

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

# 3.2 **NEW**  
HIPODROM  
RESIDENTIAL  
SETTLEMENT

PICTURE - ARCHIVES OF MGB SKOPJE



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

## #3.2 NEW HIPODROM RESIDENTIAL SETTLEMENT

MUNICIPALITY OF GAZI BABA - SKOPJE  
NEW RESIDENTIAL SETTLEMENT

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 Hipodrom Residential Settlement, through an urban development plan and project conversion for urban purpose A1 - construction surface area of 4,7 ha, for urban purpose A2 - construction surface area of 2,6 ha, for urban purpose of B2 - construction surface area of 0,23 ha, for urban purpose of B1 - construction surface area of 0,23 ha, for urban purpose of D1 - park foliage surface area of 0,49 ha, for urban purpose of D2 - protective greenery surface area of 2,3 ha, for urban purpose V2 - construction surface area of 0,6 ha, and for urban purpose E1 - construction surface area of 5,2 ha. In addition to the new residential settlement, for compatible purposes, the project foresees 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 16,6 ha. The location is distanced only 7 km by the downtown of the city. The location offers quite a different approach in organizing the housing model, at the peripheral zone, as a combination of individual and collective housing, outside of the urban and traffic chaos, with all necessity planned plots for health, kindergarten, primary education, as well as small commercial facilities, large trade units and catering units. In the neighborhood of this location are located two exceptional complexes - the best training center and the sport & recreational center, giving an added value to this project. This location will have excellent and fast connection by two bypasses for exit and entry to 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 offered on real estate market through the process of e-bid selling of the state construction land.

### Proximity to public transport

At this moment few bus lines are active: "50"; "52"; "53"; "54".

### Property

Republic of Macedonia and Private ownership.

### # ZONE 3

Zone area 16,6 ha  
Distance from Skopje city center 7 km  
Distance from the Skopje train station 6 km  
Airport distance 10 km  
Individual Housing 4,7 ha  
Collective Housing 2,6 ha  
Large Trade Units 0,23 ha  
Small Business & Commercial Units 0,23 ha

### The real estate market - Zone # 3

Autumn - 2015

|             |                       |      |
|-------------|-----------------------|------|
| Offices     | Prices (Euro/sq.m.)   | 1500 |
|             | Rent (Euro/sq.m./yr.) | 108  |
| Retail      | Prices (Euro/sq.m.)   | 1700 |
|             | Rent (Euro/sq.m./yr.) | 144  |
| Residencies | Prices (Euro/sq.m.)   | 800  |
|             | Rent (Euro/sq.m./yr.) | 36   |

0 Km 1Km 2Km



BUL ALEXANDER THE GREAT

MAIN STREET ENTERNACE

- Urban Landmarks of the Area :

- A - Blvd Alexander the Great
- B - Main Street Entrance to Hipodrom Residential settlement
- C - Blvd Alexander the Great

HIPODROM AREAL VIEW



BULD ALEXANDER THE GREAT

