

PLACE FOR DOING BUSINESS
MUNICIPALITY OF
GAZI BABA - SKOPJE

ZONE 3 MADZARI AT MERCEDES

3.1 **NEW**
MADZARI
RESIDENTAL
SETTLEMENT

PICTURE - ARCHIVES OF MBS SKOPJE



Produced by
MUNICIPALITY OF GAZI BABA
www.investinmgboskopje.com
contact@gazibaba.gov.mk

INVESTINMGB
Municipality of Gazi Baba - Skopje, Macedonia

#3.1 NEW MADZARI RESIDENTIAL SETTLEMENT

MUNICIPALITY OF GAZI BABA - SKOPJE
NEW RESIDENTIAL SETTLEMENT

41°59'35.6"N 21°28'35.5"E

BLVD KIRO GLIGOROV - TOWARD BLVD SRBIJA
PERIPHERAL AREA

Type of Project

New MGB Madzari Residential Settlement, next to auto salon Mercedes, through an urban development plan and project conversion for urban purpose A2 - construction surface area of 2ha, for urban purpose B1 & B2 - construction surface area of 2,18 ha, for urban purpose of V2 - construction surface area of 0,218 ha, for urban purpose of B1 - construction surface area of 0,23 ha, for urban purpose of D2 - protective greenery surface area of 0,216 ha, for urban purpose E1 - construction surface area of 2ha, and for line centers - construction surface area of 0,726 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, as well as sport and recreation, residential housing and group housing.

Description

The project is located next to the auto salon of Mercedes, alongside the blvd Kiro Gligorov, close to the private University FON, in the urban zone 3 of the municipality, on the construction surface area of 7,43 ha. The location is distanced only 5 km by the downtown of the city, and close to the residential zones Jane Sandanski and Novo Lisiche in the municipality of Aerodrom. The location offers a possibility for regeneration of the site by organizing a housing model, as a combination of individual and collective housing, 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 residential and educational facilities - Super Tinex, Bricolage, Neptun, University FON, auto salon Mercedes, giving an added value to this project. This location have excellent and fast connection by the blvd Kiro Gligorov blvd Srbija, blvd Aleksandar the Great, and blvd Asinom to all parts of the city of Skopje, as well as fast connection with the new airport Alexander the Great and railway network.

Implementation strategy

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

Proximity to public transport

Bus lines "13", "42". Also close to that location is city bus line "3".

Property

Republic of Macedonia and Private ownership.

ZONE 3

Zone area 7,43 ha

Distance from Skopje city center 7 km

Distance from the Skopje train station 6 km

Airport distance 14 km

Residential Housing 2,0 ha

Large Trade Units& Small business and

Commercial Facilities 2,18 ha

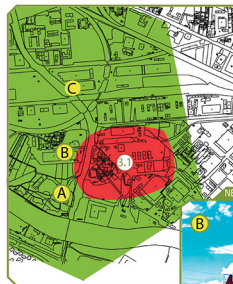
Communal Infrastructure 2,0 ha

The real estate market - Zone # 3

Autumn - 2015

Offices	Prices (Euro/sq.m.)	1700
	Rent (Euro/sq.m./yr.)	120
Retail	Prices (Euro/sq.m.)	1900
	Rent (Euro/sq.m./yr.)	144
Residencies	Prices (Euro/sq.m.)	950
	Rent (Euro/sq.m./yr.)	48

0 Km 1Km 2Km



BLVD KIRO GLIGOROV



NEARBY BUSINESS & TRADE CENTER



- Urban Landmarks of the Area :

A - Blvd Kiro Gligorov

B - Nearby Business & Trade Center

C - Blvd Kiro Gligorov

AREAL VIEW



BLVD KIRO GLIGOROV

