

PLACE FOR DOING BUSINESS
MUNICIPALITY OF
GAZI BABA - SKOPJE

ZONE 3 HIPODROM

4.2 **NEW**
AUTOCAMP
SMILKOVCI

PICTURE - ARCHIVE OF MGB SKOPJE



Produced by
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INVEST MGB
Municipality of Gazi Baba - Skopje, Macedonia

#4.2 NEW AUTOCAMP SMILKOVCI

MUNICIPALITY OF GAZI BABA - SKOPJE

TOURIST&RECREATIONAL ZONE

42°01'52.8"N 21°29'16.0"E

SKOPJE RING ROAD AT SMILKOVCI LAKES PERIPHERAL AREA

Type of Project

New MGB auto camp Smilkovci construction is a combination of three blocks with a different urban purpose. Through a urban development plan and project conversion of, block one for a maximum of 3,87ha gross floor area for hotel complex and construction area at surface of 3,74ha, block two for a maximum of 0,73ha gross floor area for temporary accommodation, sport & recreation and construction area at surface of 7,37ha, and block three for a maximum of 3,86ha gross floor area for sport & recreation and construction surface area of 10,42ha.

Description

The project is located around the Smilkovski lakes, alongside the Skopje's ring road, at distance of 8th km from the exit of the highway A2 at Hipodrom area. The ring road alongside this location is the main transit transport corridor, not only for abroad passengers, tourists and logistic companies, but also for domestic passengers, tourists and logistic companies from the country and city of Skopje. The ongoing construction of ring road bypass connection to this project location, in both direction of the ring road, will give an added value to this tourist and recreational hub. And the beauty of the Skopska Crna Gora mountain, mixed with a plenty of opportunities of the rural areas and villages spread over the mountain, gives to this location unique feeling of natural scent and taste.

Implementation strategy

It will be offer on real estate market by the process of e-bid selling of the state construction land for 73707 sq.m.

Proximity to public transport

After finalization of the project, the city public transport company "JSP", will provide this location with regular bus lines.

Property

Republic of Macedonia.

ZONE 4

Zone area	21.53 ha
Distance from Skopje city center	15 km
Distance from the Skopje train station	13 km
Airport distance	15 km
Hotel complex	3.87 ha
Temporary accommodation	0.73 ha
Sport & Recreation	3.86 ha

The real estate market – Zone # 4

Autumn - 2015

Industrial buildings	Prices (Euro/sq.m.)	N/A
	Rent (Euro/sq.m./yr.)	N/A
Offices	Prices (Euro/sq.m.)	1000
	Rent (Euro/sq.m./yr.)	108
Retail	Prices (Euro/sq.m.)	1200
	Rent (Euro/sq.m./yr.)	120
Residencies	Prices (Euro/sq.m.)	700
	Rent (Euro/sq.m./yr.)	30

0 Km 1Km 2Km



- Urban Landmarks of the Area :

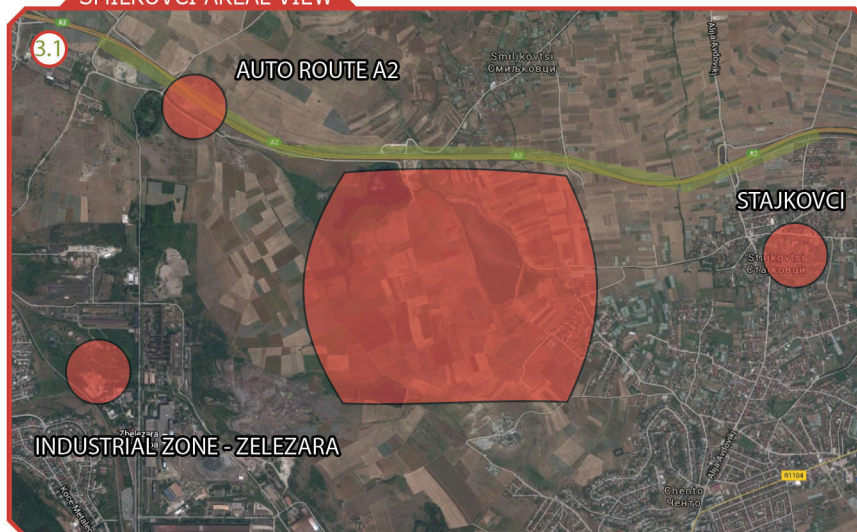
- A - Auto Route A2
- B - Auto Route A2
- C - Smilkovci Areal View

AUTO ROUTE A2

AUTO ROUTE A2



SMILKOVCI AREAL VIEW



SMILKOVCI AREAL VIEW

