

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

# 2.1 **NEW**  
SPORT &  
RECREATIONAL  
CENTER

PICTURE - ARCHIVES OF MGB SKOPJE



Produced by  
MUNICIPALITY OF GAZI BABA  
[www.investinmgboskopje.com](http://www.investinmgboskopje.com)  
[contact@gazibaba.gov.mk](mailto:contact@gazibaba.gov.mk)

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

## # 2.1 NEW SPORT & RECREATIONAL CENTER-ZELEZARA

### MUNICIPALITY OF GAZI BABA - SKOPJE

#### SPORT & RECREATIONAL CENTER

42°00'23.4"N 21°27'41.1"E

STR. 16 MAKEDONSKA BRIGADA - TO BLVD  
ALEKSANDAR THE GREAT - URBAN AREA

#### Type of Project

New MGB Sport & Recreational zone - Zelezara, through an urban development plan and project conversion for urban purpose A4 - construction surface area of 0,827 ha and gross floor area of 4,68ha, for urban purpose D3 - construction surface area of 6,47 ha and gross floor area of 10,94ha, and for urban purpose of E2 - for parking garage construction surface area of 0,625 ha and gross floor area of 1,17ha. In addition to the sport & recreational zone, for compatible purposes, the project, foresees realization of temporary accommodation, small business and commercial facilities, large trade centers, large catering units, business premises, spaces for gatherings and culture.

#### Description

The project is located at the foot of the protected park forest Gazi Baba, alongside the street 16th Macedonian Brigade, in the urban zone 2, on the construction surface area of 18 ha. The location is distanced only 3 km from the downtown of the city. At this location on a two football fields existing two football clubs, Metalurg and Skopje, as a solid foundation for development of this zone as a arena for professional and recreational sport, commercial facilities, accommodation and catering and space for parking garage. It will offer many opportunities for all generations, not only for the sportiest and inhabitants of MGB and Skopje, but also form the entire state, and wider from the neighboring countries. In this direction, this location have 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 and railway network.

#### 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

With city bus lines: "16", "13" and "2A" SRC Zelezara is connected with all parts of the city of Skopje.

#### Property

Republic of Macedonia and Private ownership

#### # ZONE 2

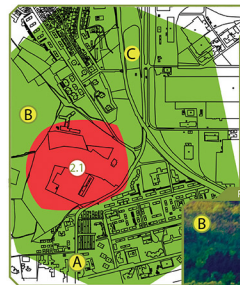
Zone area 18 ha  
Distance from Skopje city center 3 km  
Distance from the Skopje train station 2 km  
Airport distance 10 km  
Temporary Accommodation 0,827 ha  
Sport & Recreation 6,47 ha  
Parking Garage 0,625 ha

#### 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



STR. 16 MAKEDONSKA BRIGADA

RECREATIONAL ZONE GAZI BABA

- Urban Landmarks of the Area :

A - Str. 16-Makedonska Brigada  
B - Recreational zone Gazi Baba  
C - SRC Zelezara - Area view

#### SRC AREAL VIEW



#### SRC ZELEZARA - AREA VIEW

