

PLACE FOR DOING BUSINESS
MUNICIPALITY OF
GAZI BABA - SKOPJE
ZONE 2 AUTOKOMANDA

2.2 **NEW**
MUNICIPAL
HEADQUARTER

PICTURE - ARCHIVES OF MGB SKOPJE



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INVESTINMGB
Municipality of Gazi Baba - Skopje, Macedonia

#2.2 NEW MUNICIPAL HEADQUARTER

MUNICIPALITY OF GAZI BABA - SKOPJE

ADMINISTRATION & BUSINESS CENTER & TRADE CENTER

41°59'59.9"N 21°27'08.2"E

BLVD ALEKSANDAR THE GREAT - CITY DOWNTOWN
URBAN AREA

Type of Project

New MGB "MUNICIPAL HEADQUARTER", through an urban development plan and project conversion for urban purpose V4 - construction surface area of 0,68 ha and gross floor area of 4,75ha. The project, also foresees 49% of the entire gross floor area for compatible purposes, the realization of small business and commercial facilities, large trade center, large catering units, business premises, hotel complexes, and state institution.

Description

The project is located in the foot of the park forest Gazi Baba, alongside the blvd Aleksandar the Great, in the urban zone 2, on the construction surface area of 0,68 ha. The location is distanced only 1,5 km from the downtown of the city. This project is located at the one of the most attractive location in the city, among the city exhibition fair, hotel Continental, student campus Stiv Naumov and few faculties of the state university St Cyril & Methodius, next to the city regional and international railway and bus station, with fast road connection to all parts of the city. This project will offer an opportunity for public private partnership with the model of co-investment in implementation of this project as a combination of municipal building and business & commercial complex. In this direction, this location has excellent and fast connection through the blvd Aleksandar the Great with the highway A2 and the city north ring road A4, as well as fast connection with the new airport Alexander the Great.

Implementation strategy

It will be offered on the real estate market through direct business negotiation with the private owners of the state construction land.

Proximity to public transport

With city bus lines: "2", "16", "2A", "50", "65" and many others this location is connected with all parts of the city of Skopje.

Property

Private ownership.

ZONE 2

Zone area	0,68 ha
Distance from Skopje city center	1,5 km
Distance from the Skopje train station	0,5 km
Airport distance	15 km
Munic. Building with compatible purposes	0,68 ha

The real estate market - Zone # 2

Autumn - 2015

Offices	Prices (Euro/sq.m.)	1800
	Rent (Euro/sq.m./yr.)	120
Retail	Prices (Euro/sq.m.)	2000
	Rent (Euro/sq.m./yr.)	144
Residencies	Prices (Euro/sq.m.)	950
	Rent (Euro/sq.m./yr.)	42

0 Km 1Km 2Km



BLVD ALEXANDER THE GREAT

BLVD ALEXANDER THE GREAT

- Urban Landmarks of the Area :

- A - Blvd Alexander the Great
- B - Blvd Alexander The Great night shot
- C - Current Municipal HQ Complex

MUNICIPAL AREAL VIEW



CURRENT MUNICIPAL HQ COMPLEX

