



Statistični urad  
Republike Slovenije

City centre 4km

8,057m<sup>2</sup>

Protected green belt

Ring road

For sale

October 2019

**LJUBLJANA SITE WITH  
BUILDING PERMISSION FOR  
A 7-STOREY OFFICE TOWER**

Google<sup>IT</sup>

2D

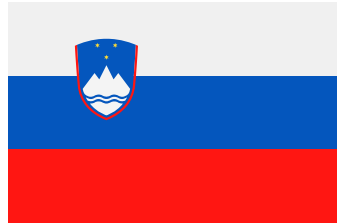
**S-INVEST**





# LOCATION

Litostrojska 52, LJUBLJANA



Ljubljana is the capital city of Slovenia and its largest city. Its central geographic location within Slovenia, transport connections, concentration of industry, scientific and research institutions and cultural tradition are contributing factors to its leading position.

The city with 289,518 inhabitants lies on the crossroads of pan-European transport corridors 5 and 10. The population is 292,988, registered unemployment is 8.1% compared to the Slovene average of 7.3%, and the average salary is 1,681.55€.

The site is located a few minutes drive from Ljubljana's ring road, on Litostrojska, a road that leads to the city centre. There are two Class A office buildings in the immediate surroundings, and office and industrial properties nearby. The Lek pharmaceutical campus is 5 minutes drive away. The area can be described as a development zone with a new residential tower under construction only a few minutes away. It is well served with schools, daycare and recreational facilities.



# LOCATION







# Executive summary

- Offers are invited for a development site of 8,057m<sup>2</sup>, with building permission in place for a 7-storey office tower with 388 parking spaces. Building tax and infrastructure contribution of 643,476€ has already been paid to the local authority.
- The permitted gross built area including parking according to the building permit is 18,978m<sup>2</sup>, whilst the gross built area of office and storage space is 11,004m<sup>2</sup>.
- The guide price is 3.5m€.
- A new town plan was adopted in June 2018, which allows a larger building, subject to planning consent. The maximum built area permitted has now increased to 28,000m<sup>2</sup>, whilst 50% of the land plot can be constructed upon, with green areas of only 20%. The zone is described as 'central residential', and a wide range of asset types are permitted, including hotel, industrial and healthcare.
- The site is square and flat, with all utilities available. It benefits from unencumbered access.
- There is a shortage of Class A office accommodation in Ljubljana, with less than 5,000m<sup>2</sup> currently available. There are no pipeline projects at an advanced stage and it is unlikely that any more Class A office space will come to market before 2022.
- The Ljubljana urban region has the greatest concentration of knowledge and creative potential in Slovenia, as this is where the key state, scientific, research, educational and cultural institutions are based. Owing to the large number of companies and jobs, the region generates more than a third of Slovenia's GDP. The number of people in employment in Ljubljana in July 2019 was 227,526, representing a 2% increase YOY.
- We do not charge commission to buyers.
- Deadline for non binding offers is Monday 4th November 2019.



An architectural rendering of a modern, multi-story office building. The building features a mix of light grey and reddish-orange facade panels. It has numerous windows, some with external shading devices. In the foreground, there is a paved street with white lane markings and a parking lot filled with various cars. Several trees are planted along the sidewalk and in the parking area. A few small human figures are scattered throughout the scene to provide a sense of scale. A dark blue rectangular box with white text is overlaid on the upper right portion of the image.

BUILDING PERMIT IN PLACE  
FOR AN 18,978 M2 OFFICE,  
WITH BUILDING TAX PAID

## MACROECONOMIC DATA AND FORECASTS

	2017	2018F	2019F	2020F
<b>GDP (EUR BN)</b>	43.3	43.3	48.2	50.9
<b>Population (mn)</b>	2.1	2.1	2.1	2.1
<b>GDP per capita (EUR, current prices)</b>	20,951	21,267	23,350	24,641
<b>Real economy yoy (%)</b>				
<b>GDP</b>	4.9	4.5	3.2	2.8
<b>Private Consumption: % of Nominal GDB</b>	52.4	51.4	52.4	52.5
<b>Exports</b>	5.0	5.0	7.8	5.0
<b>Imports</b>	5.0	5.0	9.2	5.8
<b>Unemployment rate (%)</b>	9.5	8.3	7.3	/


Source: UMAR

# SLOVENIA

## Country perspective

Slovenia is known as the last green jewel of Europe. It has spectacular mountains, lush thick forests, crystal clear lakes and rivers, a short Adriatic coastline, and Tuscan style vineyards. It is only 20,273 km<sup>2</sup>, and measures approximately 240 km east to west, and 130 km north to south. The population is a little over two million, of whom 350,000 live in the capital city of Ljubljana. It is situated to the north of the Adriatic sea, bordered by Italy, Austria, Hungary and Croatia. The country became part of the Federal People's Republic of Yugoslavia in 1946, before declaring independence in 1991 and moving to market capitalism. Slovenia is the most affluent of the accession states with estimated GDP per capita at 21,267€ in 2018, according to Umar. 2.8% GDP growth is predicted for this year; Growth in domestic consumption is predicted to remain strong. Slovenia was the first of the 10 EU accession countries to join the Euro zone, having adopted the currency on 1st January 2007. Slovenia joined the Schengen zone on 21st December 2007, and there are now no borders with Italy, Austria and Hungary. Tourism is the third largest sector of the economy. The direct contribution of Travel & Tourism is expected to grow to 4% of GDP by 2028. Slovenia is a member of NATO and the OECD.





The market has seen significant changes recently, thanks to economic recovery.

- The total supply of office space in Ljubljana is approximately 1 million m<sup>2</sup>
- Availability of office space in Class A buildings has dropped by over 39% to 4,858 m<sup>2</sup>.
- Total availability of office space has dropped by 36%, to 102.000 m<sup>2</sup>.
- Take up of office space in Ljubljana reached nearly 60,000m<sup>2</sup> in the past year.
- Achievable rents in Class A office space vary from 12 to 17€/m<sup>2</sup>/month.
- Asking prices are rising due to strong demand and lack of supply.

# LJUBLJANA OFFICE MARKET

An overview

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An architectural rendering of a modern multi-story building. The building features a grid-like facade with numerous windows. A semi-transparent wireframe overlay is applied to the entire structure, showing the internal framework. The building is situated on a street with a grid pattern. A dark blue rectangular box is positioned in the upper right corner, containing white text.

BUILDING PERMIT IN PLACE FOR  
7 STOREYS ABOVE GROUND  
AND 2 STOREYS BELOW



## BUILDING PERMIT - BUILT AREA

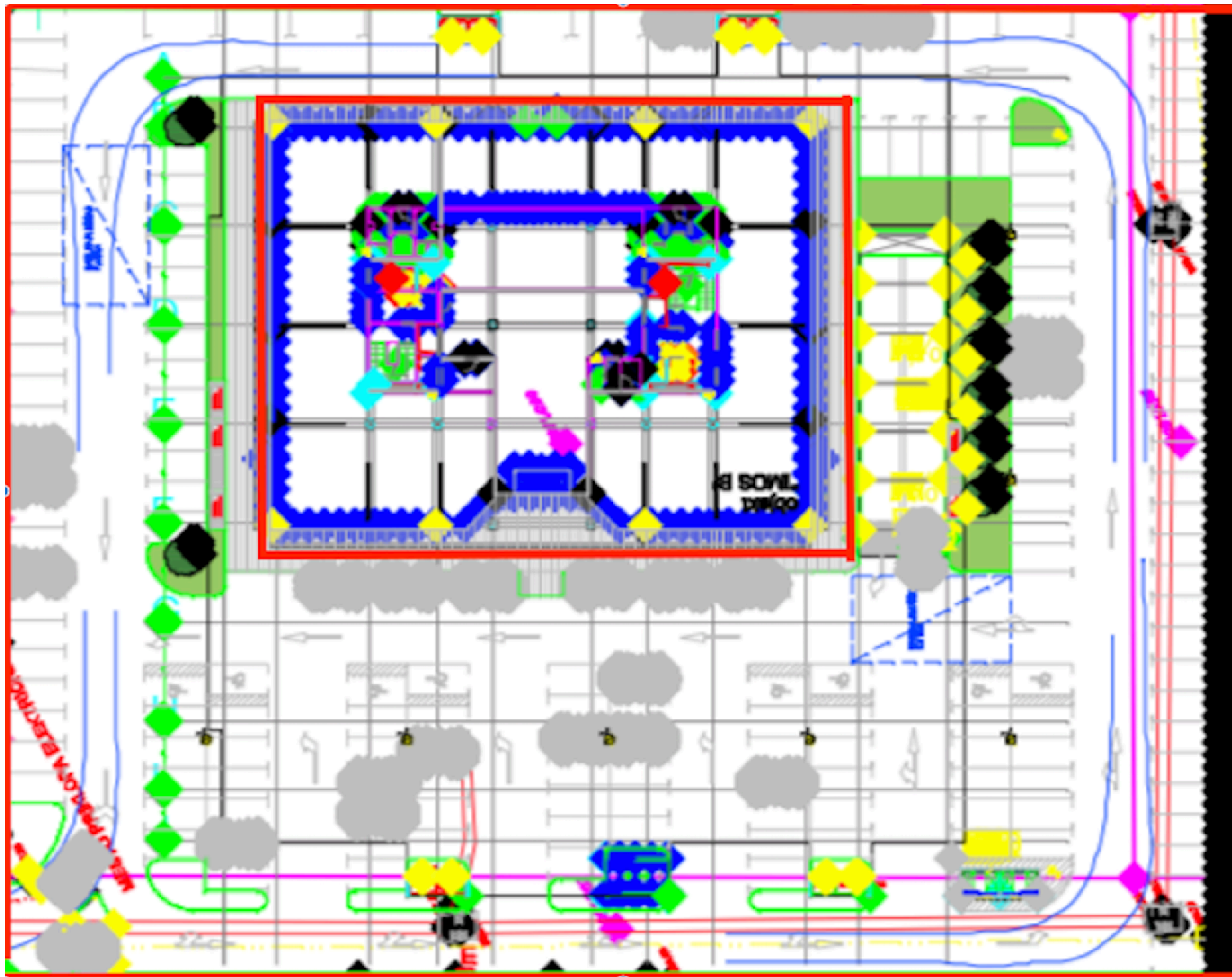
	Gross m2	Net m2
Ground floor	1.456	1.355
1	1.668	1.578
2	1.668	1.539
3	1.555	1.534
4	1.555	1.421
5	1.455	1.388
6	1.355	1.305
7	292	230
<b>TOTAL</b>	<b>11.004</b>	<b>10.350</b>

	Gross m2	Net m2	Number of Parking spaces
Basement 2	3.972	3.336	216
Basement 1	4.004	3.508	
Outside			172
<b>TOTAL</b>	<b>7.976</b>	<b>6.844</b>	<b>388</b>

2 basements + 7 storeys above ground = gross floor area of 18.978 m2 (including parking spaces in the basement and the ground floor level)



# SITE PLAN



Land with building permission for a 7-storey office tower



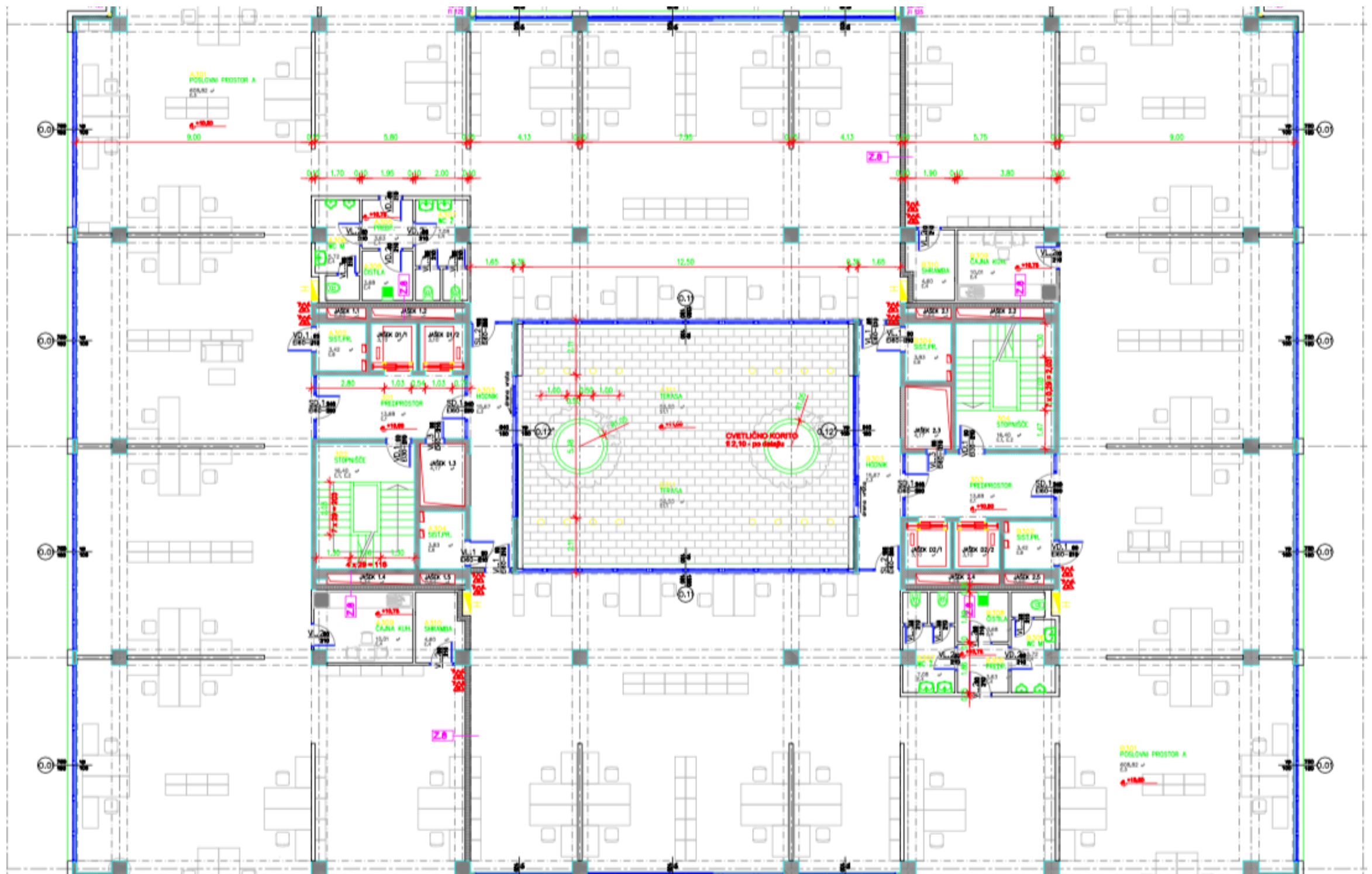
# FLOORPLAN



First and Second floors



# FLOORPLAN



Third and Fourth floors



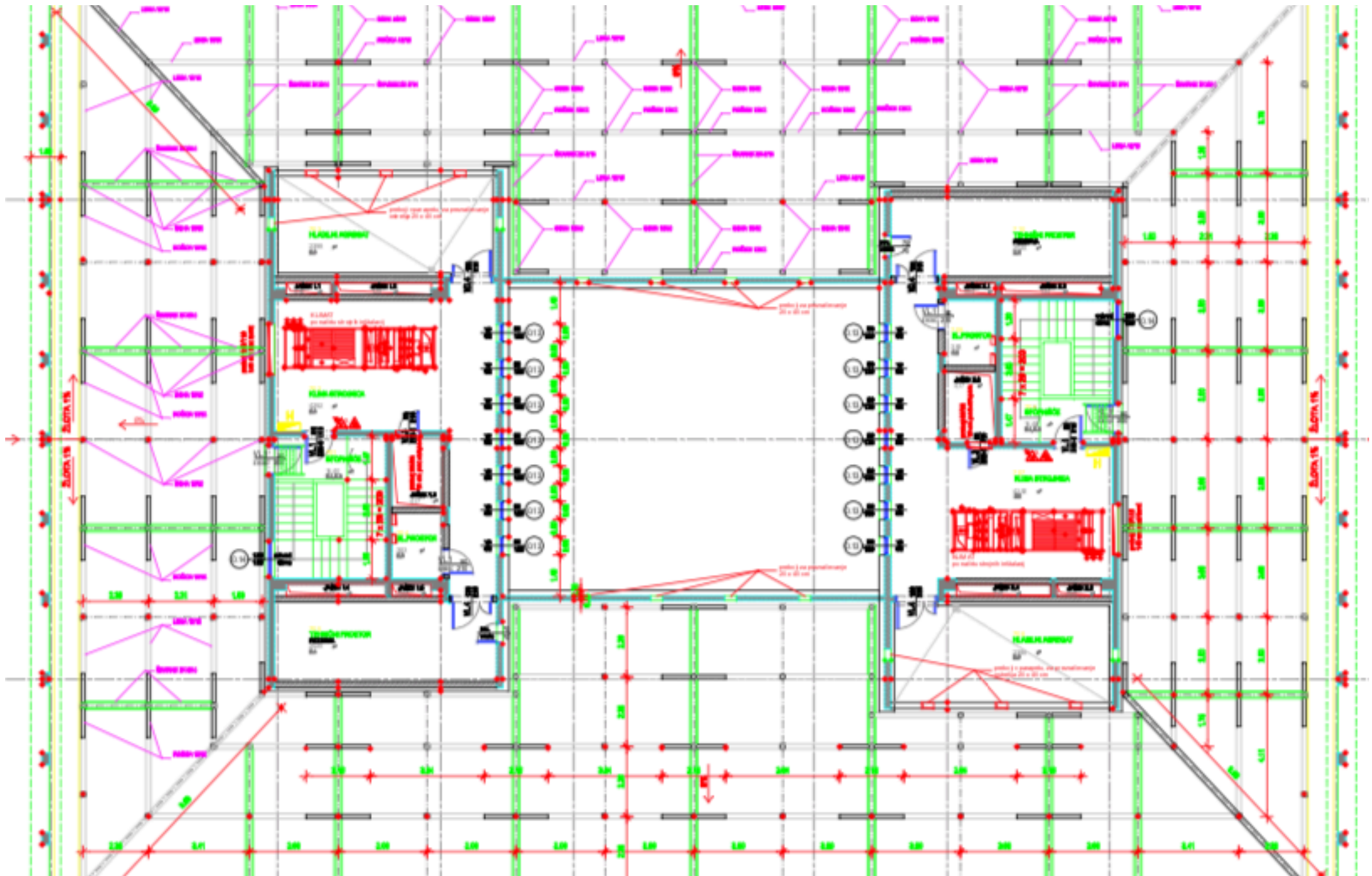
# FLOORPLAN



Fifth and Sixth floors



# FLOORPLAN



Seventh floor



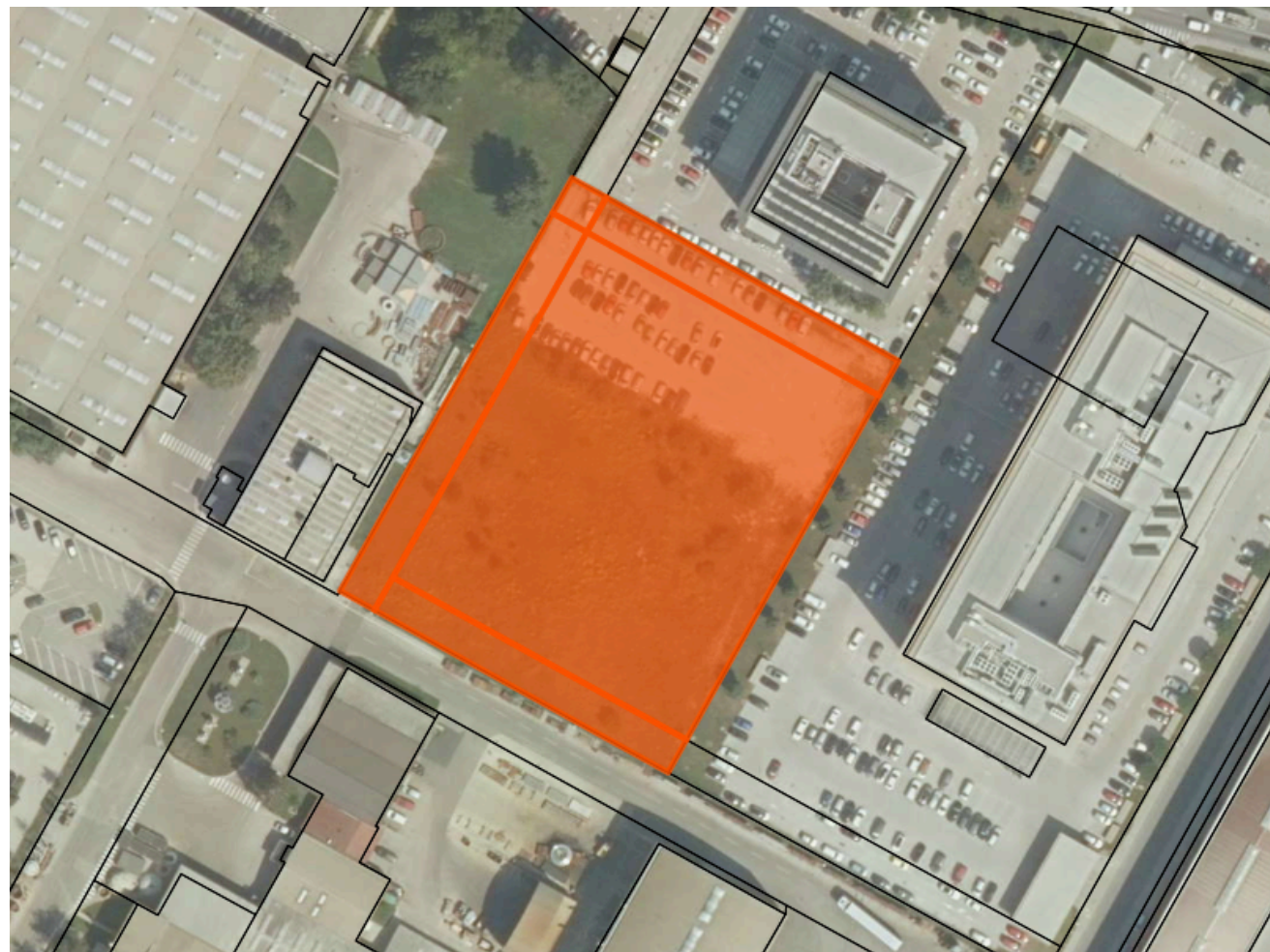


THE SITE IS ADJACENT TO  
TWO CLASS A OFFICE  
BUILDINGS



# LAND REGISTRY

For sale are five land plots registered in the cadastral municipality of Zgornja Šiška, 1991/298, 1991/419, 1991/418, 1991/420 and 1991/417





# THE SITE

Panoramic image





# STATE OF THE ART ARCHITECTURE





# Offers

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Offers are invited for this property. Please send your offer by email to [invest@s-invest.si](mailto:invest@s-invest.si), to include:

- Name, address and tax number of the buyer
- The price in euros the buyer is willing to pay
- The amount of bank finance required to acquire the property
- The amount of equity the buyer intends to invest in the acquisition
- The deadline for non-binding offers  
Monday 4th November 2019



The aim of this Information Memorandum is to advise potential investors of the bidding process for the sale of the property, and to provide basic information. Potential investors should not use this document as a basis on which to make an investment decision, nor should they consider this an evaluation of the property. The seller; and S-Invest d.o.o., the sales agent, and any of their respective Directors, partners, employees or advisors, or any other person, will not accept liability for any representations, warranties or statements expressed or implied in the Information Memorandum, or any other materials provided to potential investors, or for any incomplete information. The Information Memorandum is not an offer nor does it form part of a contract. The sales agent is not under any obligation to enter into negotiations with any recipients of this document. All measurements have been taken from the land registry and have not been verified. Neither the seller, nor the sales agent will accept liability for any difference between the stated and actual dimensions. Any forecasts are for illustration purposes only and there is no guarantee that they are achievable. By accepting this Information Memorandum, each recipient agrees to keep all information therein private and confidential. Potential investors also agree not to contact the sellers, their management or employees directly in any matter relating to the sale, without the prior written consent of the sales agent. As representatives of the seller, the

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# IMPORTANT INFORMATION

## The purpose of this document

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# Contact details



[invest@s-invest.si](mailto:invest@s-invest.si)  
+386 (0)590 75 780  
[www.sloveniainvest.com](http://www.sloveniainvest.com)



