



БИЗНИС ФОРУМ 2013

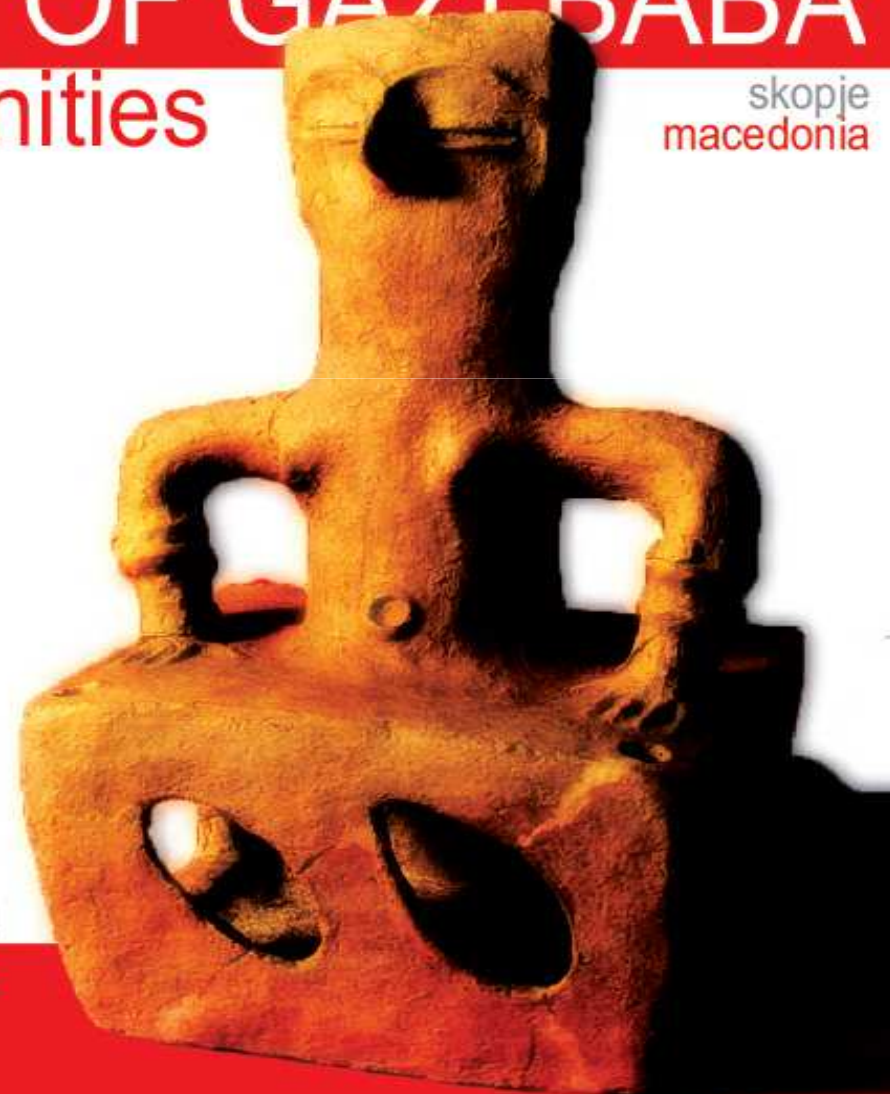
18.12.2013 | СКОПСКИ САЕМ | ДИПЛОМАТИК САЛА

развијните предизвици и партнерството

MUNICIPALITY OF GAZI BABA

investment opportunities

skopje
macedonia



општина гази баба
можности за инвестирање



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MUNICIPALITY OF GAZI BABA INVESTMENT OPPORTUNITIES

1

EASTERN INDUSTRIAL ZONE BLOCK SKOPJE FAIR (ERA CITY)



Area: 23.38ha

Function

- Commercial and business functions 14.02ha
 - Large trade units 6.5ha
 - commercial spaces 0.2ha
 - hotel complex 2.10ha
 - assembly area 5.22ha
- Manufacturing, distribution and services 0.11ha
 - light and non-polluting industry 0.11ha
- Foliage and recreation 0.41ha
- Infrastructure 8.84ha
 - commercial suprastructure (petrol station and multi-story parking garages) 1.42ha

Total planned built areas

- large trade units 196,509m²
- commercial buildings 51,408m²
- hotel complex 68,782m²
- assembly areas 209,892m²
- manufacturing, distribution and services 1,440m²
- petrol station 5,092m²
- multi-story parking garages 22,010m²

Built area percentage for entire zone: 48%

Quotient for land usage 2.2

Central city area

- complete communal infrastructure (water supply, sewage, electricity, gas)
- traffic access is provided
- distance from Skopje city center: 2.0km
- distance from the Skopje train station: 1.5km
- privately owned land

Estimated value: N/A

Period for preparing complete technical documentation: 6 months

Period for construction: 48 months





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2

MUNICIPAL BUILDING AND PART OF FACULTY AREA



Area: 13.95ha

Function:

- Public Institutions 4.63ha
- Park protected foliage 6.30ha
- Infrastructure 3.82ha

Total planned built area

- education and science 42,756m²
- municipality building with office space, trading center, catering 47,460m²
- park foliage 21,450m²

Built area percentage for entire zone: 23.69%
Quotient for land usage 0.95

Central city area

- complete communal infrastructure (water supply, sewage, electricity, gas)
- the traffic access is provided
- distance from Skopje city center: 2.0km
- distance from the Skopje train station: 1.5km
- state-owned land

Estimated value: N/A

Period for preparing complete technical documentation: 6 months

Period for construction: 24 months





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4

SPORT AND RECREATIONAL CENTRE „ZELEZARA“



Area: 15.04ha

Function

- accommodation – temporary lodging (hotel) 2.17ha
- health institutions 0.94ha
- sport and recreation 8.40ha
- communal infrastructure and multi-story garage 3.54ha

Total planned built area:

- accommodation – temporary lodging (hotel) 70,352m²
- health institutions 9,850m²
- sport and recreation (in-door and out-door facilities) 97,657m²
- multi-story parking garages 11,769m²

Built area percentage for entire zone: 46%

Quotient for land usage 1.4

Central city area

- complete communal infrastructure (water supply, sewage, electricity, gas)
- traffic access is provided
- distance from Skopje city center: 2.0km
- distance from the Skopje train station: 1.5km
- state-owned and privately owned land

Estimated value: N/A

Period for preparing complete technical documentation: 6 months

Period for construction: 48 months

Attractive location, the location in near to the Park – forest Gazi Baba, airport, main national road and regional road.





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5

HIPODROM 2 SETTLEMENT



Area: 35.93ha

Function

- accommodation in houses and apartment buildings 15.1ha
- commercial and business functions 0.46ha
- public institutions (education, social services, religious buildings) 1.88ha
- manufacturing, distribution and services 4.68ha
- sport and recreation 3.14ha
- infrastructure (traffic, public parking) 10.67ha

Total planned built area:

- apartment buildings 63,057 m²
- housing 125,544 m²
- services 17,479 m²
- large trade buildings 3,840 m²
- public institutions 4,080 m²
- religious buildings 335 m²

In total, 300 family houses, 11 apartment buildings with 11 floors (GF+10), which can be altered if necessary with a Detailed Urban Plan.

Built area percentage for entire zone: 19%
Quotient for land usage 0.57

Outside of the central city area

- complete communal infrastructure (water supply, sewage, electricity N/A)
- traffic access is provided
- distance from Skopje city center: 10.5km
- distance from the Skopje train station: 10km
- state-owned and privately owned land for family housing area, state owned for apartment building area

Estimated value: N/A

Period for preparing complete technical documentation: 6 months
Period for construction: 48-72 months





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6

SPORT AND RECREATIONAL CENTER HIPODROM



Area: 42.23ha

Function

- accommodation – temporary lodging (hotel) 0.86ha
- sport and recreation 25.91ha
- commercial and business functions 2.81ha
- foliage and recreation 7.15ha
- communal infrastructure 5.08ha

Total planned built area:

- accommodation – temporary lodging (hotel) 10,656m²
- sport and recreation (in-door and out-door facilities) 61,968m²

Built area percentage for entire zone: 11%

Quotient for land usage 0.2

Outside of the central city area

- complete communal infrastructure (water supply, sewage, electricity N/A)
- traffic access is provided
- distance from Skopje city center: 10.5km
- distance from the Skopje train station: 10km
- state-owned and privately owned land
- airport distance 10km

Estimated value: N/A

Period for preparing complete technical documentation: 6 months

Period for construction: 48 months

Attractive location, near railway, airport, main national road and regional road. Hipodrom may become an attractive destination for horse sports in the Balkan region and wider.





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7

INDUSTRIAL ZONE HIGHWAY BY - PASS



Area: 270ha

Function

- manufacturing, distribution, services 135.28ha
- commercial and business functions 72.41ha
- foliage 11.78ha

Total planned built area:

- the procedure is progress for preparing urban planning documentation

Outside of the central city area

- the communal infrastructure will be dealt with individually
- traffic access is provided via regional road Skopje-Aracinovo
- distance from Skopje city center: 15km
- distance from the Skopje train station: 15km
- state-owned (25%) and privately owned (75%) land
- airport distance 10km

Estimated value: N/A

Period for preparing complete technical documentation: N/A

Period for construction: N/A

Attractive location for light and logistics industry. The urban planning of the site has a positive influence on the entire region. Near railway, airport, main national road and regional road.





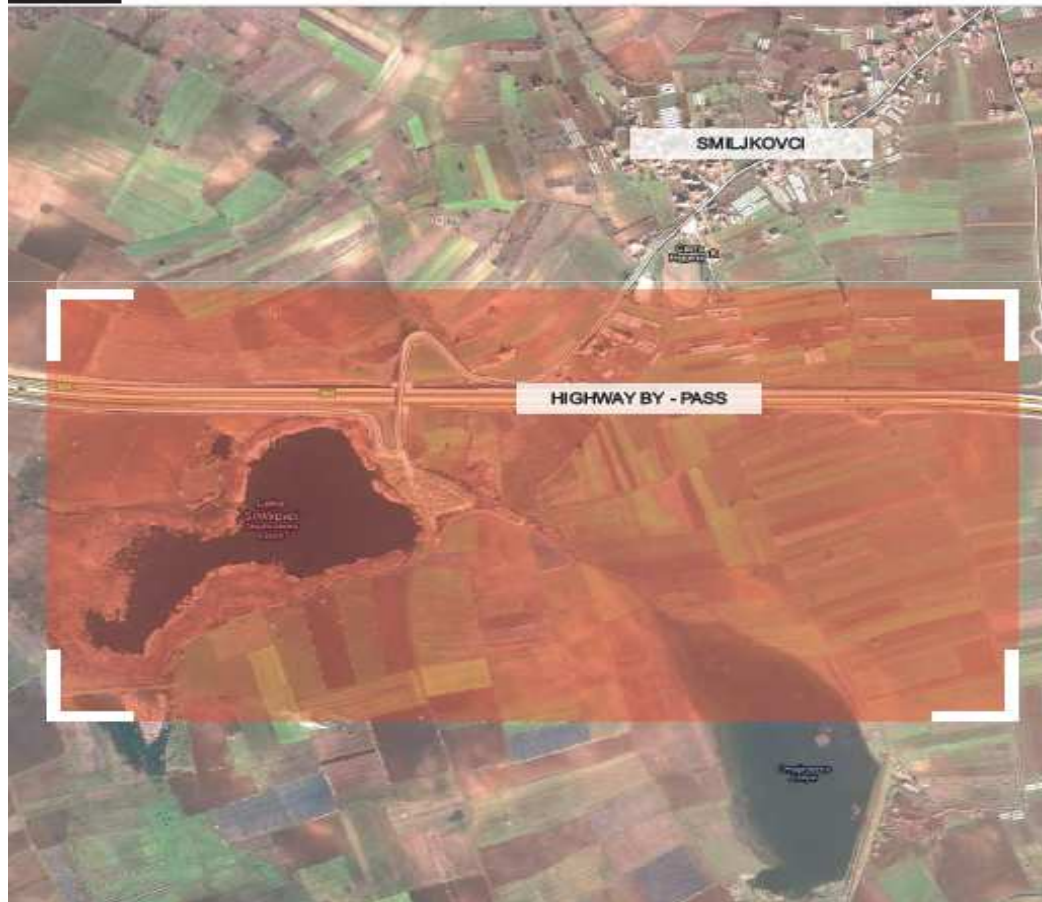
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8

SPORT AND RECREATIONAL CENTER GAZI BABA - SMILJKOVCI LAKES



Area: 68.31ha

Function

- hotel complex 8.40ha
- accommodation – temporary lodging (car camp) 7.41ha
- sport and recreation (outdoor) 5.40ha
- sport and recreation (indoor) 13.50ha
- foliage 6.70ha

Total planned built area:

- hotel complex 29,349m²
- accommodation – temporary lodging (car camp and services) 3,685m²
- indoor facilities for sport and recreation (multi-purpose hall, spa-center) 22,298m²

Built area percentage for entire zone: 15%
Quotient for land usage 0.5

Outside of the central city area

- complete communal infrastructure will be dealt with individually
- traffic access is provided via planned interchange from highway by-pass (at the moment, access is provided via existing road through v. Smiljkovci)
- distance from Skopje city center: 15km
- distance from the Skopje train station: 15km
- state-owned (65%) and privately owned (35%) land
- airport distance 10km

Estimated value: N/A

Period for preparing complete technical documentation: N/A
Period for construction: N/A

Attractive location, ideal micro-climate for horticulture, near railway, airport, main national road and regional road.





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9

TRUBAROVO SETTLEMENT



FUTURE PROJECT

settlement for 4,000 - 5,000 inhabitants

