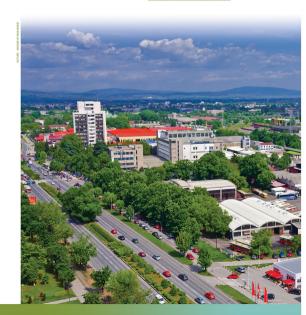
PLACE FOR DOING BUSINESS MUNICIPALITY OF GAZI BABA - SKOPJE

3.2 **NEW**HIPODROM
RESIDENTAL
SETTLEMENT





#3.2 NEW HIPODROM RESIDENTAL SETTLEMENT MUNICIPALITY OF GAZI BABA - SKOPJE NEW RESIDENTAL SETTLEMENT

41°59'38.8"N 21°31'24.7"E

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

Type of Prof

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 nurnose 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.

The project is located next to the highway A2, at the so called Eastern gate of the City of Skopie, 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

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

from the location.

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

Republic of Macedonia and Private ownership.

Zone area Distance from Skonie city center Distance from the Skopie train station Airport distance Individual Housing Collective Housing Large Trade Units Small Business & Commercial Units The real estate market - Zone # 3 Offices Prices (Euro/sq.m.) Rent (Furo/sq.m./yr.) Retail Prices (Euro/sq.m.) Rent (Euro/sq.m./vr.) Residencies Prices (Euro/sq.m.)

Rent (Euro/sq.m./vr.)





