

PLACE FOR DOING BUSINESS
MUNICIPALITY OF
GAZI BABA - SKOPJE
ZONE 1 KERAMIDNICA

1.1 **NEW**
ERA CITY
COMPLEX

PICTURE - ARCHIVES OF MGB SKOPJE



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INVESTINMGB
Municipality of Gazi Baba - Skopje, Macedonia

#1.1 NEW ERA CITY COMPLEX

MUNICIPALITY OF GAZI BABA - SKOPJE
CITY EXHIBITION & BUSINESS CENTER & TRADE CENTER

41°59'53.9"N 21°27'06.1"E

BLVD ALEKSANDAR THE GREAT - CITY DOWNTOWN
URBAN AREA

Type of Project

New MGB "ERA CITY COMPLEX", through an urban development plan and project conversion for urban purpose B1 - construction surface area of 0,11 ha and gross floor area of 0,10ha, for urban purpose B2 - construction surface area of 6,84 ha and gross floor area of 27,67ha, for urban purpose of B4 - construction surface area of 2,38 ha and gross floor area of 7,58ha, for urban purpose of B5 - construction surface area of 1,1ha and gross floor area of 2,97ha and for urban purpose of B6 - construction surface area of 5,98ha and gross floor area of 27,87ha. The project, also foresees for compatible purposes, the realization of residential building and group housing, small business and commercial facilities, large trade centers, large catering units, business premises, hotel complexes, spaces for gatherings, health, culture, state institution and sport & recreation.

Description

The project is located in Eastern Industrial Zone alongside the blvd Aleksandar the Great, in the urban zone 1, on the construction surface area of 23,38 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, right beside the city exhibition area, close to the university campus of 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 a combination of opportunities for business, exhibition fairs, trade center, entertainment, conference and congress space, as well as residential housing, not only for the city, but also for the entire state, and wider for the neighboring countries. In this direction, this location has an 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 real estate market through direct business negotiations 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 1

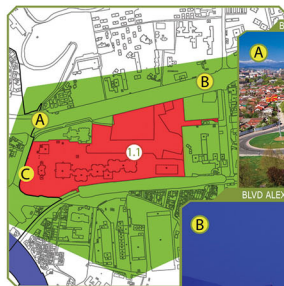
Zone area 13,38 ha
Distance from Skopje city center 1,5 km
Distance from the Skopje train station 0,5 km
Airport distance 15 km
Small Business & Commercial Facilities 0,11 ha
Large Trade Units 6,84 ha
Business Premises 2,38 ha
Hotel Complex 1,1 ha
Exhibition & Gathering Space 5,98 ha

The real estate market - Zone # 1

Autumn - 2015

Offices	Prices (Euro/sq.m.)	2000
Rent (Euro/sq.m./yr.)	144	
Retail	Prices (Euro/sq.m.)	220
Rent (Euro/sq.m./yr.)	168	
Residencies	Prices (Euro/sq.m.)	1050
Rent (Euro/sq.m./yr.)	60	

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 at night
- C - Current Era City Complex

ERA CITY AREAL VIEW



CURRENT ERA CITY COMPLEX

