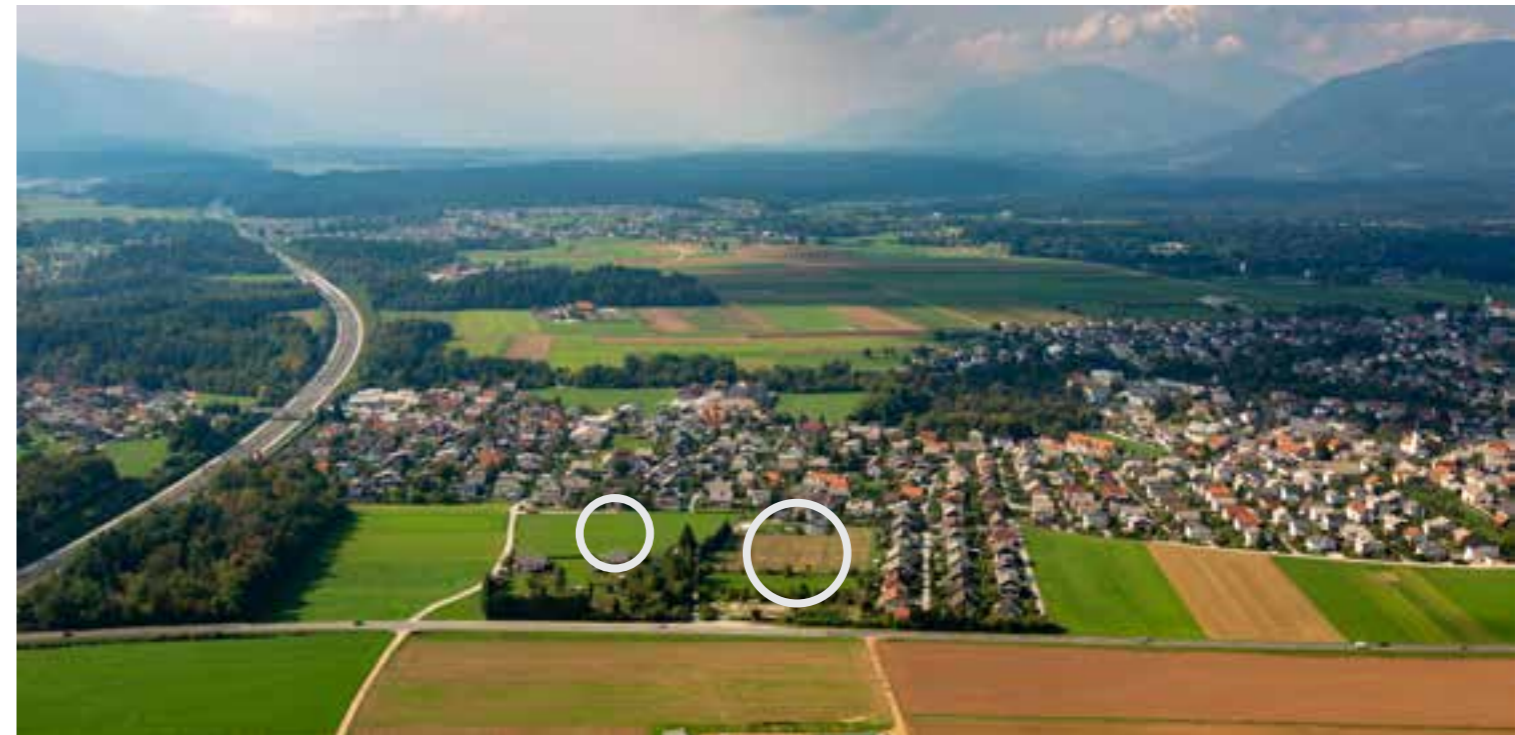
OPPORTUNITY FOR A HIGH ADDED-VALUE REAL ESTATE DEVELOPMENT PROJECT

The land is being sold in its entirety, it has no community utility infrastructure connections, and is ideal for a large investor looking for a major real estate development project in an excellent location in the Municipality of Kranj. The position, accessibility and many advantages offered by the land plot create an opportunity for a commercially attractive, high added-value real estate development.

NET FLOOR AREA: NA

PLOT AREA:

22,137 m²



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The city stands at the center of important transport routes connecting northern Europe and the Adriatic regions, as well as western Europe and the east. The city lies just 20 km away from Ljubljana.

BUILDING LAND PLOT

ŠMARJE PRI KOPRU

LOCATION: Šmarje pri Kopru, Koper, Slovenia

PURPOSE: Residential

PLANNED CONSTRUCTION OF BLOCKS OF FLATS AND ROW HOUSES

The land plot in Šmarje pri Kopru is zoned for residential development. The project documentation is prepared for 4 building permits:

- separately for the access road, with the communal utility infrastructure,
- for 1 block of flats with 8 apartment units and two commercial premises,
- for 3 blocks of flats with 36 apartment units and
- for 16 row houses.

The land plot is accessible via the Koper-Dragonja local road, close to Slovenian and Croatian motorways.

PLEASANT HINTERLANDS OF PRIMORJE

Šmarje pri Kopru is a township with a population of 500, in the middle of the scenic Šavrin hills. The township has a small factory, shops and restaurants, an elementary school, healthcare and cultural facilities. The area is known for its viniculture, olive oil production and agriculture. Thanks to good road connections, most of the population commute to work to the nearby larger towns (Koper, Izola, Portorož). Croatia is only 10 kilometers away. The beautiful natural environment and pleasant Mediterranean climate provide a very pleasant living environment.

NET FLOOR AREA: NA

PLOT AREA:

10,721 m²



The city of Koper lies on the Slovenian Adriatic coast, nestled between Italy and Croatia. Its old town center, attractive business districts and tourism, the city offers many options for active living by the sea. The city is very well-developed, with major companies and tourism creating numerous jobs, making Primorska an increasingly popular spot. Koper is the home of the Port of Koper, the most important port and logistics center in the Northern Adriatic region. The city is surrounded by numerous scenic Istrian villages like Šmarje pri Kopru, whose pristine nature and gentle climate create a pleasant living environment and offer numerous options for recreation and sporting activities.

BUILDING LAND PLOT

EUROPARK MARIBOR

LOCATION: Nasipna ulica, Maribor, Slovenia

PURPOSE: Residential

LAND PLOT AT THE CENTER OF MARIBOR'S URBAN COMFORT

The land plot is located in an excellent location nearby the Europark shopping center. The land plot has excellent transport connections, with access to all necessary public infrastructure, near the city center. The city district provides all the comforts of urban living.

OPPORTUNITY TO PURCHASE NEW APARTMENTS

The land plot is part of the Municipal Detailed Zoning Plan (OPPN) for part of the urban zoning unit Ta 3 - C, zoned for construction of multi-apartment buildings (about 735 apartments and 2000 parking spots) with a small portion of mixed-use facilities. Thanks to its proximity to the city center and immediate vicinity of the shopping center, the land plot is highly attractive. Moreover, this is the perfect time to invest, as demand for the residential real estate in Maribor currently outweighs available supply.

NET FLOOR AREA: NA

PLOT AREA:

53,933 m²



As Slovenia's second-largest city, Maribor is an important economic, transport, cultural, academic, scientific and medical hub in the northeastern part of Slovenia. The Municipality of Maribor covers a surface area of 148 km² and has a population of over 111,000. Maribor is strategically positioned in the direct vicinity of three neighboring countries: Austria, Hungary and Croatia. It has an airport, with strong railway and road connections. Maribor is one of the fastest-growing destinations in Slovenia. In recent years it has attracted increasing interest from investors. With support from the municipality, excellent infrastructure has been developed, with three industrial parks, driving the economic development of the city and broader region.

BUILDING LAND PLOT

MAGDALENA MARIBOR

LOCATION: Jezdarska ulica, Maribor, Slovenia

PURPOSE: Residential

ATTRACTIVE LOCATION IN THE CENTER OF MARIBOR

The building land plot has an excellent location, near Jezdarska ulica in central Maribor. Located directly nearby are mainly residential developments, various service and hospitality businesses, kindergartens, schools, healthcare facilities and the Maribor University Medical Centre and Magdalenski park. The residential project provides all the comfort of urban living, ensuring a high market potential for the land plot.

SEIZE THIS EXCEPTIONAL INVESTMENT OPPORTUNITY!

The area zoning is regulated under the Municipal Detailed Zoning Plan for Residential development with underground garages, which allows the construction of about 132 apartments. There are three older and smaller non-residential facilities on the premises, which are suitable for demolition. All necessary public infrastructure is available in the immediate vicinity. The plot is accessible via paved local road.

Due to its excellent location, accessibility and well-developed residential area, the purchase of the property is an exceptional investment opportunity.

NET FLOOR AREA: NA

PLOT AREA:

11,765 m²



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BUILDING LAND PLOT

STUDENŠKI RAZGLEDI

LOCATION: Iztokova ulica, Maribor, Slovenia

PURPOSE: Residential

AN ATTRACTIVE AND POPULAR LOCATION WITH ALL THE AMENITIES

- The land plot suitable for development is located in a beautiful, peaceful location along Iztokova ulica in Maribor.
- It is adjacent to a densely-populated business/commercial/residential complex.
- Located in the immediate vicinity are daycare facilities, a school, post office, shopping center and other businesses which enable comfortable and stress-free living conditions.
- The property is accessible via paved local road.

INVEST IN BUILDING NEW APARTMENTS IN MARIBOR

The land plot has a building permit for construction of a multi-apartment residential development. It is possible to build approximately 250 residential units (depending on apartment size) with parking facilities located in an underground parking garage. The dig has been partially completed on-site. All public utility connections are available on the property and all relevant infrastructure is available in the immediate vicinity.

Due to its excellent location, accessibility, and nearby facilities, the property provides an exceptional investment opportunity. Moreover, this is the perfect time to invest, as demand for the residential real estate in Maribor currently outweighs available supply. It is possible to commence development works on the property relatively soon, thanks to the fact that the building permits have already been obtained and are still in force for part of the property.

NET FLOOR AREA: NA

PLOT AREA:

19,092 m²



As Slovenia's second-largest city, Maribor is an important economic, transport, cultural, academic, scientific and medical hub in the northeastern part of Slovenia. The Municipality of Maribor covers a surface area of 148 km² and has a population of over 111,000. Maribor is strategically positioned in the direct vicinity of three neighboring countries: Austria, Hungary and Croatia. It has an airport, with strong railway and road connections. Maribor is one of the fastest-growing destinations in Slovenia. In recent years it has attracted increasing interest from investors. With support from the municipality, excellent infrastructure has been developed, with three industrial parks, driving the economic development of the city and broader region.

BUILDING LAND PLOT

PUHOVA

LOCATION: Puhova ulica 23, Maribor, Slovenia

PURPOSE: Residential

Land plot for construction of residential buildings on a good location at the Maribor city entrance.

LAND PLOT IN THE DEVELOPING SUBURBS OF MARIBOR

- Under the municipal zoning plan, the land plot is zoned for residential development and other central activities.
- Central industries zoning is dedicated mainly to commercial enterprises (including shopping malls and fair-grounds), hospitality business and commerce, social infrastructure activities and residential use.
- The eastern side of the area is zoned for a mixed-use business/residential development between G+3 up to a maximum of G+6, with two underground parking levels. Mainly business-use development is envisaged along Puhova ulica.
- There are several business buildings located on the premises, suitable for demolition due to age and decay.
- The surrounding area is well-connected to public utility infrastructure.
- The plot is accessible via paved local road.
- Located nearby are residential developments, shopping centers, and office buildings, as well as green areas, further improving the location's appeal.

Take this opportunity to invest in one of the most attractive building land plots in Maribor

NET FLOOR AREA: NA

PLOT AREA:

36,993 m²



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BUILDING LAND PLOT

PTUJ

LOCATION: Rabelčja vas, Ptuj, Slovenia

PURPOSE: Residential

BUILDING LAND IN PTUJ, SUITABLE FOR BUILDING OF APARTMENT HOUSES

Land plot suitable for residential development in the idyllic rural environment of Rabelčja vas near Ptuj. Under the current zoning development plan, the broader area allows for construction of approx. 30 apartment buildings (B+G+2+L and B+G+3+L) with a shared underground garage. The land plot is a 5 minute walk from the Ptuj city center, stretched between the existing residential complex with rows of houses to the south, and individual family homes to the northeast. The land plot's surroundings include a large shopping center, a school center and various sporting facilities.

Land parcel 392-566/40 is jointly owned with the Ptuj Municipality.

THE LAND PLOT IS LOCATED JUST A STONE'S THROW FROM THE CENTER OF PTUJ

NET FLOOR AREA: NA

PLOT AREA:

19,561 m²



Ptuj, the oldest city in Slovenia
The location of Ptuj is in SE Slovenia, in the Spodnje Podravje region, which borders on the Prlekija region. Ptuj is Slovenia's oldest documented city. Spodnje Podravje is now an integral part of the global and European market, popular for its international events, its thermal waters, ethnologic, cultural heritage, as well as its wide range of wine and gourmet options. The region is also an established outdoor recreational destination offering a range of sporting and leisure activities. [source: www.ptuj.si]

BUILDING LAND PLOT

SPLIT

LOCATION: Split, Croatia

PURPOSE: Residential

AN ATTRACTIVE LAND PLOT IN A POPULAR AND PLEASANT NEIGHBORHOOD IN SPLIT

- The buildable land plots are located in the east side of Split, Croatia, in the Kila district. The neighborhood is quickly growing into one of the more pleasant, new residential parts of Split, with a lively urban beat and comfort.
- The neighborhood features new residential and business developments, a diverse choice of services, shops, and restaurants, with nearby schools and kindergartens. The community healthcare center and pharmacy are planned to be constructed. The residential neighborhood is easily accessible by road and has a nearby bus stop, making Kila one of the more attractive parts of Split for young families.
- The land plots are located directly adjacent to the One Split shopping center. Land plots are situated in an excellent location in the peaceful, green suburbs of Split, just 5 kilometers away from the city center.

A POSSIBILITY OF CONSTRUCTION OF HIGHLY-ANTICIPATED NEW APARTMENTS

A building permit was obtained for 8 buildings. The building permits are valid because the construction site was registered. All utility infrastructure (water supply, sewage, electricity) is directly adjacent and connections to the infrastructure are available.

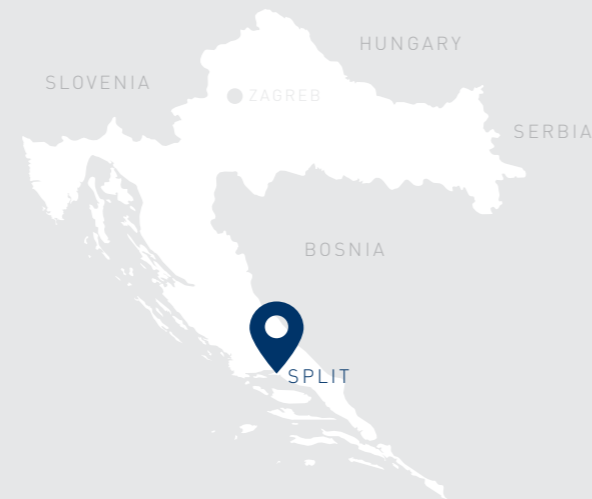
10 MIXED-USE RESIDENTIAL/BUSINESS BUILDINGS PROJECT PLAN:

- 128 residential apartments,
- 8 holiday apartments,
- 173 parking spaces (111 in the garage, 62 outdoor).

NET FLOOR AREA: NA

PLOT AREA:

8,822 m²



Split is the largest Croatian and Mediterranean cultural center, and one of Croatia's two key university cities. Split has excellent maritime, road and air transport connections. Split's geostrategic location at the hub of all modes of transport (ship, road, rail and air) is a key factor in the airport and city port's high passenger throughput. Split is connected to Zagreb, Rijeka and Dubrovnik by a modern highway.

BUILDING LAND PLOT FOR CENTRAL ACTIVITIES

GAŽENICA, ZADAR

LOCATION: Zadar, Croatia

PURPOSE: Business

PARTICULAR ADVANTAGE: STRATEGIC LOCATION WITH EXCELLENT TRANSPORT CONNECTIONS

The land plot is strategically located in the new business district Gaženica located just outside the city of Zadar. The property's immediate surroundings include other commercial, warehousing and logistics facilities of reputable local and international corporations, as well as Luka Zadar, one of Croatia's major ports with a cargo and passenger terminal. The Gaženica business district is rapidly developing and has access to all public utilities, as well as excellent transport connections.

POSSIBLE CONSTRUCTION OF WAREHOUSING/SALES FACILITIES AND PUBLIC UTILITY INFRASTRUCTURE

The land plot is part of a complex covered under the Zadar municipal zoning plan. Under the zoning plan, the area is part of the industrial port zone, specifically the Gaženica business district.

The land plot is mostly level and rectangular, with the necessary public utility infrastructure. It allows for the construction of warehousing/sales facilities and public utility infrastructure.

THE PROPERTY IS AN EXCELLENT INVESTMENT OPPORTUNITY:

- options for construction of a business facility (shop, warehouse, logistics facility) in an attractive, modern business district, either for own use or for rent (either in its entirety or by smaller units)
- the possibility of dividing the land plot into smaller parcels, which would need to be connected to the public utility infrastructure in order to increase the value of each smaller parcel.

NET FLOOR AREA: NA

PLOT AREA:

21,693 m²



Zadar is the urban center of northern Dalmatia, as well as the administrative, commercial, cultural and political hub of the region with a population of 75,000. Its main industries are tourism, logistics, metalworking, chemical and non-metal industry, and banking. Zadar is home to some of the largest companies in Croatia. The city is extremely well-connected to other parts of Croatia, and the entire world, thanks to the specific nature of its port. The Zadar port is the only port on the Croatian coast able to process and dispatch large and special cargo. The motorway leading directly into the port is connected to the main Croatian motorways, and the port is also connected via two railway lines.

BUILDING LAND PLOT

BULGARIA

LOCATION: Botevgradsko shose Boulevard, Sofia, Bulgaria

PURPOSE: Business

STRATEGIC LOCATION IN SOFIA'S DEVELOPING SUBURBS

The land plot is located in the Vrazhdebna district, approximately 15 kilometers east of Sofia, near the airport and main Bulgarian motorway connections. It is positioned in the northwest segment of the Botevgradsko shose Boulevard and Okolovrasten pat, which are considered to be Sofia's key thoroughfares. Part of the developing business district of Sofia, Golyamata lokva, this land plot provides a great investment opportunity for investment in real estate, which allows creating great added value, and which is expected to appreciate in market value due to the district's continuing development.

BIG LAND PLOT SUITABLE FOR BUSINESS AND INDUSTRIAL DEVELOPMENT.

The land plot is level and large, measuring 174,986 m². It consists of seven land plots of varying sizes, all zoned for business/industrial development. Its direct surroundings include business facilities of large European companies, which are already putting the location on the map. The area is partially connected to the public utilities infrastructure, but is easily accessible, with great transport connections. There are plans for further development of both the public utilities infrastructure and transport infrastructure.

NET FLOOR AREA: NA

PLOT AREA:

174,986 m²



Sofia is the capital of Bulgaria. Located in the center of the Balkan peninsula, with roads connecting the East to the West, Europe to Asia, and leading on to the Black Sea, the Aegean Sea and the Adriatic Sea. Bulgaria is an active member of the European Union, with a very attractive fiscal system and extremely competitive workforce, which has contributed to the country's excellent economic growth, especially after 2015. In 2015 Forbes ranked Sofia among the top ten cities in the world for start-ups, due to low taxes and state of the art infrastructure. The developing economic environment brings many foreign investors.

BUILDING LAND PLOT

IZOLA SHIPYARD

LOCATION: Cankarjev Drevored 23, Izola, Slovenia

PURPOSE: Tourism

WELL EQUIPPED SEASIDE PROPERTY

The "IZOLA SHIPYARD" property is located directly on the coast along the northeastern part of the Izola Peninsula, just a stone's throw from the historical town center of Izola. The land plot currently hosts derelict shipyard facilities and industrial equipment, suitable for demolition. The land plot is easily accessible and has good public utility infrastructure.

IDEAL FOR THE DEVELOPMENT OF TOURISM CAPACITIES

According to spatial regulatory conditions this land plot is intended for tourism throughout the year. A project blueprint has been produced, which anticipates the construction of a seaside resort with an upscale family hotel (planned gross floor area of all hotel capacities: 17,823 m²) and an indoor and outdoor water park (planned gross floor size of the water park: 12,424 m²).

The hotel consists of spacious family suites with seaside views, restaurants and bars, and a wellness area.

The water park complex will accommodate 1000 guests and will also be open to the public during daytime. Besides an indoor pool area (including heated swimming pools, water attractions and food and beverages), the complex will also have outdoor and indoor pools on the seaside. Also planned for the project is a public promenade along the shoreline and outdoor and underground parking.

NET FLOOR AREA: 8,669 m²

PLOT AREA:

42,054 m²



The Mediterranean town of Izola is an old fishing town and a municipality in southwestern Slovenia on the Adriatic coast of the Istrian peninsula, and a popular holiday attraction for locals and foreigners alike. Near Izola saltpan workers can be seen working on the Sečovlje salt pans, while Karst region with the Postojna Cave, Škocjan Caves and Vilenica cave boasts the most stunning underground worlds on the planet and is also home to the noble Lipizzaner horse breed. Intoxicating premium wines from the land of grapevine-rich hills of Goriška Brda can be sampled at numerous tourist farms and wineries in the region.

INVESTMENT LAND PLOT

ARGOLINA

LOCATION: Dantejeva ulica, Izola, Slovenia

PURPOSE: Tourism

IN THE HEART OF A PLEASANT MEDITERRANEAN TOWN

The land plot is nestled between the residential district of Izola, nearby green areas and the coastline and marina. Besides being connected with a road, a coastal promenade and cycling trail also connects it to the town center. The land plot offers exceptional views of the old town center and Italian Dolomites. Its immediate surroundings include commercial, residential and tourist facilities, which help create a lively local beat.

EXCELLENT SITE FOR TOURISM AND RESIDENTIAL FACILITIES

The complex is part of the Marina zoning plan, which entails plans for revitalization of degraded industrial areas. Under the adopted municipal zoning plan, the land plot is mainly zoned for tourism capacities and parks to a smaller degree.

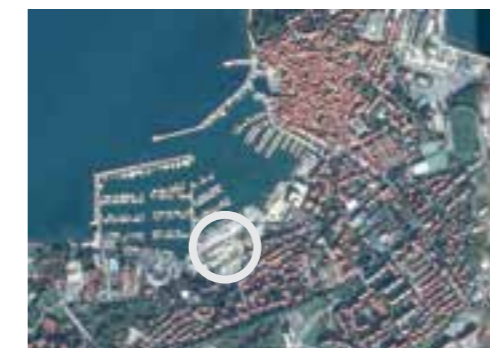
SOUTH PRIMORSKA REGION – SLOVENIA'S MOST POPULAR TOURIST DESTINATION

As of 2015, the Karst-Coastal region hosted 5% of Slovenian population. The region has the highest percentage of international residents in Slovenia (9.2%). The GDP is the second-highest in the country. The Karst-Coastal region is an exceptionally developed region, gaining popularity with each year. In 2016, they reported almost 2.4 million of tourist overnight stays (41% domestic and 59% international), which is the highest among all statistical regions. Italian tourists made up the majority of international overnight stays (21%).

NET FLOOR AREA: 3,597 m²

PLOT AREA:

23,703 m²



The Mediterranean town of Izola is an old fishing town and a municipality in southwestern Slovenia on the Adriatic coast of the Istrian peninsula, and a popular holiday attraction for locals and foreigners alike. Near Izola saltpan workers can be seen working on the Sečovlje saltpans, while Karst region with the Postojna Cave, Škocjan Caves and Vilenica cave boasts the most stunning underground worlds on the planet and is also home to the noble Lipizzaner horse breed. Intoxicating premium wines from the land of grapevine-rich hills of Goriška Brda can be sampled at numerous tourist farms and wineries in the region.

BUILDING LAND PLOT WITH FULL BUILDING PERMIT IN FIESA, PORTOROŽ

LOCATION: Fiesa, Portorož, Slovenia

PURPOSE: Tourism

UNIQUE LOCATION WITH WONDERFUL VIEWS

This land has a unique location: on a hill overlooking the Bay of Piran, kissed by the sun, surrounded by greenery, but with excellent transport connections.

The vacant building land has an excellent sunny exposure, with a partial view of the sea, and a partial view of the surrounding green hills. It is situated in a busy location alongside the main Piran to Fiesa road. The quiet, green surroundings are mostly home to residential properties and holiday accommodations.

THE LAND ALLOWS FOR THE CONSTRUCTION OF SEVERAL BUILDINGS WITH HIGH ADDED VALUE

- A building permit (no. 351-89/2009-47) has been issued for land parcel 2631-64/6 for the construction of five buildings in accordance with the terms of an ordinance amending the Fiesa-Pacug land use plan (official announcement 36/02 in Primorske Novice).
- The total area of the buildings is 2,687.30 m² according to the building permit.
- The buildings will have a basement, a ground floor and a first floor, with two apartments and one flat, and a gross area of 537.46 m² in each building. The land is on a slope and is not flat. Access is from a local road, suitable for cars and goods vehicles.

NET FLOOR AREA: NA

PLOT AREA:

3,486 m²



Fiesa lies alongside an attractive bay and two lakes, and boasts greenery and wonderful views. The well-managed beach is loved for the shade of its pine trees, and its shallow waters. The clear water and rich marine life make Fiesa's bay a popular spot for diving. The lakes are classed as natural monuments.

In this very particular environment, a great diversity of marine and freshwater plants and animals coexist.

An attractive path runs alongside the sea between Fiesa and Piran.

BUILDING LAND PLOT

DOLSKO

LOCATION: Dolsko 1, Dol pri Ljubljani, Slovenia

PURPOSE: Industrial

LARGE, ACCESSIBLE WITH PARTIAL ACCESS TO PUBLIC UTILITY INFRASTRUCTURE

The area where the land plot is located is zoned for the construction of 8 apartment buildings:

- Undeveloped building plot in the Dolsko residential neighborhood located in the Dol pri Ljubljani municipality is located along the Ljubljana-Litija regional road, 6 km from the Ljubljana-Maribor motorway exit.
- The large, unified land plot has a surface area of 52,103 m². It occupies parcel numbers 1767-227/7 and 227/8.
- The land plot is partially connected to the public utility infrastructure and accessible via concrete road, which connects to the regional road.
- Land for manufacturing and craft activities.
- The land has an excellent location: near the Ljubljana - Šentjakob highway, AC Ljubljana - Maribor.

ZONING: LAND PLOT SUITABLE FOR PRODUCTION AND SMALL BUSINESS ACTIVITIES

Available for sale: A large land plot located in the commercial district of Dolsko, Municipality of Dol pri Ljubljani, zoned for production and small business activities. The property is located on level terrain accessible via the Ljubljana-Litija regional road. Distance from the Ljubljana-Šentjakob motorway exit: approximately 6 kilometers. The rectangular land plots are partially connected to the communal infrastructure.

NET FLOOR AREA: NA

PLOT AREA:

52,103 m²



The land plot presents a very attractive investment opportunity due to the developing micro location, planned modern infrastructure. The potential investor will be able to develop a modern commercial center on the land plot.



LAND PLOT FOR BUILDING IN BERTOKI, KOPER

LOCATION: Bertoki, Koper, Slovenia

PURPOSE: Industrial

LAND PLOT IN THE KOPER CONSTRUCTION ZONE

The land plot suitable for construction of manufacturing facilities is located in the middle of the Sermin construction zone.

- The land plot has an excellent location at the foot of the hill rising above the gas terminal and the Port of Koper.
- It is accessible from two directions.
- Also nearby are other large areas suitable for construction, however, these are currently not in use and are being used for agricultural purposes.

BUSINESS OPPORTUNITY ON SLOVENIAN COAST

KEY ADVANTAGE: PROXIMITY TO THE PORT OF KOPER

The land plot is distinguished by its proximity to the Port of Koper, as well as the fact that it is already included in the zoning plan of the greater area in which the land plot is located. This ensures good connections via roads, motorways, the railroad and neighboring countries, as well as development of all infrastructure needed for the new Koper Construction/Business Zone. The land plot is suitable for logistics operations or light industry purposes.

NET FLOOR AREA: NA

PLOT AREA:

27,953 m²



The city of Koper lies on the Slovenian Adriatic coast, nestled between Italy and Croatia. Its old town center, attractive business districts and tourism, the city offers many options for active living by the sea. The city is very well-developed, with major companies and tourism creating numerous jobs, making Primorska an increasingly popular spot. Koper is the home of the Port of Koper, the most important port and logistics center in the Northern Adriatic region. The city is surrounded by numerous scenic Istrian villages like Šmarje pri Kopru, whose pristine nature and gentle climate create a pleasant living environment and offer numerous options for recreation and sporting activities.

LAND PLOT / BUSINESS AREA

ŽELODNIK

LOCATION: Želodnik, Domžale, Slovenia

PURPOSE: Industrial

BUILDING LAND FOR OFFICE BUILDINGS IN THE NEW ŽELODNIK BUSINESS ZONE.

The area of the business zone is conceived as a modern business park for a range of activities: business, manufacturing, craft, retail, logistics and other activities. It lies north of the R2-447 Blagovica-Trzin regional road, approximately 1.5 km from the Krtina motorway junction and right alongside the future Krtina-Vodice expressway, which will act as a direct link between the Štajerska and Gorenjska motorways.

ADVANTAGES OF THE UPCOMING BUSINESS ZONE

The land plot has great market potential, thanks to its many advantages:

- The zone currently covers a combined area of 15 hectares, with 14 hectares owned by BAMC.
- BAMC-owned properties are located along the area that will become the Krtina-Vodice expressway
- Exceptional geographic location
- Excellent transport connections thanks to the direct proximity to the Ljubljana-Maribor motorway
- Proximity to Ljubljana, the capital of Slovenia (18 km) and the Brnik airport (15 km)

NET FLOOR AREA: NA

PLOT AREA:

286,271 m²



Želodnik is a small settlement northeast of Domžale in the Upper Carniola region of Slovenia. Part of the central Slovenia region, the town of Domžale is distinguished for its convenience in terms of geographic location, in the immediate vicinity of the main motorway connecting the east and the west, running from Milan to Budapest: E70-E57-E71. Domžale lies 15 km to the northeast of Slovenia's capital Ljubljana, and 15 km to the southeast of Ljubljana's Jože Pučnik Airport. The land plot is situated 22 km from Ljubljana, the capital city of Slovenia.

BUILDING LAND PLOT

BRNIK

LOCATION: Zgornji Brnik, Kranj, Slovenia

PURPOSE: Industrial

LARGE COMPLEX OF BUILDING LAND.

A larger complex of building land within the new business zone in the immediate vicinity of Jože Pučnik International Airport, Brnik. The land is suitable for the construction of industrial, commercial and office buildings. Because of its proximity to the airport, it would make an excellent location for logistics activities.

Airport development in the future is forecast to be stable. It is expected to reach 1.8 million passengers a year by 2020, with average annual growth rate of over 4%. It is anticipated average annual growth rate of 1.5%. Air cargo traffic is expected to grow at the average annual growth rate of 2.9%.

The land is also available for purchase in three groups:

- 1st 29,025 m²,
- 2nd 9,293 m² and
- 3rd 36,626 m².

NET FLOOR AREA: NA

PLOT AREA:

74,944 m²



Brnik is located 26 kilometers northwest of Ljubljana, near the Ljubljana Jože Pučnik Airport. The airport is the central Slovenian international airport through which 97% of the total air passenger transport takes place in Slovenia.





TOURISM FACILITIES

REAL ESTATE

HOSPITALITY PORTFOLIO

MARIBORSKO POHORJE

LOCATION: Maribor, Mariborsko Pohorje, Slovenia, YEAR OF COMPLETION: 2005 – 2010, 1985 (arena annex)

THE HOSPITALITY REAL ESTATE PORTFOLIO IN MARIBORSKO POHORJE CONSISTS OF:

- 4-star Hotel Arena (39 rooms, Wellness amenities) and the 3-star Arena Annex (older part of Hotel Arena 4-star, 20 rooms) connected to the 4-star Hotel arena with access to its facilities and land surrounding Hotel arena, measuring 18.360 m²;
- 4-star Wellness Hotel Bolfenk and Apartments (20 rooms, 12 apartments);
- 3-star Hotel Videc and Apartments (28 hotel rooms, 14 apartments) and an additional plot of land measuring 15,518 m²;
- Residential building Pohorske Terasa (30 apartments);

PLOT AREA: 39.994 m²

NET FLOOR AREA:

18,063.5 m²



This portfolio and its location offer great potential for development of tourist activities Pohorje is slovenia's largest ski resort and offers a range of services, such as apreski parties, wellness treatments, cycling, hiking, wine tasting and gourmet dinners Maribor was the european Capital of Culture in 2012, is one of the top 10 tourist destinations in the world in the opinion of various media, the center of one of the fastest-growing destinations in Slovenia and home to the oldest grapevine in the world.

COMMERCIAL AND RESIDENTIAL DEVELOPMENT IN OPATIJA

VILLA OPERETTA

LOCATION: Sv. Florijana 1, 51410 Opatija, Croatia

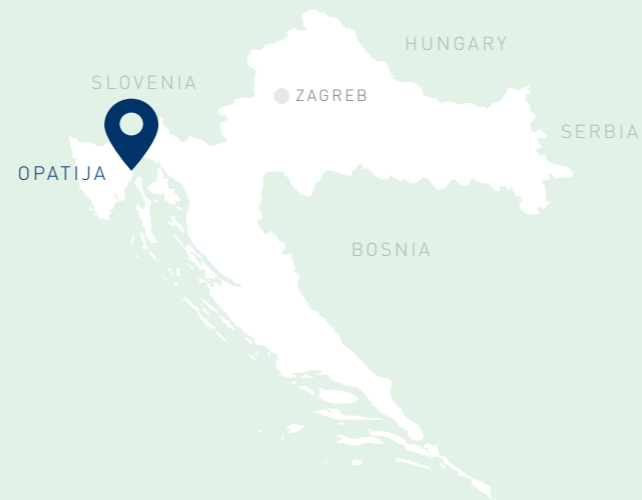
VILLA OPERETTA, A MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT

Villa Operetta is located in the Croatian town of Opatija, on the main street where all the major hotels are located. It was built in 1896 as a hotel facility and the annex was added in 1950. The most recent large-scale renovation was done in 2001, when a shopping center was built on the underground floor, while the ground floor hosts a large central lobby, surrounded by smaller commercial premises. The upper floors host a number of suites and hotel rooms. The building consists of 31 commercial and 12 residential units.

OPATIJA, THE QUEEN OF THE ADRIATIC SEA

Even in the 19th century, wealthy moguls laid down the foundations for establishing the town as a Croatian Monte Carlo – this way, it was easier for the investors to recognize Opatija as an excellent place to build tourism capacities.

As a former elite wellness center for the Austro-Hungarian aristocracy, Opatija has a history of hosting prominent visitors, princesses and kings alike, and today it is a popular destination for influential businesspeople and celebrities.



PLOT AREA: 1,284 m²

NET FLOOR AREA:

1,660 m²



Opatija will leave an impression with its premium hotels (congress centers), beautifully manicured parks, wellness centers and spas, as well as infinitely accommodating personnel who help create an exquisite gourmet and wine experience. The town of Opatija sits at the foot of the Istrian plateau of Učka, just a 30-minute drive from the Slovenian border, making it a highly popular hotspot for Slovenian tourists. Učka itself, a protected nature reserve, is of particular interest to lovers of hiking trails and mountain biking.

MORE INFORMATION
ABOUT REAL ESTATE PORTFOLIO:

+386 1 429 38 95
real-estate@dutb.eu

Bank Assets Management Company, Davčna ulica 1, 1000 Ljubljana, Slovenia
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Družba za upravljanje
terjatev bank, d. d.
Bank Assets
Management Company

Davčna ulica 1
SI-1000 Ljubljana
Slovenija

+386 1 429 38 77
info@dutb.eu
www.dutb.eu