

INVESTMENT OPPORTUNITY FOR THE PURCHASE OF A



**BUILDABLE PLOT OF LAND
FOR BUSINESS
AND PRODUCTION**

**IN THE MUNICIPALITY OF KRANJ
NEXT TO THE MOTORWAY**



- The Municipality of Kranj is the third largest municipality in Slovenia in terms of population (after Ljubljana and Maribor), with its centre in the city of Kranj.
- It is the economic, educational, cultural and commercial centre of the Gorenjska region.
- The municipality of Kranj covers 148 km².

THE MUNICIPALITY OF KRANJ

POPULATION:

57,065 inhabitants

GDP PER CAPITA:

EUR 20,790/capita

LABOUR MIGRATION:

Both flows for the Municipality of Kranj amount to 26,100 daily commuters.

THE MUNICIPALITY OF KRANJ

Kranj Municipality is located:

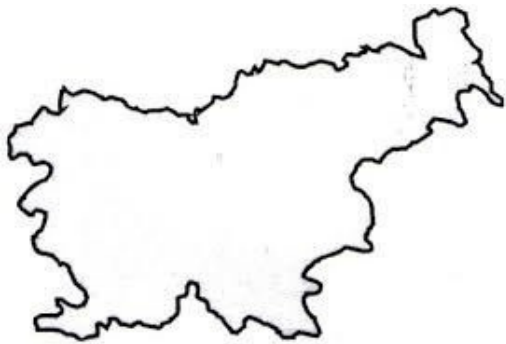
- at the crossroads of important transit routes,
- in the immediate vicinity of the motorway,
- in the immediate vicinity of the Jože Pučnik Airport (Brnik),
- 20 km north of the capital city Ljubljana.- It is a university city with a top-notch engineering personnel,
- E-environment (green roofs, circular economy - Zero Waste Mission of 100 Climate-Neutral Cities),
- E-mobility and a data city platform (Data Lake).



SLOVENIA

Slovenia is:

- A democratic, stable and prosperous Central European Country,
 - a full member of the European Union,
 - a parliamentary republic.
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- It shares borders with Austria, Hungary, Croatia and Italy. Slovenia's central position and access to the Mediterranean Sea makes it an important geostrategic location and a hub for major European transit routes. Slovenia has an easy logistical access to the markets of Eastern and South-Eastern Europe as well as to the industrial centres of Northern Italy and Southern Germany, which are only about 500 km away.
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- The Pan-European Corridor X, the Mediterranean TEN-T Corridor and the East Adriatic Sea Corridor pass through the country.
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- Slovenia has a well-developed infrastructure - ports, airports, motorways and railways crossings.
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- The economy is based on a free market. It is dynamic, digitalised, innovative and oriented towards sustainable development.



THE SLOVENIAN ECONOMY



POPULATION: 2.107.126 inhabitants



GDP GROWTH:

116.3% (Real GDP growth shows the percentage change in GDP at constant prices in a quarter of the current year compared with the same quarter of the previous year. Latest data for the period: Q2 2021)



CURRENCY: € (EUR)



CREDIT RATING:

AA- (S&P credit rating - June 2021) - this rating places Slovenia among the countries that enjoy high investor confidence.



FOREIGN NIGHT STAYS:

9.20 million overnight stays in 2020 (Covid), 7 million overnight stays in 2021 up to August 2021.



UNEMPLOYMENT: 4,3 %



INFLATION: 2,4 %



ECONOMIC GROWTH:

The Institute of Macroeconomic Analysis and Development of the Republic of Slovenia predicts 6.1% growth in gross domestic product (GDP) for Slovenia in 2021. It predicts GDP growth of 4.7% in 2022 and 3.3% in 2023.

HRASTJE BUSINESS AND PRODUCTION ZONE

- The Hrastje Business and Production Zone comprises developable plot with a total area of approx. 180,000 m².
- The area is divided into smaller units of standardised sizes, which, when combined, also allows for functional development and the construction of larger "tailor-made" buildings.

BUILDABILITY FACTOR:

60%

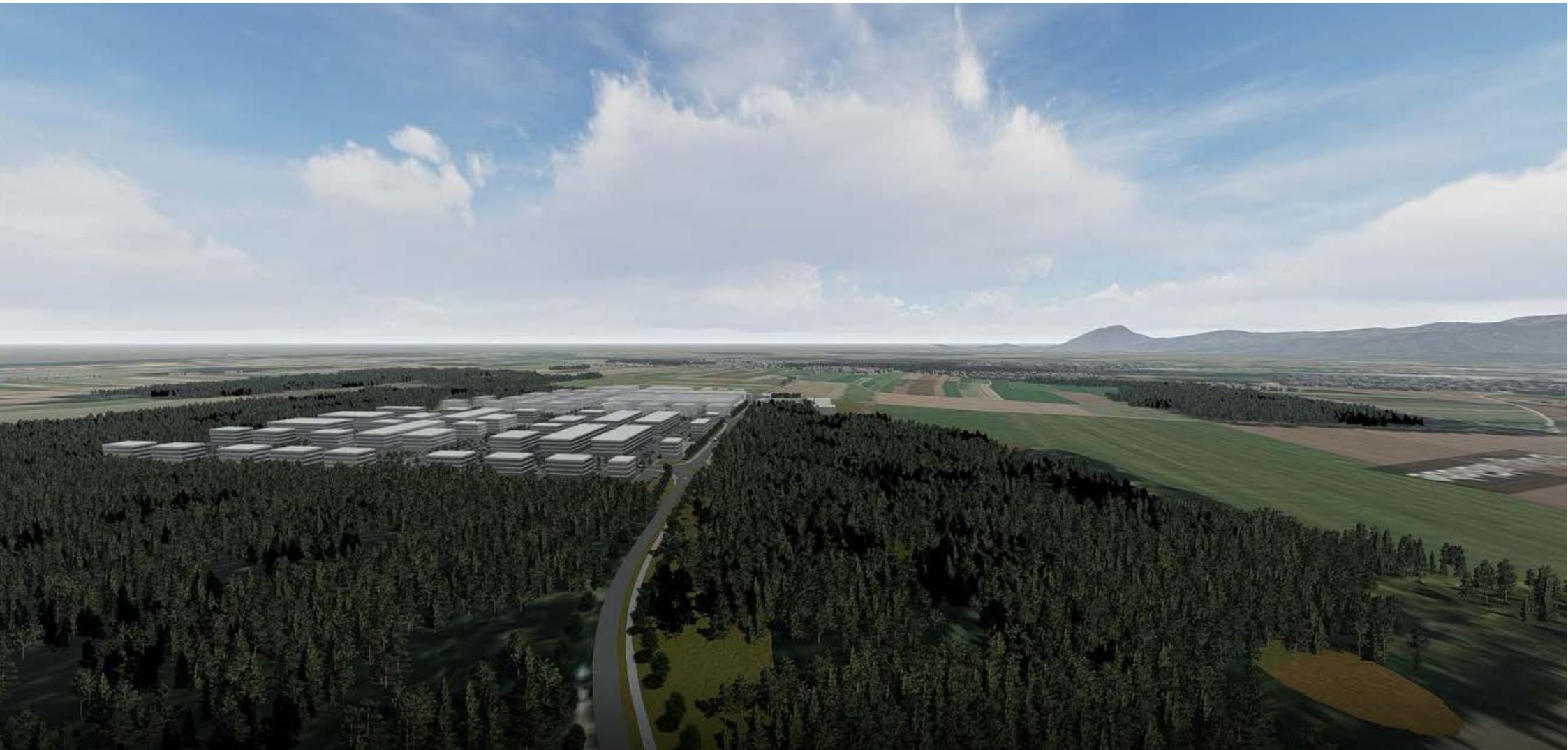
MAXIMUM BUILDING HEIGHT:

20 m

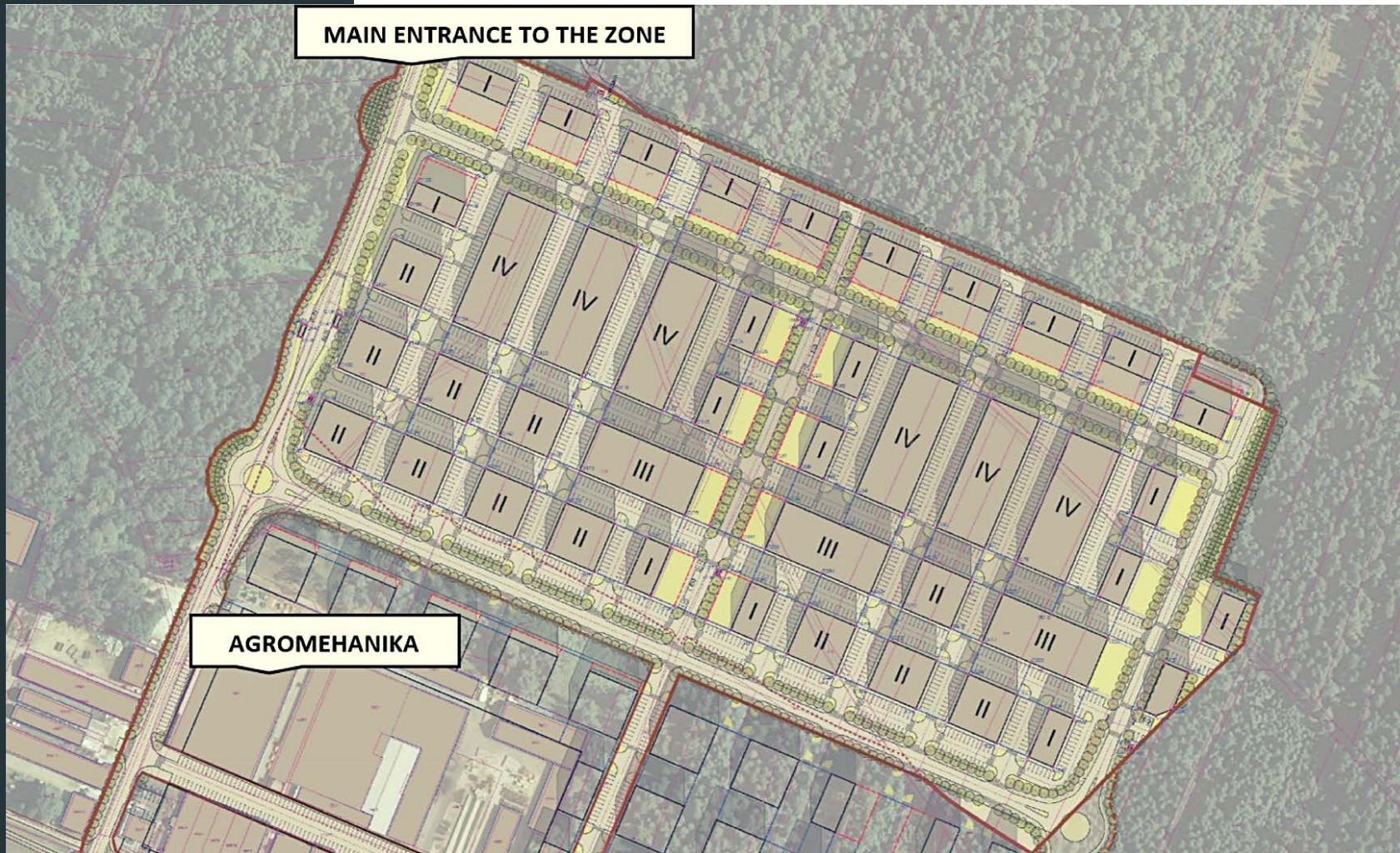
MAXIMUM DIMENSIONS:

B + (GF) + 4F





**PROGRAMME DESIGN OF THE HRASTJE
BUSINESS AND PRODUCTION ZONE**



**LEGEND:
TYPES OF
FACILITIES BY SIZE**

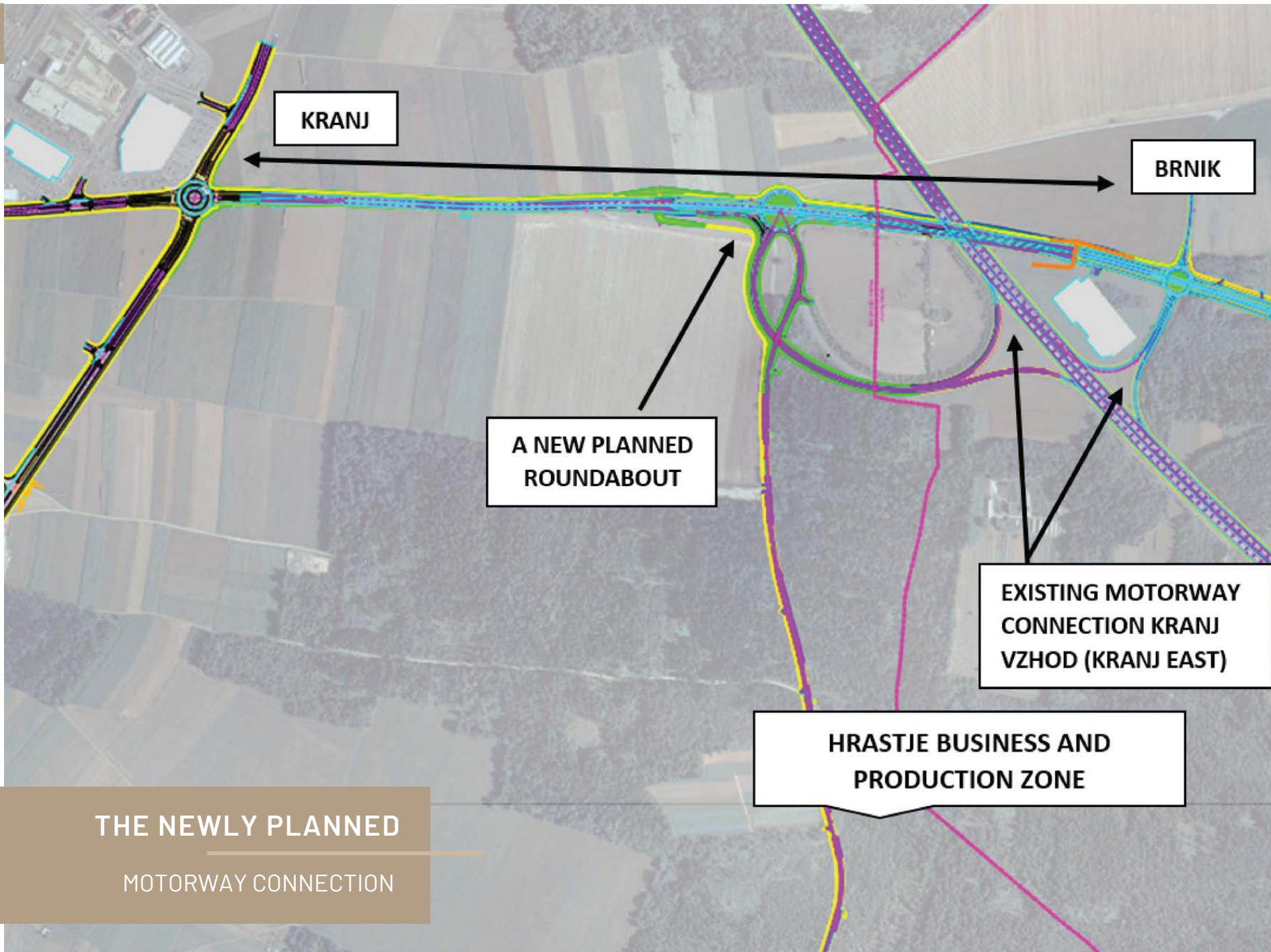
| | |
|-----------|-----------|
| TYPE I. | 15 x 30 m |
| TYPE II. | 30 x 30 m |
| TYPE III. | 65 x 30 m |
| TYPE IV. | 80 x 30 m |

PROPOSED CONSTRUCTION OF FACILITIES UNDER MUNICIPAL DETAILED SPATIAL PLAN HR 6/1 HRASTJE



INVESTMENT HIGHLIGHTS

- approx. 180,000 m² of developable land;
 - the Municipal Detailed Spatial Plan (MDSP) HR 6/1 Hrastje was published in the Official Gazette on 14.04.2021;
 - The area of the zone is located:
 - 2 km from the Highway entrance/exit Kranj - East,
 - 8 km from Jože Pučnik Airport (Brnik),
 - 20 km north of the capital city of Slovenia - Ljubljana;
 - all the formal conditions for the development of the business zone are met;
 - construction of new road and public utility infrastructure starting in 2024;
 - the Municipality of Kranj has guaranteed funds in the budget for the construction of public communal infrastructure;
 - on 05.10.2023, a building permit was issued for the construction of public utility infrastructure in the Hrastje Business Production Zone and the reconstruction of the road from the Hrastje settlement to the main Šenčur-Kranj road. The building permit was final on 07.11.2023;
 - the concept of developing a "Smart Zone" with the aim of attracting high-tech companies (manufacturing, warehousing, trade, services, etc.).
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KLANJ

BRNIK

**A NEW PLANNED
ROUNDBOUT**

**EXISTING MOTORWAY
CONNECTION KLANJ
VZHOD (KLANJ EAST)**

**HRASTJE BUSINESS AND
PRODUCTION ZONE**

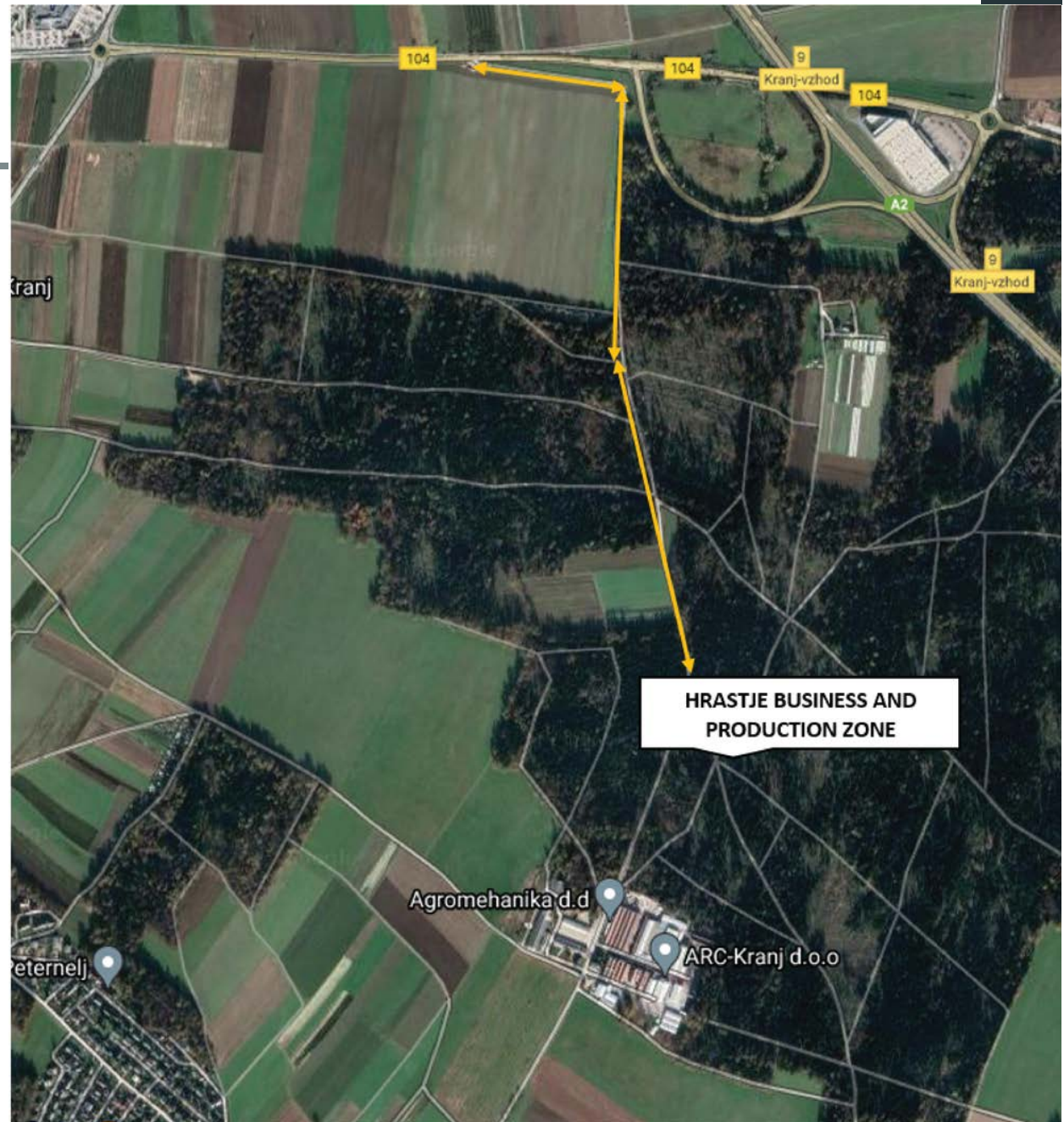
THE NEWLY PLANNED
MOTORWAY CONNECTION

LOCATION OF THE BUSINESS AND PRODUCTION ZONE HR 6/1 HRASTJE



EXISTING ACCESS

FROM THE LOCAL
ROAD KRANJ - BRNIK
TO THE BUSINESS AND
PRODUCTION ZONE
HRASTJE



**THE PLANNER OF THE MUNICIPAL
DETAILED SPATIAL PLAN IS:**



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