



Land

TEOL



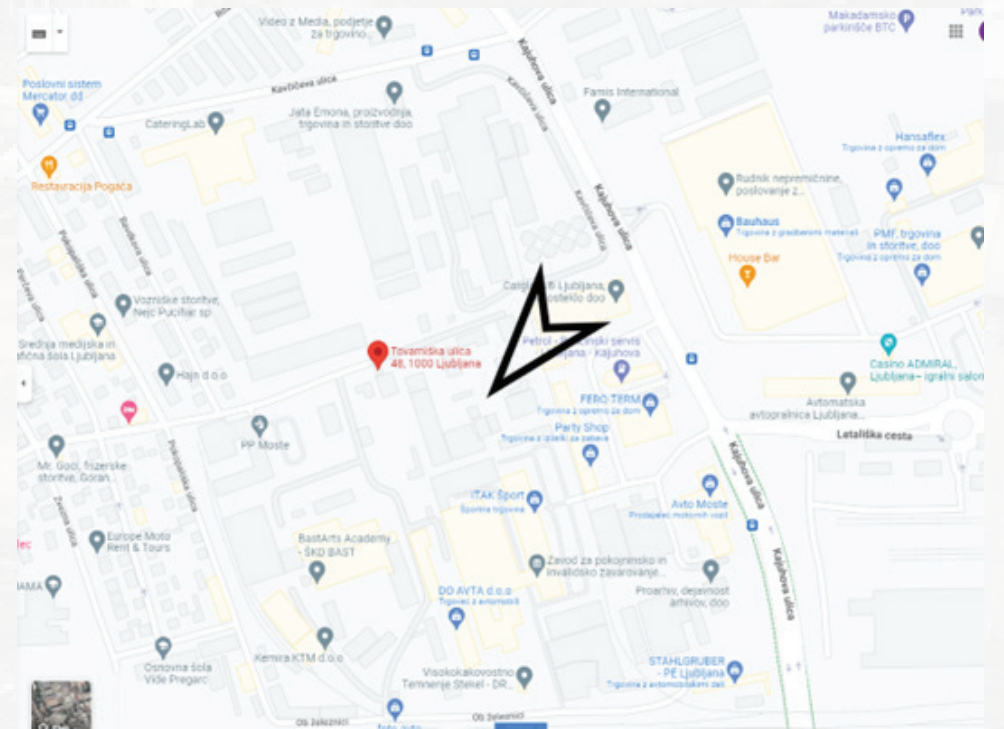
triglavnepremičnine

Triglav, Upravljanje nepremičnin, d.o.o.

Location



The property includes two plots located between Kavčičeva and Tovarniška streets in Ljubljana. The AC ring road is about 3 km away. BTC is located in the immediate vicinity.



- A complete set of 25 building plots, which together have a total area of 29,532 m². With the possibility of commercial and residential construction (+ park).
- There are 35 buildings on the property, two of which are office buildings and the rest are production buildings, warehouses and halls.
- The property is leased until the end of 2024. The lessee has the right of first refusal (pre-emption right).

cadastral municipality	plot	total plot area	EUP	intended use	OPPN
1730	346/8	156,00	JA-264 (del)	ZPp	ŠMARTINKA-PARK
1730	348/2	2.311,00	JA-240 (del)	CU	
1730	348/3	2.595,00	JA-264 (del)	ZPp	
1730	348/5	4.099,00	JA-240 (del)	CU	
1730	467/2	1.544,00	JA-264 (del)	ZPp	ŠMARTINKA - TOVARNIŠKA
1730	467/2	1.544,00	JA-240 (del)	CU	
1730	467/2	1.544,00	JA-345 (del)	IG	
1730	467/2	1.544,00	JA-346 (del)	CU	
1730	469/13	38,00	JA-346	CU	ŠMARTINKA-EMOJNA
1730	348/1	3.939,00	JA-854, JA-240		
1730	469/8	150,00	JA-854, JA-240		
1730	348/4	12,00	JA-240		
1730	346/7	216,00	JA-854, JA-347		
1730	469/1	204,00			
1730	469/2	96,00			
1730	469/3	645,00			
1730	469/4	358,00			
1730	469/5	85,00			
1730	469/6	690,00			
1730	469/7	190,00		CU	
1730	469/10	88,00			
1730	469/11	184,00	JA-854		
1730	469/12	299,00			
1730	469/14	230,00			
1730	469/9	136,00			
1730	470/2	3.961,00			
1730	471	78,00			
			JA-854 (del)	CU	ŠMARTINKA - TEOL - IZOLIRKA
			JA-347(del)	CU	
			JA-302 (del)	IG	
			JA-303 (del)	IG	
	together	29.532,00			

Subject
of sale



triglav nekretnosti

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Subject of sale



Intended use

CU - areas with central activities, such as the areas of historic or new cores, where several activities are intertwined, especially commercial activities, activities regarding care, service and also administrative, social, health, educational, cultural, religious and similar activities and living;

ZZp – parks - areas designated for the creation of open spaces;

IG – economic zones – areas designated for technology parks, production activities with industrial and warehouse buildings and associated buildings for service activities.



Arrangement of Detailed Municipal Spatial Plans OPPN

OPPN 226 - ŠMARTINKA PARK

OPPN 228 - ŠMARTINKA – TEOL - IZOLIRKA

OPPN 444 - ŠMARTINSKA TOVARNIŠKA

OPPN 482 - ŠMARTINKA EMONA



Area of regulation

EUP JA -854, EUP JA -347, EUP JA -345, EUP JA -346, EUP JA -264,
EUP JA -240, EUP JA -302, EUP JA -303

FZ (buildability factor) max 50 %;

FZP (building surface factor) min 20 %;

FBP (factor of open living areas) min 30 %

Floor arrangement G + 8.

Urban planning conditions for plots with intended use of ZPp: a public park must be arranged. When planning the architectural and urban development of the area, it is necessary to take into account the directions of the expert foundation study Šmartinska partnership Ljubljana.

DATA FROM THE MUNICIPAL
SPATIAL PLAN AND BASIC
DEVELOPMENT CHARACTERISTICS



triglavnepremičnine

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