



PRESENTATION OF THE INVESTMENT OPPORTUNITY

**AREA BARJANSKA  
CESTA WEST,**  
TRNOVO – LJUBLJANA



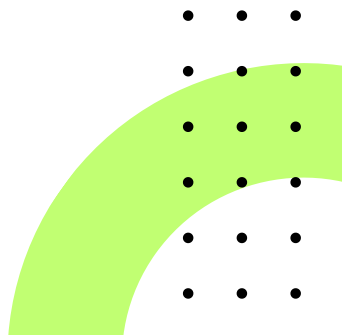
## AREA:


The entire area of the planned **OPPN 20** (Municipal Spatial Plan) Barjanska cesta West measures approx. **97.550 m<sup>2</sup>**.

Within this area, SPAR SLOVENIJA d.o.o. owns 27,820 m<sup>2</sup> of the land, for which a partial OPPN adoption procedure is already underway.

## LOCATION:

The location of the entire area is in Trnovo, one of the most beautiful parts of Ljubljana, in the extension of the business and residential building Trnovska vrata along the streets Barjanska cesta and Cesta dveh cesarjev, and is located before the connection to the southern bypass. The location is at a distance of approx. 700 m from the city centre, which means an easy 10-minute walk. The connection to the southern bypass provides quick and easy access. On the other side of Barjanska cesta, less than 500 m away, there is already a P&R or "park and ride" with a capacity of 350 parking spaces.

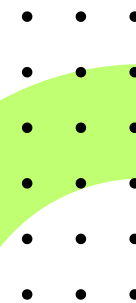




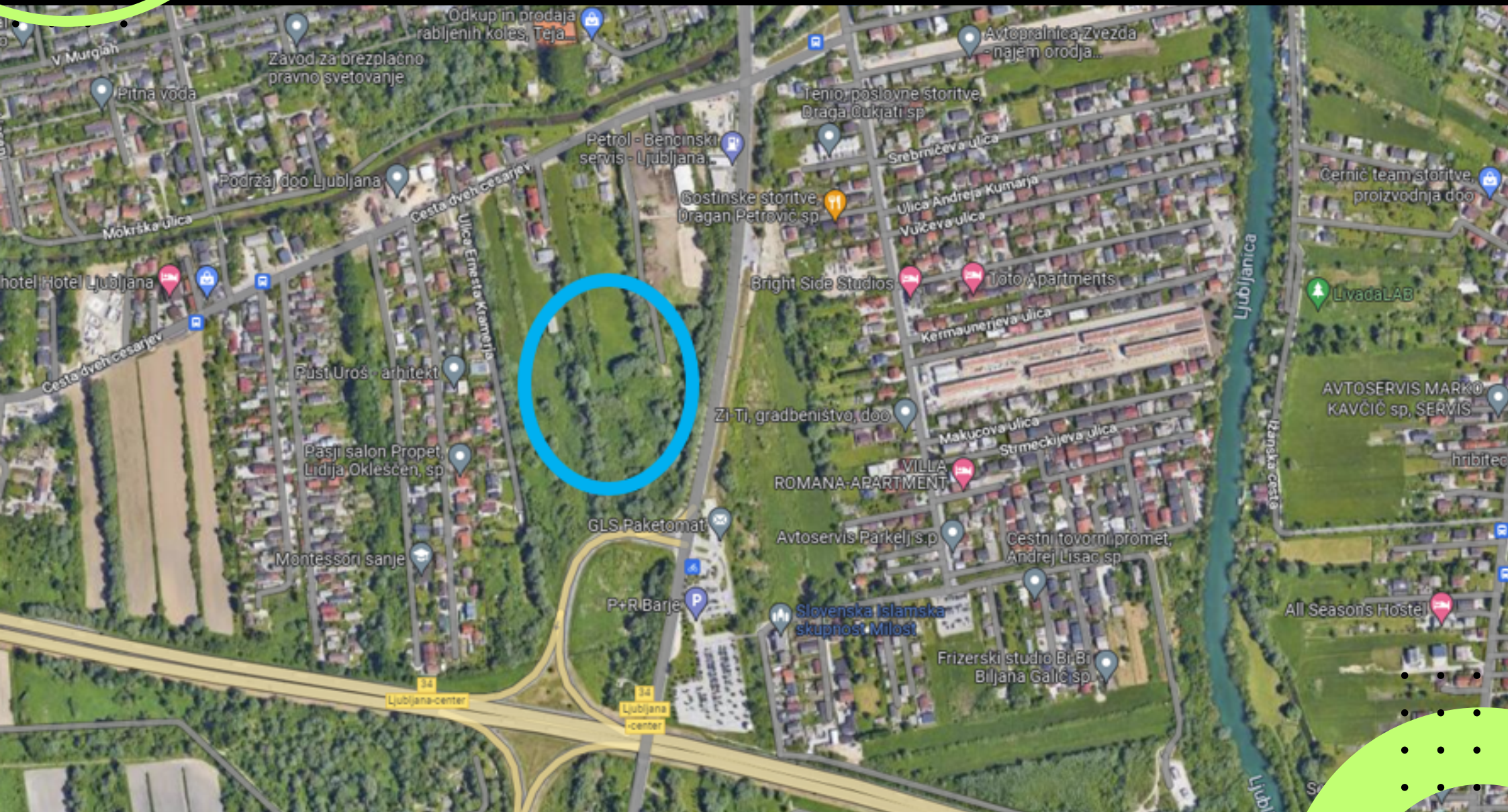
## The expert solution of the LJUBLJANSKI URBANISTIČNI ZAVOD d.d. envisages the construction of:

- 72 row houses (type ŠVH; 52 units – 192 m<sup>2</sup> and type OVH; 20 units – 180 m<sup>2</sup> gross surface area) - floor area G+1 (also possible attic),
- 8 villa blocks (type VB; 3 units, type WV; 2 units, type B; 3 units), which together represents 111 residential units – 6,616 m<sup>2</sup> gross surface area + parking house on the ground floor (code PH), in which there are 200 parking spaces – gross surface area 17,611 m<sup>2</sup> – floor area G+3,
- 140 serviced apartments (code OS) - gross surface area 8,250 m<sup>2</sup> – floor area G+2,
- 2 office buildings – gross surface area 4,140 m<sup>2</sup> – floor area G+2.

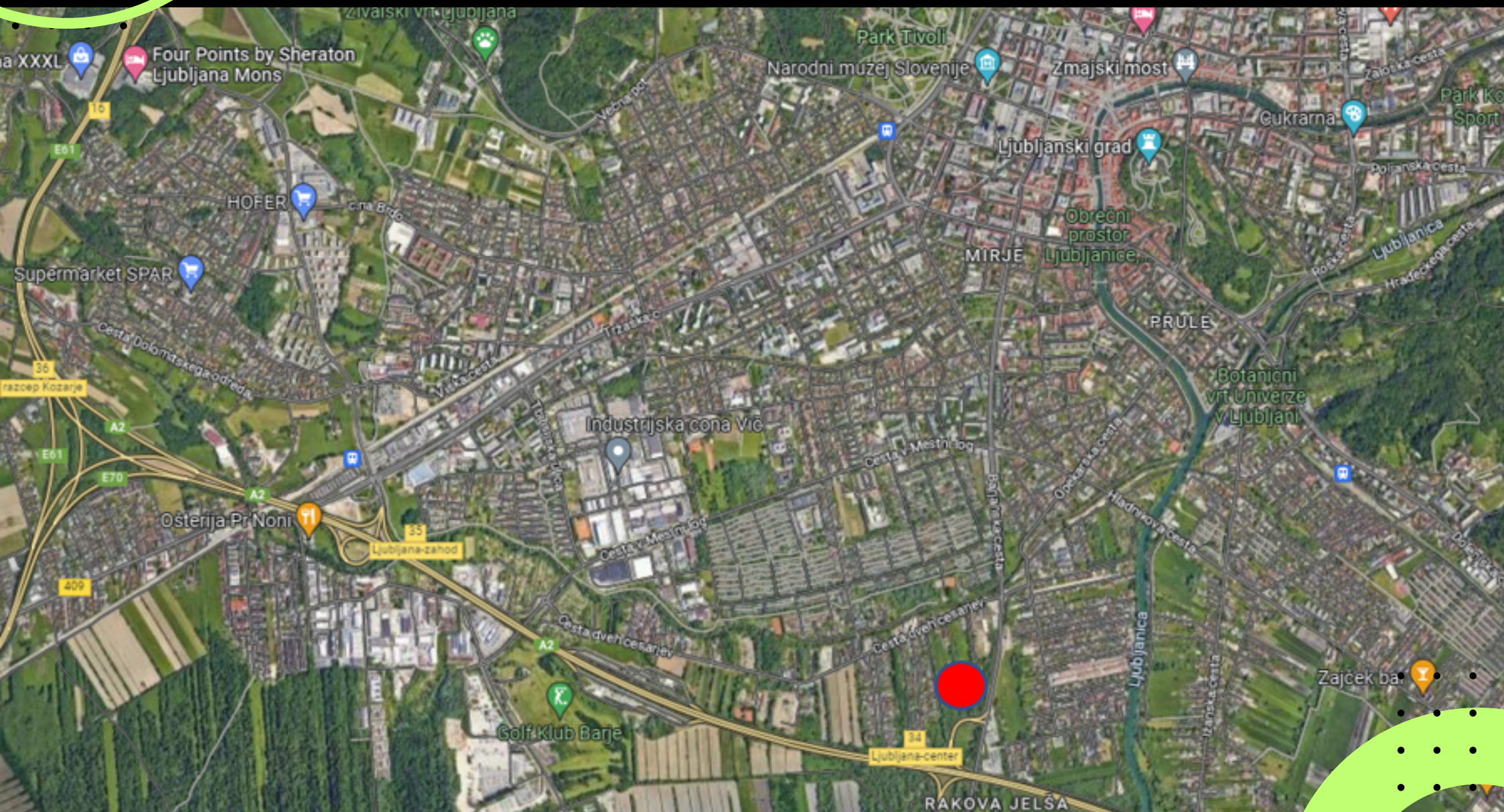
Note: areas marked CD1a - spar, F2a – land is not subject to sale, and F2b – land is not subject to sale, are excluded from the above areas.



# 1. VIEW OF THE IMMEDIATE AREA



## 2. VIEW OF THE BROADER AREA



### 3. URBANISM

- **OPN – OPPN BARJANSKA CESTA WEST**
- **PARTIAL OPPN SPAR**



On 16 December 2020, the Mayor of the Municipality of Ljubljana (hereinafter MOL) adopted a DECISION on the preparation of the municipal detailed **spatial plan 20 Barjanska cesta west**.

Link: <https://www.ljubljana.si/assets/Uploads/OPPN-20-Barjanska-cesta-zahod-Besedilo-sklepa2.pdf>

On 15 November 2021, MOL adopted a decision on the continuation of the OPPN 20 procedure as a **partial OPPN for the Spar area**.

Link to the amended draft OPPN for the Spar area of 23.09.2022:

<https://www.ljubljana.si/assets/Uploads/tekstualnidel3.pdf>

A joint solution was developed for the entire OPPN area (consisting of three variant solutions) and submitted to MOL on 23.12.2021.

Link:

[https://drive.google.com/file/d/1CQCw6ZPfggO9caVyyx12gc\\_kX-CnZd4/view?usp=share link](https://drive.google.com/file/d/1CQCw6ZPfggO9caVyyx12gc_kX-CnZd4/view?usp=share_link)

The OPPN procedure is made up to the stage of the expert basis in urban planning (including this material), the result of which is a joint solution, on the basis of which it is necessary to create an OPPN in subsequent stages.

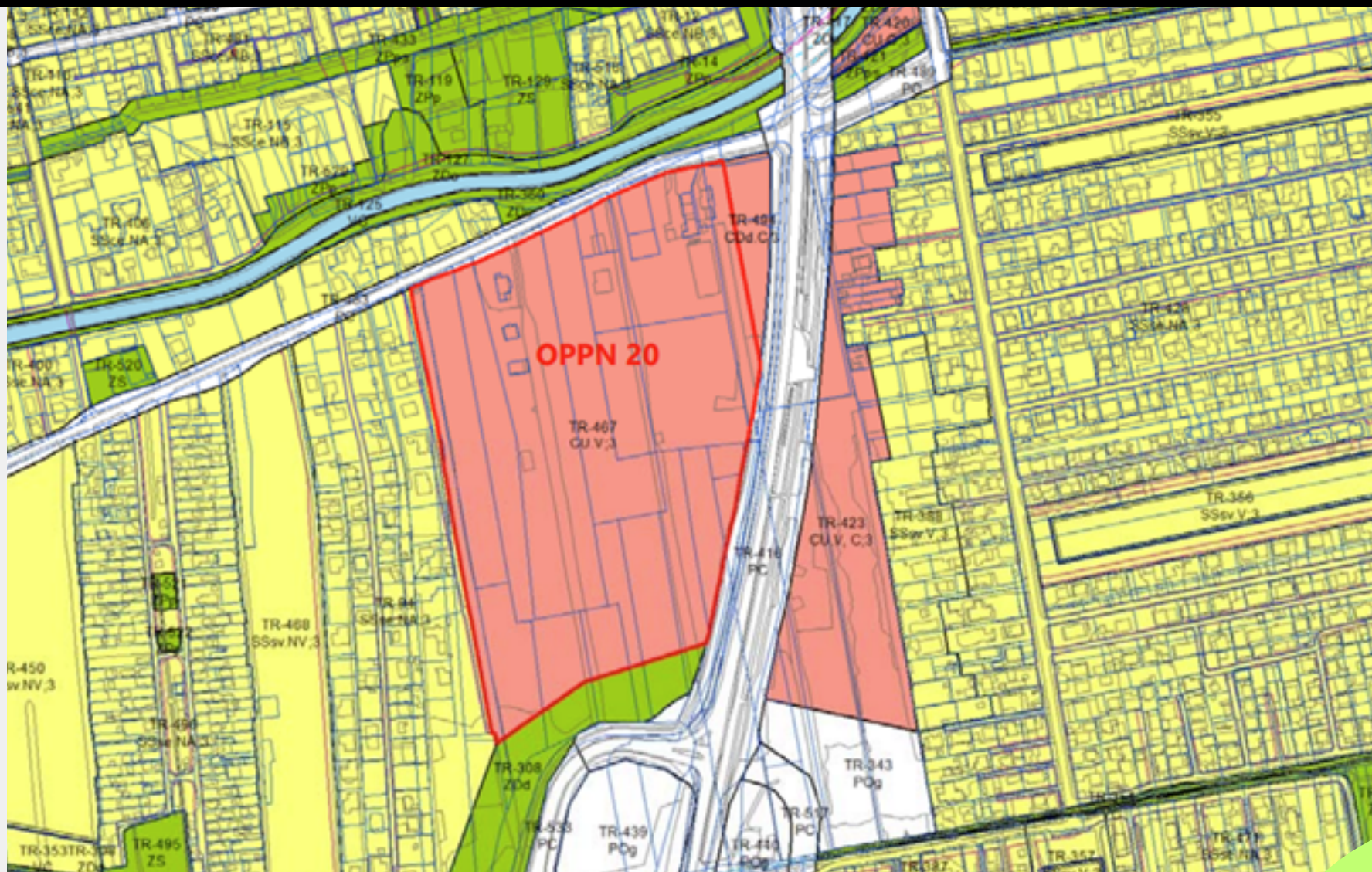
**The OPPN envisages construction for the purpose of:**

- commercial, catering and service programmes,
- one or more apartment buildings,
- protected residences,
- prescribed and missing social activities.

**FUNDING OF the OPPN:**

The preparation of the OPPN is financed by the investor(s) who conclude a contract with the spatial planning contractor for this purpose. The obligations of the investor are determined by the contract of mutual obligations between MOL and the investor.

## GRAPHIC REPRESENTATION OF OPPN 20 BARJANSKA CESTA WEST:



**Extract from the MOL ID OPN, Map 3.1:**

Map of spatial planning areas, detailed land use designations and spatial implementation conditions with the OPPN area marked

# LEGEND:

## AREAS OF BUILDING LAND

### Residential area

- SSce** Mostly one and two residence areas
- SScv** Mostly multi-residential areas
- SSse** General one and two residence areas
- SSsv** General multi-residential areas
- SB** Residential areas for special purposes
- SK** Areas of rural settlement

### Areas of common public activities

- CU** Common public activities - main areas
- CDd** without residences
- CDi** for education
- CDo** for upbringing and primary education
- CDz** for healthcare
- CDk** for culture
- CDj** for the public administration
- CDc** for performing religious ceremonies

### Production activity areas

- IP** industrial areas
- IG** economic zones
- IK** farming areas

## Special areas

- BT** tourism areas
- BD** other areas
- BC** sports centres

## Green areas

- ZS** rest, recreation and sports areas
- ZPp** parks
- ZPps** the monument Pot Spominov in Tovarištva
- ZDd** other green areas
- ZDo** green waterside area
- ZK** cemeteries
- ZV** areas for gardening

## Traffic areas

- PC** road surface
- PŽ** railway areas
- POg** stationary traffic areas
- POd** other traffic areas

**T** areas of telecommunication infrastructure

**E** areas of energetic infrastructure

**O** areas of environmental infrastructure

**F** areas for defense purposes in the settlement

**A** spread residential areas

## Spread construction areas

land under buildings outside the areas of construction (information on the actual situation)

## AREAS OF AGRICULTURAL LAND

**K1** Best agricultural land

**K2** Other agricultural land

## FOREST AREAS

**Forest land**  
**Go** Forest areas

## AQUATIC AREAS

**Surface water area**  
**VC** Continental waters

**VI** Area of water infrastructure

## AREAS OF OTHER LAND

**Area of minerals**  
**LN** Above-ground extraction area

**N** Areas for protection against natural and other disasters

**f** Area for defense purposes outside the settlement



**All land for which a more specific proposal has been made, as well as land in the rest of the OPPN, shall be regulated in accordance with the provisions of the OPN MOL ID, from which it follows, inter alia, that:**

- predominantly non-residential activities are located along Barjanska cesta (in accordance with the CU intended use of space),
- apartments in the hinterland of the OPPN area,
- the construction of buildings up to 14.00 m high, in the hinterland up to 11.00 m, is allowed directly in the 30.00 m zone along the Barjanska road,

**The area includes buildings of type V – High freestanding building as well as buildings of type NA – Low freestanding building and NB – Low building in series.**

<b>Table: Types of buildings</b>		
<b>Building type designation</b>	<b>Building type</b>	<b>Building type description</b>
<b>V</b>	High freestanding building	Towers: tower, small tower Blocks: Basic, Narrow, Deep, Atrial, Low, Short, High, Terrace, Chain, Folded, Composite, Puzzle, Villa Block Tile, house in terraces in accordance with Article 97 of the ordinance OPN MOL ID
<b>NA</b>	Low freestanding building	Low building which does not come into contact with adjacent buildings on either side: Single and two-residence building, twin and free-standing non-residential building
<b>NB</b>	Low building in series	Low buildings in a row that connect with at least one side or part of it: a row house, an atrium house, a chain house

The utilisation rate of the plot intended for construction is defined by one or more factors (FI, FZ, FBP or FZP) and the following applies to the OPPN area:

Table: Utilisation rate of the plot intended for construction				
Building type designation	Construction factor (FZ) (maximum)	Open living area factor (FBP) (at least)	Green space factor (FZP) (minimum)	Utilization factor (FI) (maximum)
<b>V</b>	50%	Residential buildings 30, non-residential buildings Ø	Residential buildings Ø, non-residential buildings 20	1,2
<b>NA*</b>				
<b>Single and double residence building or twin/per each twin building</b>	40%	30%	Ø	/
<b>NB*</b>				
<b>Row house, chain house</b>	50%	25%	Ø	/
<b>Atrium House</b>	60%	20%	Ø	/
<p>Ø - Dedicated Use Factor of the EUP (Spatial Planning Unit) is not relevant                      / - The factor for the intended use of the EUP (spatial planning unit) is indirectly already determined by other utilization factors: the construction factor, the factor of open living areas, the factor of green areas, the utilisation factor or the height                      * - Pursuant to the Provisions for Intended Use</p>				

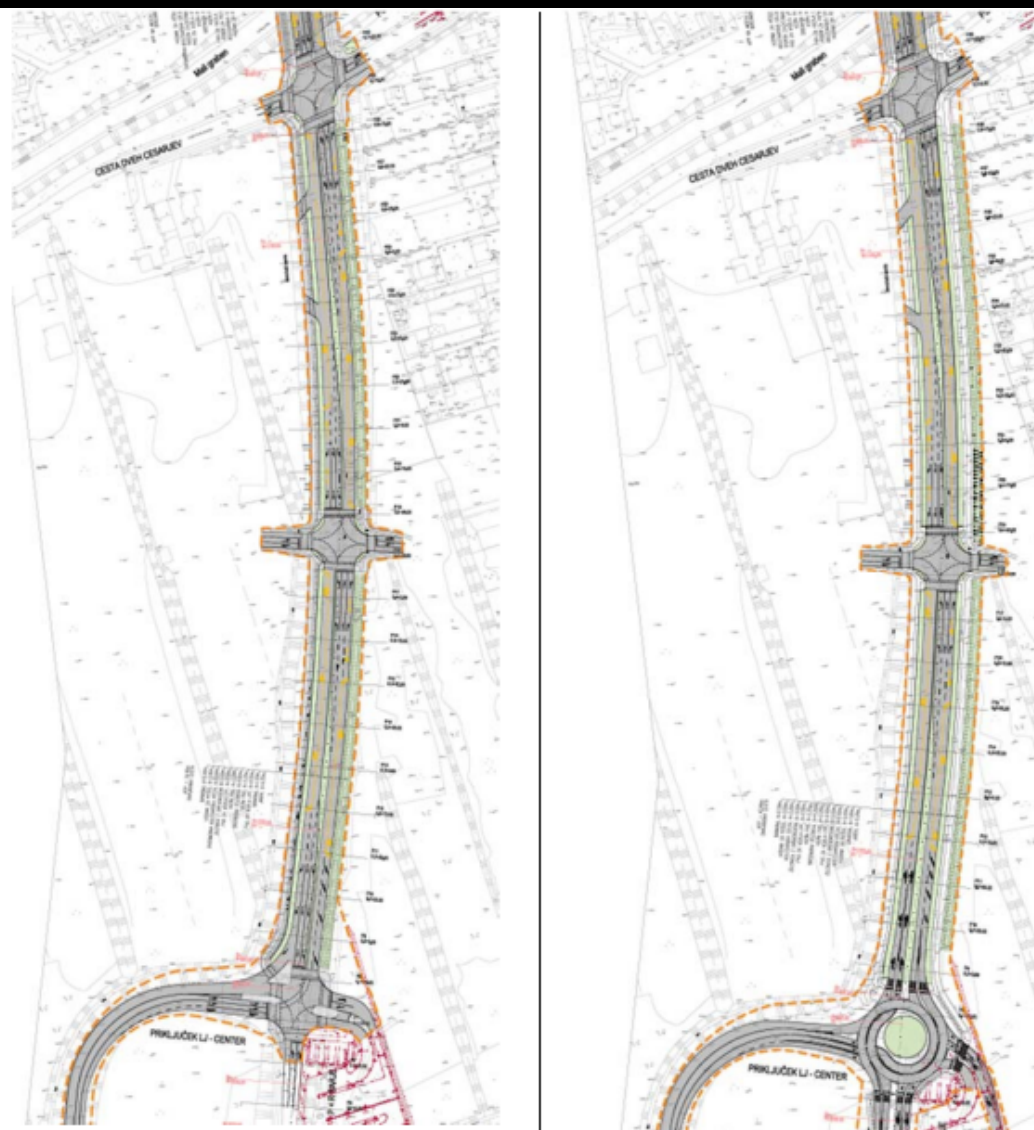
## 4. ARRANGEMENT OF TRAFFIC

**The driveway** must be arranged from the Cesta dveh cesarjev and Barjanska cesta.

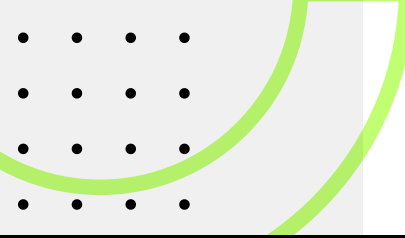
The position of the **connection to Barjanska cesta** in the middle of the distance between the intersections with the motorway connection and the Cesta dveh cesarjev is determined. The OPN MOL ID stipulates that the connection category is the local local road (LK), and that through this connection cyclists are guided from Barjanska cesta to the OPPN area on separate surfaces (the arrangement of the bike path at the connection is determined).

**Joint traffic connections** are arranged for all new arrangements to the perimeter traffic network, that is, joint entrance and exit to Barjanska cesta or to Cesta dveh cesarjev. Facilities and activities shall be placed in the space in such a way as to allow circular traffic within the OPPN area as much as possible. A circular route between entrance and exit to the public traffic network is set up over newly arranged areas.

**Parking areas** for the purpose of operating new facilities and activities are arranged in such a way that it is easy and unambiguous to identify which facility or activity they are intended for, placing them in the interior of the area and not next to the Barjanska cesta, thus ensuring a quality design of the space next to one of the main city entrances.



Conceptual design – reconstruction of Barjanska cesta from Zihierlova ulica to the Crossroads with highway connection center and P+R (park and ride) Barje (LUZ d.d., project no. 8359 Left: variant 1, right: variant 2)



The OPPN area is connected to the public road network through **two connections**. On the east side, it connects to Barjanska cesta via a planned intersection, which also provides access to the OPPN 19 area on the east side of Barjanska cesta. The connection is met by a public access road that surrounds the OPPN area south and west and connects to Cesta dveh cesarjev in the northwestern part of the OPPN area.

In order to ensure appropriate traffic conditions in the influential area of the OPPN and accessibility to the OPPN area, it is necessary to **expand Barjanska cesta** on the section from the Ljubljana Center motorway connection to Cesta dveh cesarjev. The OPPN area represents part of the zones of new development areas in the wider Barjanska cesta influence area, therefore, from the cost of arranging the Barjanska cesta on the section from the Ljubljana Center motorway connection to Cesta dveh cesarjev, the OPPN area is entitled to 14.5% of the costs of this arrangement.

The nearest existing public passenger transport stop is on the Pot na Rakovo jelšo, the second is at P+R Barje. On Cesta dveh cesarjev next to Building A and at the intersection of Barjanska cesta and Cesta dveh cesarjev, **a new public passenger transport stop** is planned. Pedestrian access and access for cyclists is along Barjanska cesta and Cesta dveh cesarjev.



## 5. MAIN POINTS OF SUPPORT FOR UTILITY EQUIPMENT

### NECESSARY INVESTMENTS IN UTILITY EQUIPMENT AND OTHER ECONOMIC PUBLIC INFRASTRUCTURE AND SOCIAL INFRASTRUCTURE, WHICH WILL REQUIRE SUBSTANTIVE SOLUTIONS:



#### Water supply network

It is expected that the OPPN area will be supplied from the public water supply of the primary character, which will be carried out as a water supply loop along the planned public roads in the area and along the Barjanska road and will be connected to the water supply on Cesta dveh cesarjev and on Ulica Ernesta Kramerja. The OPPN 19 area could also be connected to this water supply system, so the potential consumption of this area should also be taken into account when creating the design of the water supply system. The total length of the water supply network is approx. 1,000 m

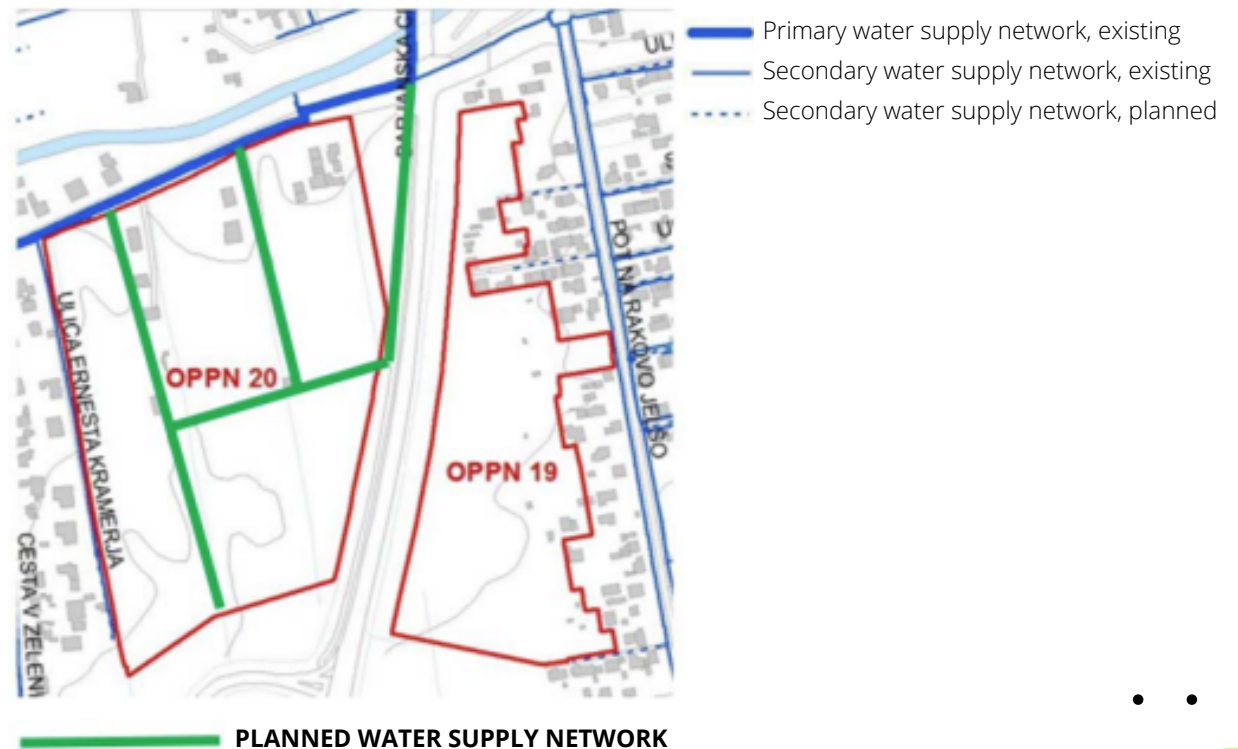


Figure: FRAMEWORK design of the water supply network

## Sewerage network

The discharge of wastewater from the OPPN 20 area is envisaged by the construction of new public sewers in two internal new public roads in the OPPN 20 area. The sewers, with a total length of approximately 700 m, will run north towards the planned sewer on Cesta dveh cesarjev and further towards the aforementioned pumping station Sibirija. The planned solution of wastewater discharge to the Sibirija area needs to be checked for capacity in regards to the amounts discharged from the OPPN 20 area (capacity of the planned vacuum station and primary network).

If the planned sewage network according to the project Upgrade of public sewage in agglomerations in MOL, area 14 Sibirija, does not allow the connection of additional capacities of the OPPN 20 area to this network, it is necessary to carry out the processing and reprogramming of the planned sewers in Cesta dveh cesarjev and the Sibirija pumping station. Rainwater from roads and public areas is discharged through retention channels into surface arresters.

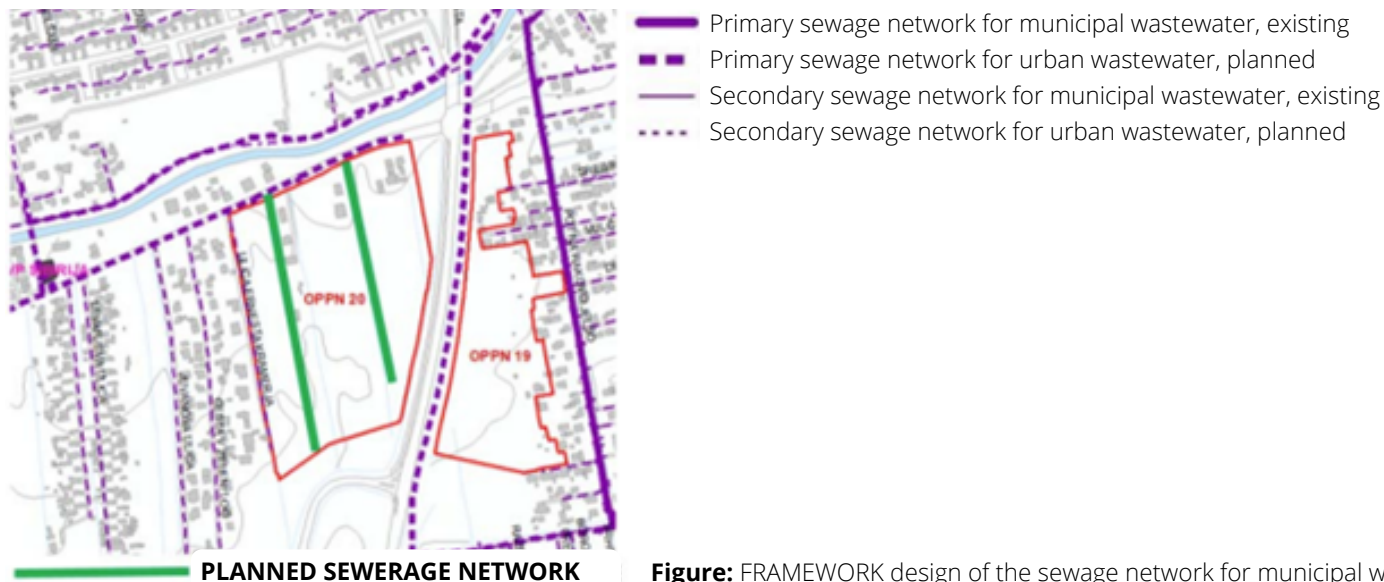
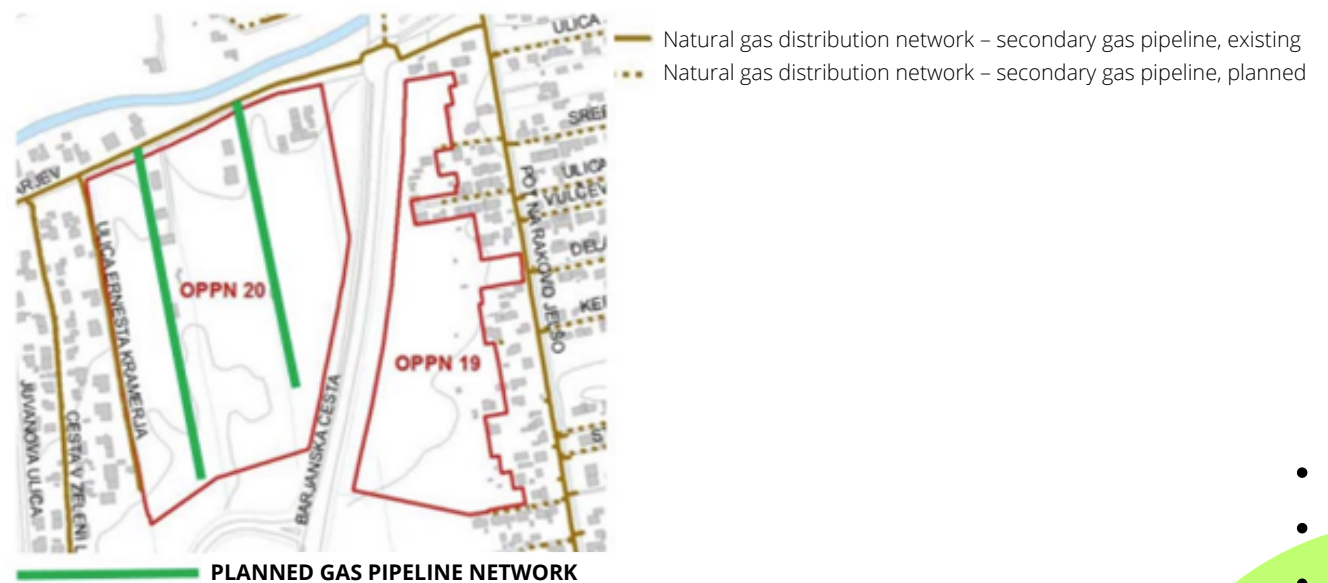


Figure: FRAMEWORK design of the sewerage network for municipal wastewater

## Gas network

The distribution gas pipeline network for the equipping of the OPPN area will take place in two new internal public roads in the OPPN 20 area, and the arrangement of the gas pipeline network along Barjanska cesta is also possible, which also enables the simultaneous equipping of the OPPN 19 area.

The planned gas pipeline network on new public roads within the OPPN area of approximately 700 m is connected to the existing and planned gas pipeline network in Cesta dveh cesarjev, and, if necessary, to the gas pipeline network along Ulica Ernesta Kramerja and the potentially planned network on Barjanska cesta.



**Figure:** FRAMEWORK design of the gas pipeline network



## Electricity network

Depending on the electricity needs, the construction of a distribution transformer station (operator Elektro Ljubljana) will be necessary within the area, which will be integrated into the existing medium voltage network along Cesta dveh cesarjev. The location of the planned TP is foreseen directly along the planned public roads within the area or along Cesta dveh cesarjev. On the planned public roads within the area, there will be electricity cable ducts for the medium voltage network for the integration of TP into the network and a low voltage electricity network to individual buildings in the area.

Investments in the electricity network are the subject of an agreement between the investor and the operator of the electricity network Elektro Ljubljana d.d., and are not under management or the subject of investments of the Municipality of Ljubljana. The costs of investing in the electricity network will not be borne by the Municipality of Ljubljana, but by the investor or the operator of the electricity network Elektro Ljubljana d.d. Regardless of the above, the simultaneous implementation of the electricity network and other utility equipment and other economic public infrastructure in accordance with the solutions in the OPPN is necessary.

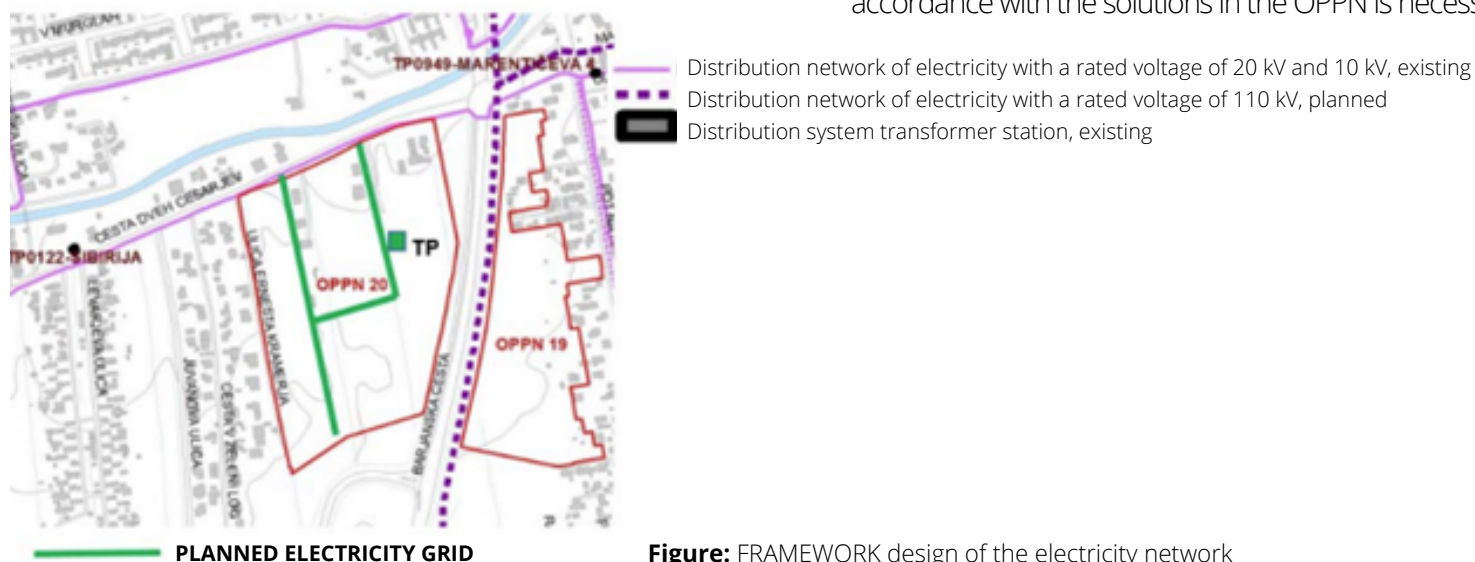


Figure: FRAMEWORK design of the electricity network



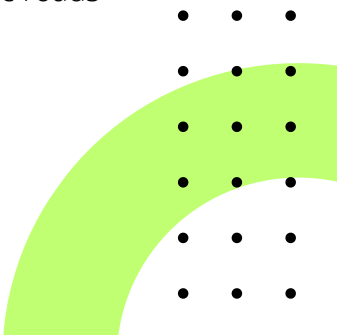
## **Electronic communications**

Investments in electronic communications are the subject of an agreement between the investor and the operators of electronic communications, and are not under management or the subject of investments of the City of Ljubljana. The costs of investing in electronic communications will not be borne by the City of Ljubljana, but by the investor or managers. Notwithstanding the above, the simultaneous implementation of electronic communications and other utility equipment and other economic public infrastructure in accordance with the solutions in the OPPN is necessary.

## **Public lighting**

In the OPPN area, the arrangement of two public roads is planned, which are connected to the Cesta dveh cesarjev and the connection to the Barjanska cesta. On all public roads (see the next chapter (Transport Infrastructure) ), a network of public lighting of a total length of approximately 1,200 m is arranged, and at the intersection with Barjanska cesta, the traffic lights of the entire intersection are arranged.

Transport infrastructure - In the OPPN area, the arrangement of one or two public roads connecting to the north to the Cesta dveh cesarjev and the connection to Barjanska cesta is planned, including the arrangement of the intersection. The total length of public roads in the OPPN 20 area is estimated to be approximately 800 m.



## Social infrastructure

Investments in social infrastructure will be as follows: construction of **a public playground, a library and a home for the elderly** (up to 150 residents).

Investments in primary health care and care in the field of preschool education and primary education are defined on the basis of a confirmed variant solution (followed in the continuation of the OPPN procedure), which will define the planned housing program (program C) as follows:

- **primary health care** - A location for basic health care and a pharmacy (up to 0.1 ha of land) shall be provided in a residential area covering at least 3,000 inhabitants. Additional guidelines on the needs to supplement the coverage of the area to basic health care are provided by spatial planning institutions.
- **preschool education** - at least 25.00 m<sup>2</sup> of land is provided per child in care, exceptionally less if located closer than 100.00 m to the kindergarten or there are green areas that can be used for play, but not less than 15.00 m<sup>2</sup> /child.
- **primary education** - 25-35 m<sup>2</sup> of land area is provided per pupil. When it comes to the extension (superstructure) of existing schools in the urban area of the settlement, a minimum of 10-15 m<sup>2</sup> /pupil must be provided. The area is part of the Livada Elementary School district. Additional guidelines on the needs to supplement the coverage of the area to basic health care are provided by spatial planning institutions.
- **culture** - In a residential area of at least 1,000 inhabitants, a location for the social centre is provided (club space, reading room, library, study room, places for amateur activities, smaller hall, youth creativity center, etc.) – the area of the social centre is 1m<sup>2</sup> per resident).

Indicative deadlines for utility equipment and other economic public infrastructure - Deadlines for the construction of utility and other economic public infrastructure will be given in the economics study or in the equipping program, in accordance with the plan of development programs of the Municipality of Ljubljana.

## SUBJECT OF SALE:

The subject of sale is land in the total measure of approx. **45.365 m<sup>2</sup>** with plot no.:

Plot no.	Measure	Plot no.	Measure
864/81	7,701 m <sup>2</sup>	864/2	approx. 6,500 m <sup>2</sup> (part)
864/7	5,527 m <sup>2</sup>	888/1	769 m <sup>2</sup>
864/8	4,444 m <sup>2</sup>	864/1	3,286 m <sup>2</sup>
882/2	3,507 m <sup>2</sup>	885/1	3,027 m <sup>2</sup>
864/32	2,091 m <sup>2</sup>	885/9	4,388 m <sup>2</sup>
864/38	4,125 m <sup>2</sup>	All cadastral municipality <b>1722 Trnovsko predmestje</b>	

Notes:

- **The City of Ljubljana** – would sell 9,243 m<sup>2</sup> of land with plot no. 864/32 (2091 m<sup>2</sup>), 864/38 (4125 m<sup>2</sup>) and 885/1 (3027 m<sup>2</sup>), all cadastral municipality 1722 Trnovsko predmestje, according to the public sale procedure;
- **OMV** – owns land with plot no. 885/9 (4388 m<sup>2</sup>). However, since they are in the process of acquiring the company by the Hungarian company Mol, they will decide on the sale on the basis of a concrete offer from the buyer;
- **The co-owners of the land** in the total measure of 24,690 m<sup>2</sup> with plot no. 864/80 (17,443 m<sup>2</sup>), 864/26 (6732 m<sup>2</sup>), 864/77 (205 m<sup>2</sup>), 864/78 (130 m<sup>2</sup>), 864/79 (180 m<sup>2</sup>) have given a statement that they will participate in the preparation of the Municipal Detailed Spatial Plan 20 Barjanska cesta west and bear a proportionate part of the costs for the preparation thereof, as well as that they will conclude a land consolidation contract with the majority owner in the area of this OPPN.

# LETTER OF INTENT

Interested parties are invited to provide us with a declaration of interest with the following content within 30 days of receipt of this presentation:

Interested parties are requested to provide a general statement regarding their business activity and any additional information they deem necessary to express their interest.

**Interested parties are required to provide, at a minimum, the following information:**

- Registration number of the agent/authorized representative, telephone number, e-mail address, website address, extract from the commercial register or name and surname of the provider, place of residence, tax number, personal ID, telephone number and e-mail address;
- justification of the business purpose for which the property is being purchased;
- identity and contact details of the individuals within the client organization who will be responsible for communication regarding the sales process;
- statement by the interested party affirming their financial capability to purchase the specific real estate in question.

**The statement should be sent to the following address: Metropola IN d.o.o. Vodovodna cesta 109 1000 Ljubljana Slovenia**

Upon receipt of your declaration of interest, we will agree on a further procedure for the purchase of the land in question.

## Marketing:



+386 (0)1 360 2180



info@metropola.si



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Vodovodna cesta 109  
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