

PLACE FOR DOING BUSINESS  
MUNICIPALITY OF  
GAZI BABA - SKOPJE  
ZONE 3 HIPODROM

# 3.3 SPORT &  
RECREATIONAL  
CENTER  
HIPODROM



Produced by  
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**INVESTINMG**  
Municipality of Gazi Baba - Skopje, Macedonia

PICTURE - ARCHIVES OF INVESTINMG



# #3.3 SPORT & RECREATIONAL CENTER HIPODROM

MUNICIPALITY OF GAZI BABA - SKOPJE

SPORT & RECREATIONAL CENTER

41°59'38.8"N 21°31'24.7"E

A2 HIGHWAY - TO THE CENTER OF CITY OF SKOPJE  
PERIPHERAL AREA

## Type of Project

New MGB Sport & Recreational zone - Hipodrom, through an urban development plan and project conversion for urban purpose B6 - construction surface area of 41,4 ha, for urban purpose B5 - construction surface area of 0,34 ha, for urban purpose of A2 - construction surface area of 1,25 ha, for urban purpose of A1 - construction surface area of 23,8 ha. The project, in addition to the sport & recreational zone, foresees for compatible purposes, the realization of small business and commercial facilities, large trade centers, large catering units, business premises, health and social protection, culture and state institutions.

## Description

The project is located next to the highway A2, at the so called Eastern gate of the City of Skopje, in a peripheral zone 3, on the construction surface area of 67 ha. The location site is distanced only 7 km from the downtown of the city. In a time when contemporary professional life brings many challenges in mental, physical and healthy sense, the need for project of this kind is significantly multiplied with the objective to generate healthy, productive and top youth generations. In that sense, the development of the SRC, with many facilities for sport and recreation, accommodation and catering, events and manifestations, will offer many opportunities for all generations, not only for the inhabitants of MGB and Skopje, but wider, in the whole state and also from the neighboring countries and wider. In this direction, this location will have excellent and fast connection by two by pass for exit and connection with the highway A2 and the city north ring road A4, as well as fast connection with the new airport Alexander the Great and railway network distanced only 10 km from the location.

## Implementation strategy

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

## 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 and Private ownership.

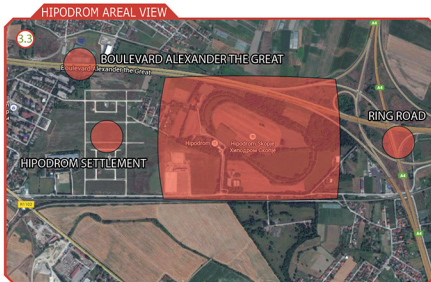
## # ZONE 3

Zone area 67 ha  
Distance from Skopje city center 7 km  
Distance from the Skopje train station 6 km  
Collective facilities 41,4 ha  
Hotel Complex 0,34 ha  
Airport distance 10 km  
Individual Housing 23,8 ha  
Collective Housing 1,25 ha

## The real estate market - Zone # 3

Autumn - 2015

Offices	Prices (Euro/sq.m.)	1100
	Rent (Euro/sq.m./yr.)	108
Retail	Prices (Euro/sq.m.)	1300
	Rent (Euro/sq.m./yr.)	168
Residencies	Prices (Euro/sq.m.)	800
	Rent (Euro/sq.m./yr.)	36



0 Km 1Km 2Km



RING ROAD SKOPJE

HIPODROME FOR HORSE TRAINING

- Urban Landmarks of the Area :

- A - Ring Road - Skopje
- B - Hippodrome stadium for horse training
- C - Blvd Alexander the Great



BLVD ALEXANDER THE GREAT

