



# REAL ESTATE INVESTMENT OPPORTUNITIES

FOR INVESTORS WITH A VISION



# DISCOVER VARIOUS REAL ESTATE INVESTMENT OPPORTUNITIES

DUTB (Bank Assets Management Company) is a Slovenian, fully state-owned company established in March 2013, and entrusted with the task of managing, restructuring and divesting the non-performing assets which were transferred to DUTB from Slovenian banks. We are driven by the ambition to add value to the assets we manage through excellent asset management practices and to create great investment opportunities.

## MAXIMIZING VALUE BY ELIMINATING LEGAL AND TECHNICAL OBSTACLES

Our knowledge and experience is also reflected in our real estate management strategy. Before selling our real estate assets, DUTB maximizes their value by eliminating potential legal and technical obstacles, diligently managing them through joint investment projects, target-oriented marketing activities and transparent real estate sale procedures. This makes our real estate assets an excellent investment opportunity.

Our aim is to transparently sell the real estate on open tenders, however we are also looking into alternative solutions – temporary lease, lease-to-own options, bundled sales with a number of properties to domestic and/or foreign real estate funds or joint ventures.

## DIVERSE REAL ESTATE PORTFOLIO

Real estate accounts for the largest proportion of collateral for claims transferred to DUTB. DUTB's real-estate portfolio consists of 277 property pieces of real estate, valued at EUR 136 mio and 504 real estate assets pledged as collateral, valued EUR 339 mio (End of December 2020).

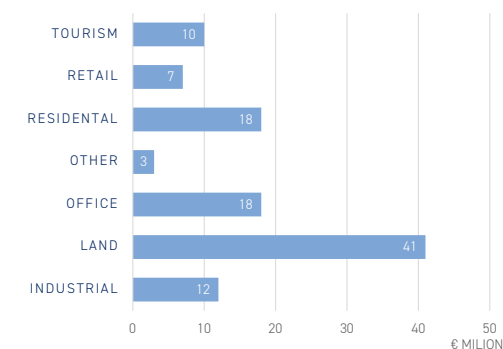
## WE ARE OPEN TO JOINT VENTURE PROJECTS

In 2017 we prepared the substantive and legal framework for the development of real estate projects through investment partnerships, where DUTB contributes an attractive land plot and participates in the execution of the development plan on the plot.

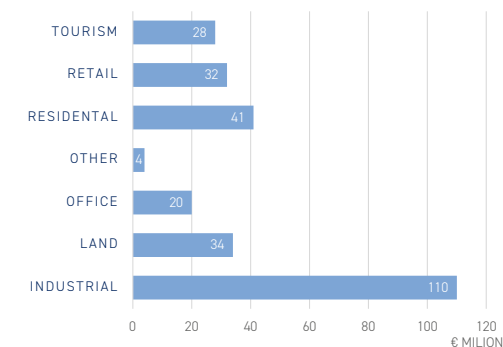
## MEETING EACH INVESTOR'S SPECIFIC NEEDS

We are open to taking into consideration the specific requirements of each investor, insofar as we are still able to sell our real estate in an open and competitive process. Our dedicated team of experienced real estate professionals with complementary strengths in different fields are able to work with you to ensure optimal business results.

## REAL ESTATE OWNERSHIP



## REAL ESTATE COLLATERAL



## ABOUT THE COUNTRIES WITH SELECTED REAL ESTATE

### SLOVENIA

Slovenia is one of the smallest and youngest countries in the European Union with an exceptional geographic and geostrategic position - situated in the very middle of Europe. It lies at the meeting-point of the Alps, the Mediterranean with its Karst, and the plains of Pannonia. The whole country is vibrantly green in colour. The capital Ljubljana is no exception, with over 542 m<sup>2</sup> of green public surfaces per inhabitant, making it one of Europe's greenest cities. The geographic location is marked by a diverse and rich natural and cultural heritage, which has since time immemorial aroused the creativity of the people living here. Slovenia is characterised by security, diversity and a high level of development in all fields - business, science, art, sports, cuisine, and more.

### CROATIA

Croatia is a country in Central and Southeastern Europe on the Adriatic Sea. Neighbouring countries include Bosnia and Herzegovina, Hungary, Montenegro, Serbia, and Slovenia. Its capital and largest city is Zagreb. Croatia controls most land routes from Western Europe to the Aegean Sea and Turkish Straits. Croatia has a mixed economic system which includes a variety of private freedoms, combined with centralized economic planning and government regulation. Croatia is a member of the European Union.

### BULGARIA

Bulgaria is located in Southern Europe, situated in the eastern Balkans. It is a mostly mountainous country surrounded by Greece, Macedonia, Romania, Serbia, and the Black Sea. Bulgaria has strategic access to the Turkish Straits and controls key land routes to Europe and to the Middle East. Bulgaria is a member of the European Union. The country's most important economic activities are industry, commerce, and tourism and hospitality.

### MONTENEGRO

Montenegro, which means "Black Mountain", is a country located in the west-central Balkans at the southern end of the Dinaric Alps. It is bordered by Croatia, Bosnia and Herzegovina, Serbia, Kosovo, and Albania and a coast on the Adriatic Sea. Currently it is in the process of joining the European Union. Its administrative capital is Podgorica, but its cultural centre is the historical capital and older city of Cetinje. Montenegro's seacoast has long been a major tourist destination with picturesque old stone houses, attractive landscapes and breath-taking beaches which draw both domestic and foreign tourists.





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# FACILITIES

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RESIDENTIAL



UNFINISHED COMMERCIAL RESIDENTIAL

# BUILDING CENTRUM



📍 Ob jarku, Maribor

👤 Miha Perme    ✉️ miha.perme@dutb.eu    ☎️ +386 1 42 93 483

INVESTMENT OPPORTUNITY WITH HIGH ADDED VALUE - A RANGE OF NEW APARTMENTS FOR SALE IN MARIBOR'S OLD CITY CENTRE

Unfinished building with a well-considered modern design is located amidst a vibrant city centre, just a stone's throw from the Maribor Theatre, the new city promenade on Glavni trg and green areas at the century-old city park and nearby hills. A building equipped with utilities infrastructure has parking spaces for its residents and city centre visitors and provides an attractive offering on a market where new apartments are lacking.

The building is unfinished, with the following distribution of floors: three basement levels, ground floor, five storeys and attic;

- the basement floors are earmarked for underground garages, storage space and servicing area;
- light business premises are planned for ground floor, first and second floor;
- apartments comprise the remainder of the floors.



**YEAR OF CONSTRUCTION  
(YEAR OF RENOVATION)**

Under construction

**DEVELOPMENT STATE**

III. construction phase

**PERMITS STATUS**

Building permit

**PERCENTAGE OCCUPIED**

//

**NET AREA**

8,085.00 m<sup>2</sup>

**SURFACE AREA FOR SALE**

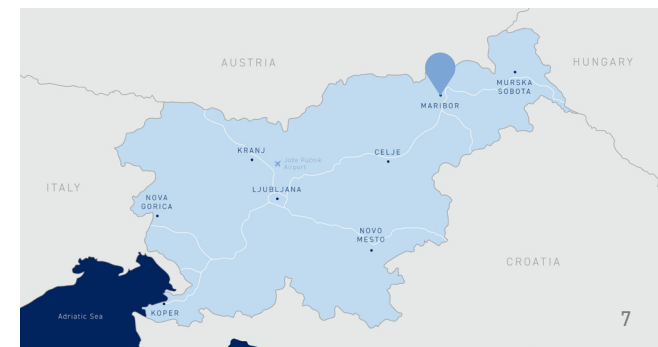
//

**SURFACE AREA FOR RENT**

//

**AREA OF LAND**

1,168.00 m<sup>2</sup>



PROJECT

# ŠMARNNA GORA



📍 Šmartno pod Šmarno Goro

👤 Miha Perme    ✉️ miha.perme@dutb.eu    ☎️ +386 1 42 93 483

This unfinished business and residential complex is located in Šmartno pod Šmarno Goro in Ljubljana.

On a plot of land measuring 4,433.00 m<sup>2</sup> there are two unfinished mixed-use business and residential buildings (building A and building B), an unfinished multi-apartment building (building C), an unfinished building for healthcare activities, and a common underground garage (98 parking spaces and basements).

In buildings A, B and C the building permit envisages 32 apartments and 3 business premises. The project documentation specifies that Building D is intended for healthcare activities – a medical centre with laboratories. Only the foundations of building D have been completed (the ceiling of the garage) with projections for further construction already in place. The other buildings have been completed as far as construction phase III.

The complex is located not far from the Šmartno motorway junction, in a natural environment located in the very centre of Šmartno pod Šmarno Goro. There is wonderful nature in the immediate surroundings, which creates a peaceful ambience and offers numerous opportunities for relaxation and recreation. Šmartno pod Šmarno Goro is part of Ljubljana and is located on the terraced left bank of the Sava at the foot of Šmarna Gora and the Gorenjska motorway.



## YEAR OF CONSTRUCTION (YEAR OF RENOVATION)

Under construction

## DEVELOPMENT STATE

Construction phase III

## PERMITS STATUS

Building permit

## PERCENTAGE OCCUPIED

0%

## NET AREA

1,961.00 m<sup>2</sup> apartments,  
253.00 m<sup>2</sup> business premises,  
2,253.00 m<sup>2</sup> healthcare premises

## SURFACE AREA FOR SALE

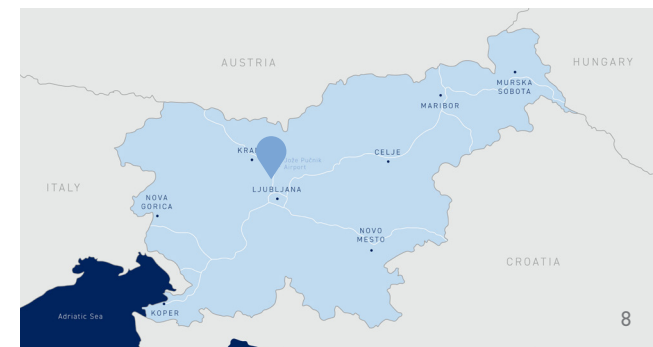
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## SURFACE AREA FOR RENT

//

## AREA OF LAND

4,433.00 m<sup>2</sup>



2 SEMI-DETACHED

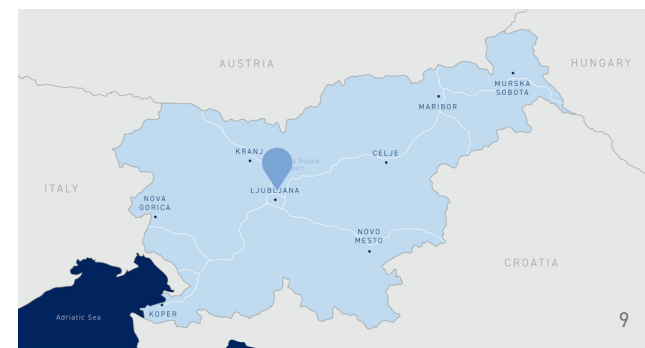
# HOUSES BEŽIGRAD

📍 Bežigrad, Mala Vas, Ljubljana

👤 Meta Šuštaršič   ✉ meta.sustarsic@dutb.eu   ☎ +386 1 42 93 855

The property consist of two semi-detached houses (4 units) located in Mala Vas in Ljubljana. The buildings were constructed up to Stage III in 2009 and currently the process for their legalisation is underway due to non-conformities in construction.

The property is located in the calm outskirts of Ljubljana, but with all amenities in the direct vicinity and good transport connections.



**YEAR OF CONSTRUCTION  
(YEAR OF RENOVATION)**

2009

**DEVELOPMENT STATE**

Stage III of construction,  
legalisation in progress

**PERMITS STATUS**

Building permit in  
acquisition

**PERCENTAGE OCCUPIED**

0%

**NET AREA**

685.00 m<sup>2</sup>

**SURFACE AREA FOR SALE**

//

**SURFACE AREA FOR RENT**

//

**AREA OF LAND**

1,343.00 m<sup>2</sup>

CROATIA

# APARTMENTS ČRNA VODA



📍 Črna Voda 25, Zagreb, Croatia

👤 Marko Urbanija    ✉️ marko.urbanija@dutb.eu    ☎️ +386 1 42 93 478



In the small settlement of Črna Voda in the district of Podsljeme, on the north of Zagreb, Croatia, 16 apartments in 4 multi-apartment villas were built in 2010. These are located on a slope with views of the nearby green hills on the outskirts of Zagreb. A funicular railway to the Sljeme ski centre is being built nearby, which means there will be many opportunities for an outdoor break, away from the hustle and bustle of the city.

7 apartments have been sold, 9 are still for sale. All the remaining apartments have 3 or 4 rooms and an average net floor area of 87.00 m<sup>2</sup>.

The apartments are completed and move in ready.

## YEAR OF CONSTRUCTION (YEAR OF RENOVATION)

2010 (2018, 2022)

## DEVELOPMENT STATE

Completed, move in ready

## PERMITS STATUS

Building and usage  
permit valid

## PERCENTAGE OCCUPIED

7 sold, 9 apartments  
still available

## NET AREA

1,049.95 m<sup>2</sup>

## SURFACE AREA FOR SALE

1,255.81 m<sup>2</sup>

## SURFACE AREA FOR RENT

Only for sale

## AREA OF LAND

//



# 2

# FACILITIES

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BUSINESS



# CAR PARK METELKOVA



📍 Metelkova ulica 11, 13, 15 in 17, Ljubljana

📞 Andrej Filipič   ✉️ andrej.filipic@dutb.eu   ☎️ +386 14 29 34 79

## CAR PARK NEAR THE CITY CENTRE – UNIQUE INVESTMENT POTENTIAL

The car park includes 306 parking spaces on two basement floors and some storage space. It is located near the city centre and in the immediate vicinity of the main bus station and railway station. It is often occupied, in part with monthly visitors. The car park is an excellent investment opportunity due to the favourable location and increasing demand for the lease of parking spaces.



**YEAR OF CONSTRUCTION  
(YEAR OF RENOVATION)**

2000

**DEVELOPMENT STATE**

Completed

**PERMITS STATUS**

Building Permit

**PERCENTAGE OCCUPIED**

100%

**NET AREA**

17,158.00 m<sup>2</sup>

**SURFACE AREA FOR SALE**

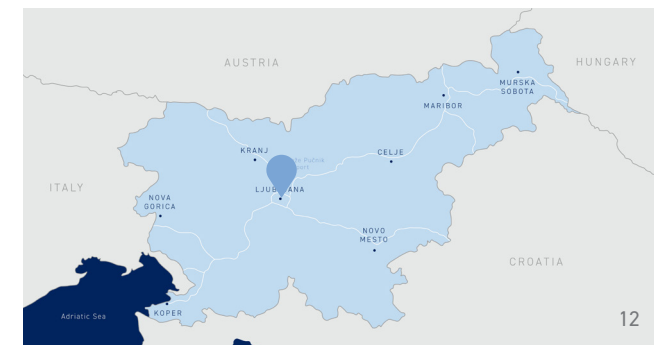
17,158.00 m<sup>2</sup>

**SURFACE AREA FOR RENT**

306 parking spaces

**AREA OF LAND**

//



# TENNIS HALL WITH CLUB HOUSE



Dolgi Most 6a, Ljubljana

Edo Bečić edo.becic@dutb.eu +386 14 29 34 63

## AN EXCEPTIONAL INVESTMENT OPPORTUNITY FOR SPORTS ACTIVITIES

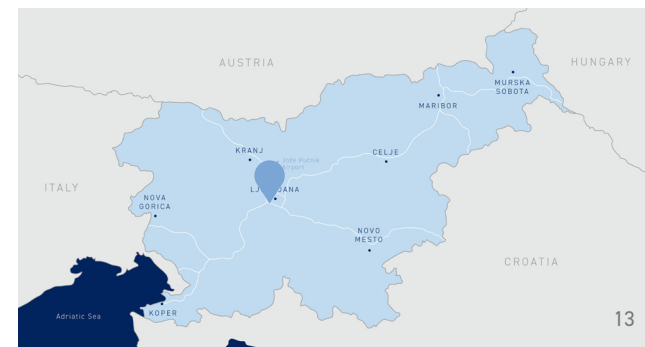
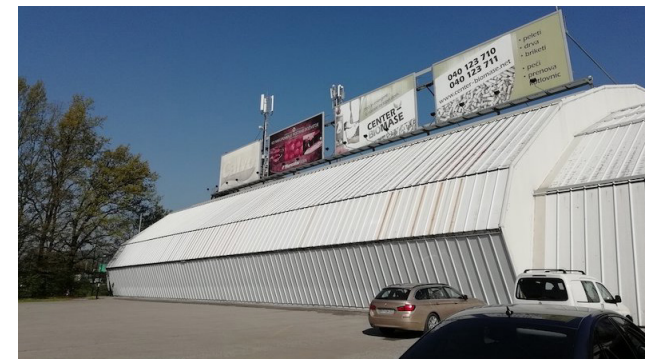
The Dolgi Most Tennis Centre in Ljubljana has been running successfully for a number of years now and its outstanding location and general good organisation make it an excellent business opportunity for investors who understand and encourage the development of amateur and professional sports activities. The property includes offices, club premises, a restaurant/bar, sports premises, auxiliary premises and parking spaces. It is located in Dolgi Most, just by the Ljubljana ring-road motorway junction. Although it is in the direct vicinity of the ring road, which allows rapid and easy access, the building is surrounded by unspoilt nature and a peaceful neighbourhood.

The property has all the necessary infrastructure and is partially fitted out/equipped. The plot of land includes:

- building no. 1843 – two interconnected sports halls with a total area of 4,000.00 m<sup>2</sup>; the halls contain 6 tennis courts,
- building no. 1844 – storage facility measuring 124.00 m<sup>2</sup>,
- building no. 1845 – club premises, restaurant, changing rooms, sanitary facilities with showers, 6 rooms with common washrooms in the attic, altogether 450.00 m<sup>2</sup>,
- the movable property – Sukom central heating, Vaillant boiler, air conditioning and stove for heating the tents – is inseparably linked with the real estate.

All the above enables the investor to immediately begin business.

There are seven large advertising boards, which offer an additional business opportunity as effective outdoor advertising tools. Further income may also be provided by two antenna base stations/ transmitters.



### YEAR OF CONSTRUCTION (YEAR OF RENOVATION)

1989

### DEVELOPMENT STATE

Completed and in use

### PERMITS STATUS

Valid building  
and use permits

### PERCENTAGE OCCUPIED

100%

### NET AREA

4,450.00 m<sup>2</sup>

### SURFACE AREA FOR SALE

//

### SURFACE AREA FOR RENT

//

### AREA OF LAND

8,200.00 m<sup>2</sup>

BUSINESS

# PREMISES KOČEVARJEVA



📍 Kočevarjeva ulica 12a, Novo Mesto

👤 Andrej Filipič    ✉️ andrej.filipic@dutb.eu    ☎️ +386 14 29 34 79

## BUSINESS PREMISES AT AN EXCELLENT LOCATION IN NOVO MESTO

These spacious and regularly maintained business premises are located in an excellent location in the retail-business area of Novo Mesto. They are on the first and second floors of a multi-storey building which was built in 2007. The business premises with a net surface area of 1,772.00 m<sup>2</sup> are connected with the garage and the staircase. They encompass retail and storage areas, and their own machine room. Heating is provided by means of a private gas boiler. The property has an accessible location near the shopping centres Hedera, Merkur and Spar. The premises are available to move into immediately.



**YEAR OF CONSTRUCTION  
(YEAR OF RENOVATION)**

2007

**DEVELOPMENT STATE**  
Completed business premises

**PERMITS STATUS**  
//

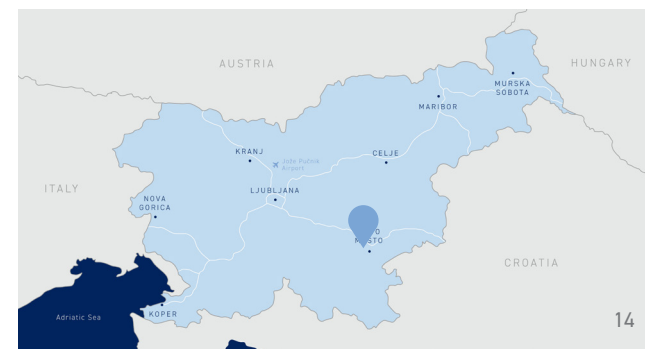
**PERCENTAGE OCCUPIED**  
//

**NET AREA**  
1,772.00 m<sup>2</sup>

**SURFACE AREA FOR SALE**  
1,772.00 m<sup>2</sup>

**SURFACE AREA FOR RENT**  
//

**AREA OF LAND**  
//



COMMERCIAL

# BUILDING IN ROGOZA



📍 Cesta ob Ribniku 39 in 41, Miklavž na Dravskem Polju

👤 Tina Petek    ✉️ [tina.petek@dutb.eu](mailto:tina.petek@dutb.eu)    ☎️ +386 22 52 08 67

## COMMERCIAL-RESIDENTIAL PROPERTY NEAR MARIBOR

This property, including a practical warehouse, is located in Rogoza, around 10 km south of Maribor.

The property consists of two buildings in a residential area. One is being used for offices and includes an apartment with a separate entrance. Both the offices and the apartment are being leased. Next to the office building there is also a warehouse with a car park. The other building, built in 2009, is empty. Its form of construction means it can be used either for offices or as a residential building.



**YEAR OF CONSTRUCTION  
(YEAR OF RENOVATION)**  
2009

**DEVELOPMENT STATE**  
Completed and partially  
furnished business buildings

**PERMITS STATUS**  
Valid building and use  
permits

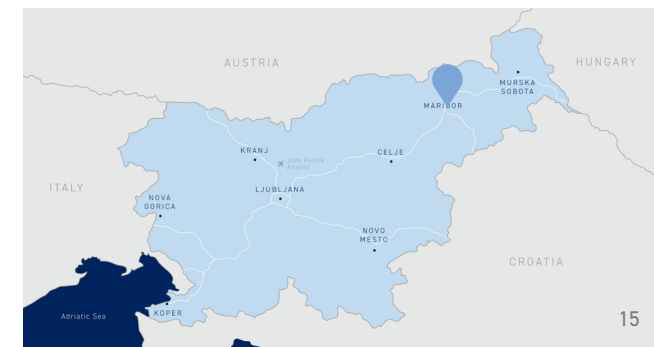
**PERCENTAGE OCCUPIED**  
86%

**NET AREA**  
1,366.00 m<sup>2</sup>

**SURFACE AREA FOR SALE**  
1,366.00 m<sup>2</sup>

**SURFACE AREA FOR RENT**  
1,366.00 m<sup>2</sup>

**AREA OF LAND**  
1,770.00 m<sup>2</sup>



## OFFICES

# GRADNIKOVE BRIGADE



📍 Ulica Gradnikove Brigade 11, Ljubljana

👤 Andrej Filipič   ✉️ andrej.filipic@dutb.eu   ☎️ +386 14 29 34 79

ENTIRELY FURNISHED, ATTRACTIVE OFFICE PREMISES IN AN EXCELLENT LOCATION

The furnished and fitted offices are located on floors I (ID code 2680-87-6 with an area of 367.02 m<sup>2</sup>), II (ID code 2680-87-7 with an area of 367.18 m<sup>2</sup>), and VI. (ID code 2680-87-14 with an area of 368.75 m<sup>2</sup>) in the commercial building of the former Primorje company on Ulica Gradnikove brigade 11 in Ljubljana. The building was constructed in 1977 and the premises (with the exception of the windows) were renovated completely in 2006 and 2011.

The building has a reception and two lifts. The floors, divided into two parts with the possibility of being connected into one whole, are functionally designed.

It is possible to buy everything together or just the offices on one floor and 22 parking spaces, which can be bought or hired additionally.

The property is located in a predominantly residential area in the direct vicinity of the BTC shopping centre. Close by there are also city bus stops, restaurants, shops and the Ljubljana ring road.



**YEAR OF CONSTRUCTION  
(YEAR OF RENOVATION)**

1977 (2006, 2011)

**DEVELOPMENT STATE**

//

**PERMITS STATUS**

Valid building and  
use permits

**PERCENTAGE OCCUPIED**

//

**NET AREA**

1,102.95 m<sup>2</sup>

**SURFACE AREA FOR SALE**

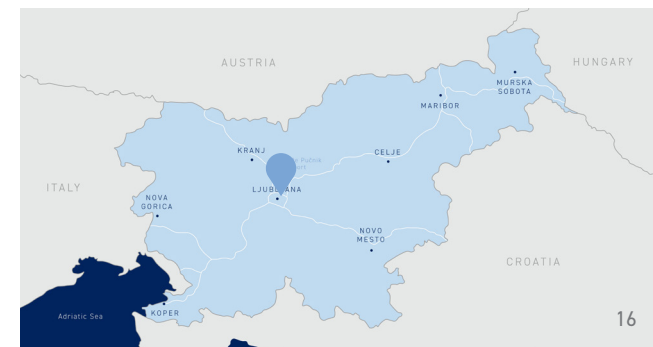
1,102.95 m<sup>2</sup>

**SURFACE AREA FOR RENT**

1,102.95 m<sup>2</sup>

**AREA OF LAND**

//



CROATIA

# VILLA OPERETTA



 Sv. Florijana 1, 51410 Opatija, Croatia

 Edo Bečić  [edo.becic@dutb.eu](mailto:edo.becic@dutb.eu)  +386 14 29 34 63

The property is a listed villa built in late historicist style in the seaside resort of Opatija, in the town centre, very close to the main road.

The building was completely renovated in 2002 (roof, facade, construction between the floors, basement and ground floor including the hall). It was designed to be a shopping centre (B+G) with small boutiques (hence the small separate parts of the building). The shopping centre was running between the years 2004 and 2007. Since then the building has been empty and out of use.

It has 6 floors; the basement and ground floor are intended for commercial purposes, the others are residential. The commercial and residential parts are separate from each other. There is a partial view of the sea from the top floors.

All infrastructure is in the vicinity. The building is located 3 min walking distance from the coast.

It is surrounded by a fence and a small functional amount of land, mostly on the northern side where it is possible to park a few cars. A municipal pay car park is located west of the building. According to available information, the municipality is supposed to begin building a multi-storey car park there relatively soon.



**YEAR OF CONSTRUCTION  
(YEAR OF RENOVATION)**

1896

**DEVELOPMENT STATE**

Completed and in use

**PERMITS STATUS**

//

**PERCENTAGE OCCUPIED**

//

**NET AREA**

2,330.00 m<sup>2</sup>

**SURFACE AREA FOR SALE**

2,330.00 m<sup>2</sup>

**SURFACE AREA FOR RENT**

//

**AREA OF LAND**

1,302.00 m<sup>2</sup>



3

# FACILITIES

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RETAIL



# RETAIL PREMISES

IN MARIBOR'S CITY CENTRE



 Vetrinjska ulica 22, Maribor

 Tina Petek  [tina.petek@dutb.eu](mailto:tina.petek@dutb.eu)  +386 22 52 08 67

## RETAIL PREMISES IN A BUSY LOCATION IN THE VERY CENTRE OF MARIBOR

This retail centre has an excellent location in the old town part of Maribor, in a pedestrian zone at the crossroads of Vetrinjska ulica and Trg Leona Štuklja. The location has a high footfall, while the bustle of the old town is very popular with Maribor residents and visitors to the city alike. It is close to a wide range of retail outlets and services, and there are plenty of events that attract a large number of people to the area every day.

The building, which was built in 1970 and completely renovated in 2004 to a high standard, has been regularly maintained and is in excellent condition. The total floor space is 2,696.00 m<sup>2</sup> and is divided amongst three floors. The basement measures 1,142.00 m<sup>2</sup>, the ground floor with windows 750.00 m<sup>2</sup> and the first floor 804.00 m<sup>2</sup>. The floors are connected by escalators and goods can be delivered with the help of a goods lift. There are parking spaces for staff. The retail premises are let long-term to a renowned global fashion brand.



**YEAR OF CONSTRUCTION  
(YEAR OF RENOVATION)**  
1970 (2004)

**DEVELOPMENT STATE**  
Completed retail premises

**PERMITS STATUS**  
Building permit, use permit  
and remaining project  
documentation

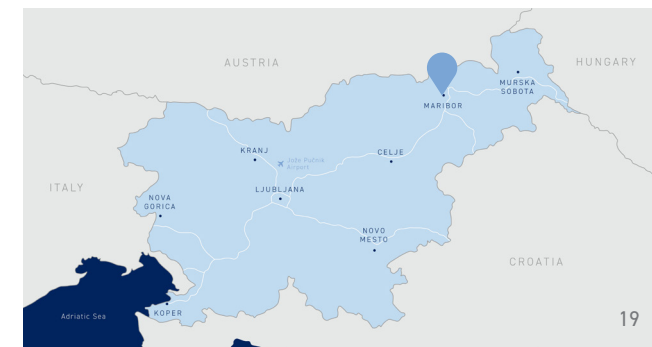
**PERCENTAGE OCCUPIED**  
Occupied by a tenant

**NET AREA**  
2,696.00 m<sup>2</sup>

**SURFACE AREA FOR SALE**  
2,696.00 m<sup>2</sup>

**SURFACE AREA FOR RENT**  
2,696.00 m<sup>2</sup>

**AREA OF LAND**  
678.97 m<sup>2</sup>



LEASED STORES AND UNFINISHED

# RETAIL PREMISES



 Kavatarska cesta 5, Ljubljana - Šiška

 Andrej Filipič  [andrej.filipic@dutb.eu](mailto:andrej.filipic@dutb.eu)  +386 14 29 34 79

## OPPORTUNITY FOR NUMEROUS RETAIL ACTIVITIES

The real estate comprises three retail premises on ground floor and two parking spaces in the car park. Two premises, operating stores 1,050.00 m<sup>2</sup> and 890.00 m<sup>2</sup> in area have been leased, while another unit 37.00 m<sup>2</sup> in area is still unfinished.

The retail premises also have functional land and access and parking area in the total size of 4,330.00 m<sup>2</sup>. The real estate is located in a prime location with good transport connections.



**YEAR OF CONSTRUCTION  
(YEAR OF RENOVATION)**

2010

**DEVELOPMENT STATE**

Completed retail premises

**PERMITS STATUS**

Operating Permit

**PERCENTAGE OCCUPIED**

100%

**NET AREA**

1,985.50 m<sup>2</sup>

**SURFACE AREA FOR SALE**

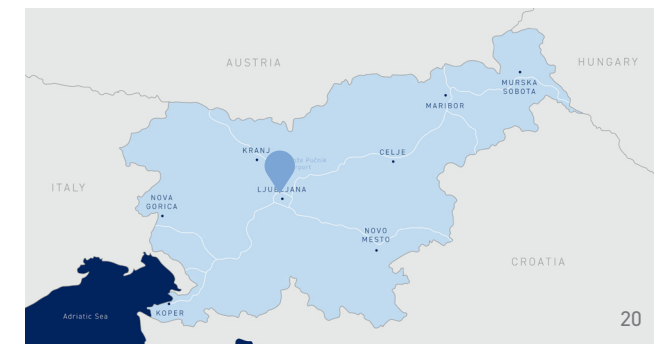
//

**SURFACE AREA FOR RENT**

1,940.00 m<sup>2</sup>

**AREA OF LAND**

4,330.00 m<sup>2</sup>



4

# FACILITIES

---

INDUSTRIAL



PART OF THE NOLIK

# MANUFACTURING COMPLEX



📍 Novomeška cesta 5, Kočevje

👤 Mišo Josip Ivanec   ✉️ miso-josip.ivanec@dutb.eu   📞 +386 1 42 93 488

## GOOD LOCATION FOR INDUSTRIAL ACTIVITY

Part of the business and production centre of the former Nolik factory consists of the main industrial complex with auxiliary buildings. The complex was built between 1960 and 1967 and is located in a good, easily accessible location within the LIK Kočevje industrial zone. The buildings with ground floor, partial ground floor and first floor are in their original state and in need of renovation. They consist of a massive brick structure and the partition walls are made of brick. The roof structure is made of reinforced concrete and the roof is either flat or classic double-pitched with a gentle incline; the roof covering is made of asbestos tiling. All the classic installation conduits have been fitted. The electricity, water, waste water and telecommunications installations have also all been fitted.

The building with the office extension measures 3,083.00 m<sup>2</sup>, the warehouse has an area of 165.00 m<sup>2</sup>, and the production-storage building with office and cloakroom extension is approximately 11,900.00 m<sup>2</sup> in size.

**YEAR OF CONSTRUCTION  
(YEAR OF RENOVATION)**

1960

**DEVELOPMENT STATE**

Completed building

**PERMITS STATUS**

Building permit and use permit acquired

**PERCENTAGE OCCUPIED**

//

**NET AREA**

11,746.00 m<sup>2</sup>

**SURFACE AREA  
FOR SALE**

11,746.00 m<sup>2</sup>

**SURFACE AREA  
FOR RENT**

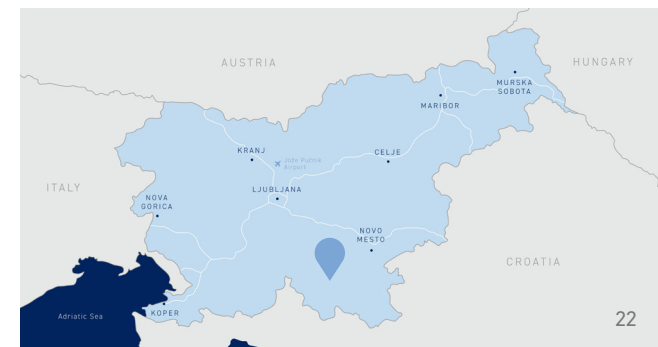
//

**AREA OF LAND**

26,118.00 m<sup>2</sup>

**HEIGHT**

3 m



COMMERCIAL-INDUSTRIAL

# BUILDING TRŽAŠKA



Tržaška cesta 23, Maribor

Edo Bečić | edo.becic@dutb.eu | +386 14 29 34 63

## MANUFACTURING AND OFFICE BUILDING IN AN INDUSTRIAL ZONE IN MARIBOR

This manufacturing and office building is located in the industrial zone on Tržaška cesta in Maribor. It was built between 1955 and 1962. The load-bearing material of the building is partly reinforced concrete, partly brick. The roof structure above the production part is made of concrete with a metal roof covering. The roof covering above the offices is also made of metal. The facade is plastered and white-washed. The building is connected to the water supply, the electricity grid and the CATV network. Waste water flows into the public sewage system. There are auxiliary premises for archives in the basement of the building. On the ground floor there are offices, sanitary facilities, cloakrooms and production areas. The first floor has more room for offices. The area for production and storage measures 5,627.00 m<sup>2</sup> while there is 2,322.00 m<sup>2</sup> of space available for offices. The premises are partially ready for use but mostly require thorough reconstruction.



**YEAR OF CONSTRUCTION  
(YEAR OF RENOVATION)**  
1955 (1996)

**DEVELOPMENT STATE**  
Completed building

**PERMITS STATUS**  
Building permit and use  
permit acquired

**PERCENTAGE OCCUPIED**  
70%

**NET AREA**  
8,126.00 m<sup>2</sup>

**SURFACE AREA  
FOR SALE**  
8,126.00 m<sup>2</sup>

**SURFACE AREA  
FOR RENT**  
//

**AREA OF LAND**  
8,015.00 m<sup>2</sup>

**HEIGHT**  
3 m



# MANUFACTURING COMPLEX JOGI 2

IN THE KROMBERK INDUSTRIAL ZONE



📍 Industrijska cesta 5, Nova Gorica

📞 Mišo Josip Ivanec ✉️ miso-josip.ivanec@dutb.eu ☎️ +386 1 42 93 488

COMPLEX IN AN EXCELLENT LOCATION IN THE KROMBERK INDUSTRIAL ZONE, NOVA GORICA

The commercial and production complex of the former Meblo factory is located in the Kromberk industrial and business zone near Nova Gorica. It can be accessed from different directions (including by heavy goods vehicles). These are the last large surfaces that are available for sale in this zone which has an excellent strategic location near the border with Italy.

The complex stands on a plot of land with a total surface area of 6,304.00 m<sup>2</sup>. It was constructed in 1965. There is a solar power plant on the roof of the building and the property owner is entitled to a fee for use of the facility's roof. The complex can be bought as a whole or alternatively just part of it. Access to the property is yet to be legalised.

**YEAR OF CONSTRUCTION  
(YEAR OF RENOVATION)**

1965

**DEVELOPMENT STATE**

Completed building

**PERMITS STATUS**

Building permit has been acquired for the property as a whole (new building permit required for one separate part)

**PERCENTAGE  
OCCUPIED**

0%

**NET AREA**

6,304.00 m<sup>2</sup>

**SURFACE AREA FOR SALE**

4,866.00 m<sup>2</sup>

**SURFACE AREA FOR RENT**

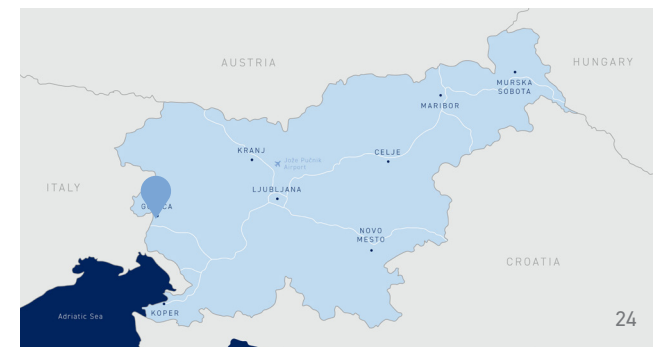
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**AREA OF LAND**

6,304.00 m<sup>2</sup>

**HEIGHT**

3 m



# WAREHOUSE COMPLEX KOZINA



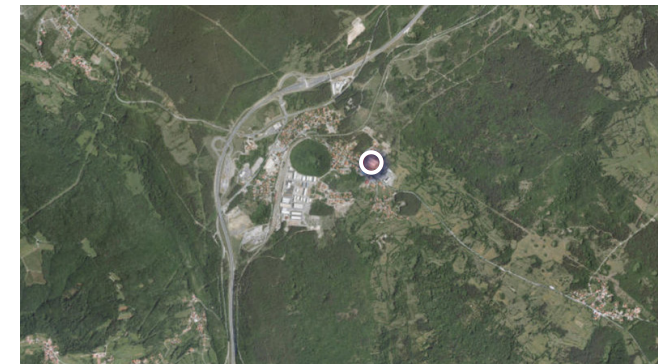
 Industrijska cesta 3, Kozina

 Mišo Josip Ivanec  [miso-josip.ivanec@dutb.eu](mailto:miso-josip.ivanec@dutb.eu)  +386 1 42 93 488

## WAREHOUSE COMPLEX NEAR THE ITALIAN BORDER

The complex comprises three storage facilities constructed between 1980 and 2001 measured at 5,968.00 m<sup>2</sup> in total net floor area. The total land area (land beneath the building and functional land surrounding the buildings) amounts to 10,562.00 m<sup>2</sup>. The buildings are in good condition.

The complex is located in Kozina, which provides excellent road and railway connections. It is 2 kms from the Kozina motorway exit and 3 kms from the international border crossing.



**YEAR OF CONSTRUCTION  
(YEAR OF RENOVATION)**

1980

**DEVELOPMENT STATE**

Completed building

**PERMITS STATUS**

//

**PERCENTAGE OCCUPIED**

//

**NET AREA**

5,968.00 m<sup>2</sup>

**SURFACE AREA FOR SALE**

//

**SURFACE AREA FOR RENT**

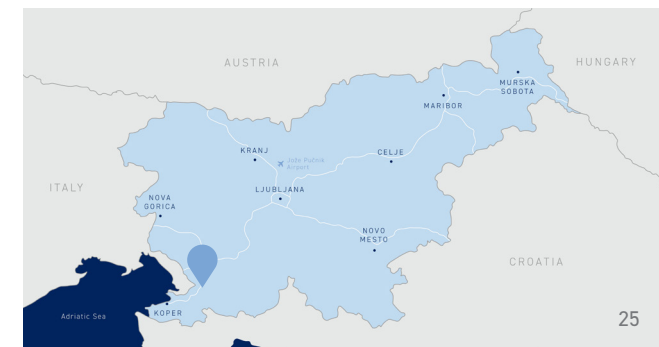
//

**AREA OF LAND**

10,562.00 m<sup>2</sup>

**HEIGHT**

//



MANUFACTURING-COMMERCIAL

# COMPLEX HOČE



 Miklavška cesta 82, Hoče

 Edo Bečić  edo.becic@dutb.eu  +386 14 29 34 63

## MANUFACTURING-WAREHOUSE BUILDING NEAR THE MOTORWAY

This manufacturing-warehouse complex is situated at an excellent location in Hoče, in the immediate proximity of the motorway. The complex of the former Meteorit company includes a two-part production hall on the ground floor measuring 3,096.00 m<sup>2</sup> in total and offices in the first floor measuring 1,149.00 m<sup>2</sup>. The complex is surrounded by 3,627.00 m<sup>2</sup> of building land with a plumbing workshop, and even private gantry cranes. The property includes co-ownership of the courtyard in front of the production hall and the car park in front of the entrance to the office building. Also for sale, alongside the above buildings, is the equipment in the production halls (overhead cranes), in the office premises and in the communal areas of the building (boiler room).



**YEAR OF CONSTRUCTION  
(YEAR OF RENOVATION)**

1970

**DEVELOPMENT STATE**

Completed building

**PERMITS STATUS**

Valid building and  
use permits

**PERCENTAGE OCCUPIED**

//

**NET AREA**

4,245.00 m<sup>2</sup>

**SURFACE AREA  
FOR SALE**

4,245.00 m<sup>2</sup>

**SURFACE AREA  
FOR RENT**

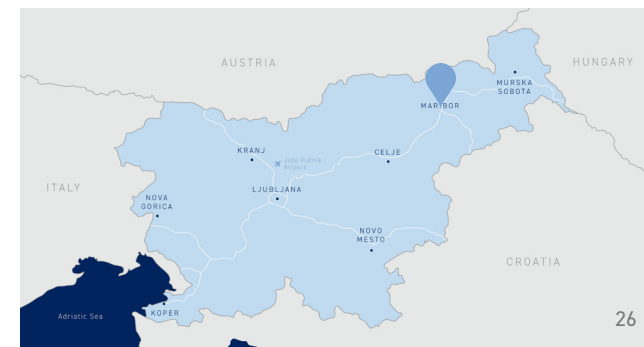
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**AREA OF LAND**

5,176.00 m<sup>2</sup>

**HEIGHT**

8 m



COMMERCIAL AND PRODUCTION

# BUILDING PRERADOVIČEVA



📍 Preradovičeva ulica 22, Maribor

👤 Tina Petek    ✉️ [tina.petek@dutb.eu](mailto:tina.petek@dutb.eu)    ☎️ +386 22 52 08 67



## EXCELLENT LOCATION FOR MANUFACTURING ACTIVITIES

The industrial complex consists of an office building with two auxiliary buildings for manufacturing activities. The office building with basement, ground floor and two further floors has a total area of 3,023.00 m<sup>2</sup> and the accompanying land measures 1,752.00 m<sup>2</sup>. In the basement there are auxiliary spaces for manufacturing activities, on the ground floor there is a production hall with a 6 m high ceiling, and in the upper floors the office spaces have partly been renovated. On the roof of the building there are solar panels covering a total area of 500.00 m<sup>2</sup> that are owned by a third party. The single-storey auxiliary buildings measure 186.00 m<sup>2</sup> and 112.00 m<sup>2</sup>.

The complex has an excellent location that can easily be accessed by goods vehicles and has good logistical connections.

**YEAR OF CONSTRUCTION  
(YEAR OF RENOVATION)**

1985

**DEVELOPMENT STATE**

Completed building

**PERMITS STATUS**

Building permit and use permit acquired

**PERCENTAGE OCCUPIED**

//

**NET AREA**

3,118.50 m<sup>2</sup>

**SURFACE AREA  
FOR SALE**

3,118.50 m<sup>2</sup>

**SURFACE AREA  
FOR RENT**

//

**AREA OF LAND**

2,406.00 m<sup>2</sup>

**HEIGHT**

6 m

# 5

# FACILITIES

---

TOURISM



CATERING AND COMMERCIAL BUILDING

# VILLA OTOČEC



 Dobrava 79, Otočec

 Edo Bečić  [edo.becic@dutb.eu](mailto:edo.becic@dutb.eu)  +386 14 29 34 63

## SUPERIOR PROPERTY - ONE-OFF INVESTMENT OPPORTUNITY

This property consists of a building for catering and tourism with accompanying land on an exclusive location above the village of Otočec near Novo Mesto. Most of the building was constructed between 1994 and 2004, and it was put into use in 2005. The extension with a wedding hall was built in 2007. The building with basement, ground floor and two upper floors has a large three-room restaurant, a conference room, 15 hotel rooms, 2 apartments, space intended for a sauna, wedding hall with independent kitchen and auxiliary premises, two car parks with 80 parking spaces and a covered terrace.

The property is entirely fitted out so it can accommodate guests with an operational restaurant immediately. The superior building is made of high-quality materials and fitted with modern catering equipment. It is connected to the electrical grid, water supply and telecommunications networks, and has a functioning waste-water system, ventilation and air conditioning.

The villa is located on a small hill above the village of Otočec and offers a picturesque view of the River Krka and the undulating hills all around. It is 4.5 km from the motorway junction and 6.5 km away from the centre of Novo Mesto. It can be accessed from the regional road Ljubljana-Zagreb, from which an asphalt road leads up to the villa. It is slightly removed from other buildings. Due to its recognisability, ease of access and high quality, Villa Otočec is undoubtedly an excellent supplement to what Novo Mesto and Otočec can offer tourists. It can also be turned into the representational business premises of a large company.



### YEAR OF CONSTRUCTION (YEAR OF RENOVATION)

2004 (2007)

### DEVELOPMENT STATE

Completed and furnished

### PERMITS STATUS

Valid building and  
use permits

### PERCENTAGE OCCUPIED

//

### NET AREA

2,688.00 m<sup>2</sup>

### SURFACE AREA FOR SALE

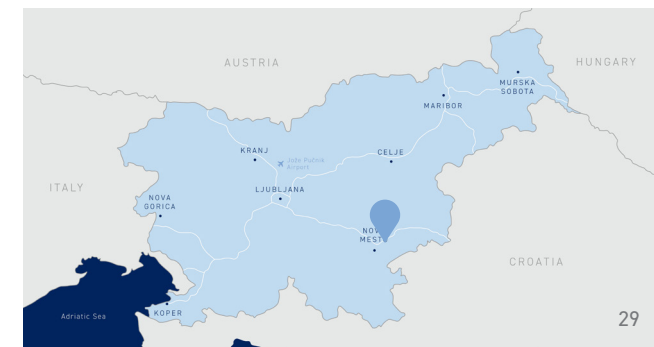
2,688.00 m<sup>2</sup>

### SURFACE AREA FOR RENT

//

### AREA OF LAND

7,588.00 m<sup>2</sup>



COMMERCIAL AND RESIDENTIAL

# VILLA MARIJA



📍 Šolska ulica 14, Slovenske Konjice

👤 Edo Bečić   ✉️ edo.becic@dutb.eu   📞 +386 14 29 34 63

## A PRESTIGIOUS 19TH CENTURY MANSION ON AN ATTRACTIVE PLOT OF LAND

This building was constructed at the end of the 19th century as a residential mansion with a large wine cellar by the Windischgraetz family. The villa, which has an interesting architectural design, was completely refurbished in 2002 and can be used in its entirety. It has been regularly maintained (cleaned, aired, heated), is fitted with an alarm and equipped with all necessary installations to ensure comfortable living. The villa, which is intended both for residential and commercial use, stands on a gently inclined plot of land, not far from the town while also providing privacy. The land includes a maintained park and is surrounded by a wrought iron fence, built on a concrete pedestal and measures 2.5 m in height. There are two access routes leading up to the villa and they are both equipped with gates that can be opened remotely. The courtyard in front of the villa is paved with classic granite paving stones. The villa has a basement, ground floor, first floor and attic. All the floors are habitable. The floors are connected by broad staircases, the basement contains a traditional wine cellar with a vaulted ceiling and marble floor. The upper floor chambers are also fitted with marble. In the attic there is a comfortable living space with strip flooring. The house also has a garage with space for four cars. Behind the house there is a conservatory with a view of the park.



### YEAR OF CONSTRUCTION (YEAR OF RENOVATION)

1890 (2002)

### DEVELOPMENT STATE

Completed and in use

### PERMITS STATUS

//

### PERCENTAGE OCCUPIED

100%

### NET AREA

824.00 m<sup>2</sup>

### SURFACE AREA FOR SALE

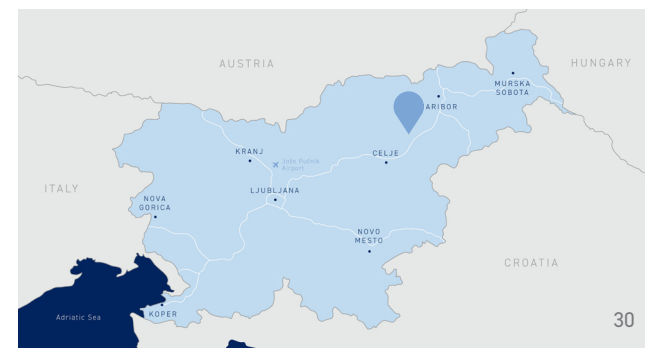
824.00 m<sup>2</sup>

### SURFACE AREA FOR RENT

//

### AREA OF LAND

2,798.00 m<sup>2</sup>



BULGARIA

# GRAND HOTEL OASYS



 Sunny Beach, Bulgaria

 Andrej Filipič  [andrej.filipic@dutb.eu](mailto:andrej.filipic@dutb.eu)  +386 14 29 34 79

The GRAND HOTEL OASYS \*\*\*\* is located in the second row of buildings on the Black Sea coast and has its own swimming pool, restaurant, bar and all other necessary infrastructure. The hotel has 62 rooms, 4 studios and 67 apartments that are owned by DUTB, while 19 apartments have other owners.

The closest international airport is only 25 kilometres away, and it is also easily accessible by car.

A public tender for collection of binding bids will be published.



## YEAR OF CONSTRUCTION (YEAR OF RENOVATION)

2002 (2004, 2005  
and 2008)

## DEVELOPMENT STATE

Completed and furnished  
building

## PERMITS STATUS

Building permit, use  
permit

## PERCENTAGE OCCUPIED

In the 2022 season  
the hotel was leased  
to a tenant

## NET AREA

16,168.00 m<sup>2</sup>

## SURFACE AREA FOR SALE

16,168.00 m<sup>2</sup>

## SURFACE AREA FOR RENT

16,168.00 m<sup>2</sup>

## AREA OF LAND

6,745.00 m<sup>2</sup>

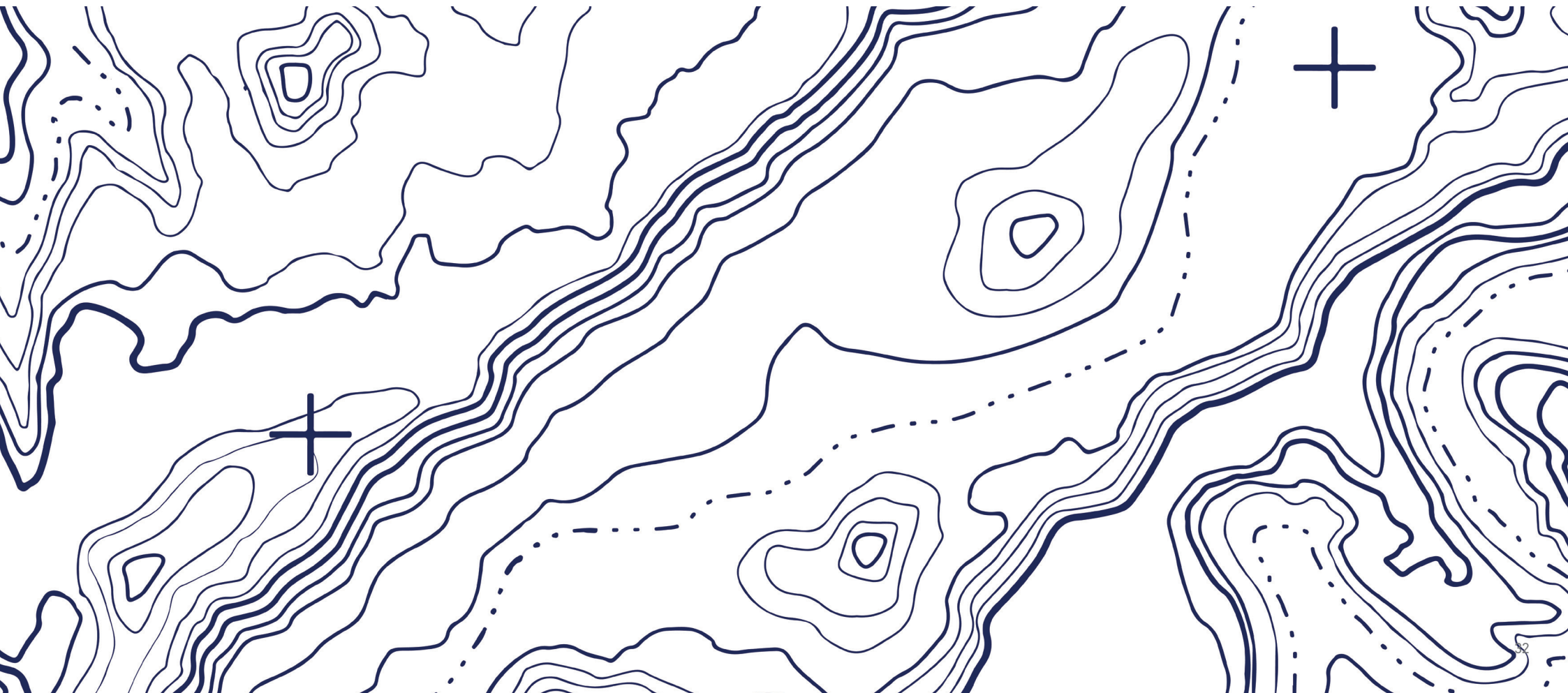


6

# LAND PLOTS

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RESIDENTIAL



# LAND EUROPARK



 Nasipna ulica, Maribor

 Iva Kozar  [iva.kozar@dutb.eu](mailto:iva.kozar@dutb.eu)  +386 1 42 93 834

## LAND FOR RESIDENTIAL BUILDINGS IN AMONG THE URBAN COMFORT OF MARIBOR

This building land for residential and mixed buildings is located in an excellent location near the Europark shopping centre in Maribor. The location has good transport connections and also has all necessary infrastructure. The neighbourhood offers all the comfort of an urban environment with a view of the old city centre on one side and Pohorje on the other. The detailed municipal spatial plan for part of the spatial plan unit Ta 3 – C foresees the construction of multi-apartment buildings and buildings for mixed purposes (residential, business and congress buildings, hotels, retail complexes with accompanying and other complementary programmes). Given the proximity to the city centre, and the immediate vicinity of the shopping centre, this property is an excellent opportunity for developing projects with high added value. Considering the current demand for new apartments, which in Maribor surpasses the supply, investing in a plot of land is a great opportunity.



**AREA OF LAND**  
53,933.00 m<sup>2</sup>

**INTENDED USE OF THE PREMISES**  
Areas of central activities

**REGULATORY FRAMEWORK**  
DMSP (Detailed Municipal Spatial Plan)

**URBAN SITUATION**  
Adopted DMSP

**POSSIBLE PROJECT**  
103,200.00 m<sup>2</sup> GFA above the ground (80,688.00 m<sup>2</sup> residential area (ca 1,000 units), 22,512.00 m<sup>2</sup> commercial area) and 80,000.00 m<sup>2</sup> GFA in two basement floors

**BUILT AREA FACTOR**  
More than 0.5

**UTILISATION FACTOR**  
//

**GREEN AREA FACTOR**  
//

**OPEN LIVING SPACE FACTOR**  
0.3

**HEIGHT OF BUILDING**  
From G+1 to G+34

# QUARRY PODUTIK



Podutik, Ljubljana

Miha Perme | miha.perme@dutb.eu | +386 1 42 93 483

## LAND FOR MULTI-APARTMENT CONSTRUCTION WITH HIGH ADDED VALUE

With its sunny aspect and concave setting, this abandoned quarry complex offers an opportunity for 14 plots on this terraced plot of land to be converted into a contemporary residential neighbourhood with a high quality of life for the most demanding buyers.

The former gravel pit encompasses 14 plots with a total area of 44,511.00 m<sup>2</sup>. A small part of the land is at street level, while the majority stretches over the slopes of the former quarry at elevation. A detailed local government spatial plan is expected to be adopted for the area. Under the local government spatial plan, this picturesque plot of land is zoned for multiple residential construction with a high floor area ratio: 1.8. In a public architecture competition held in 2009, the winning design was for a terraced development with 360 housing units. Its features give this land high market potential. Surrounded by meadows and forests, it lies just a stone's throw from the Ljubljana neighbourhood of Šiška. Podutik, where the property is located, is ideal for all those seeking the right balance between urban living and being close to the forest. The neighbourhood has excellent utilities infrastructure and good transport connections with the centre of Ljubljana and the motorway ring-road. Podutik is home to nursery schools and schools, medical centres, sports facilities and cultural institutions.



**AREA OF LAND**  
44,511.00 m<sup>2</sup>

**INTENDED USE OF THE PREMISES**  
Predominantly multi-apartment areas

**REGULATORY FRAMEWORK**  
MSP (Municipal Spatial Plan), prescribed drawing up of MDSP (Municipal Detailed Spatial Plan)

**URBAN SITUATION**  
Adopted MSP

**POSSIBLE PROJECT**  
Up to 360 apartments – architectural competition held in 2009

**BUILT AREA FACTOR**  
//

**UTILISATION FACTOR**  
1.8

**GREEN AREA FACTOR**  
0

**OPEN LIVING SPACE FACTOR**  
25

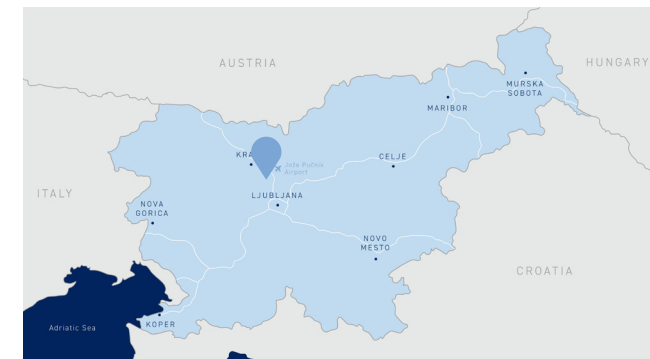
**HEIGHT OF BUILDING**  
//

# LAND ZGORNJE PIRNIČE



Zgornje Pirniče, Medvode *(the closest building at Zg. Pirniče 80)*

Meta Šuštaršič meta.sustarsic@dutb.eu +386 1 42 93 855



## BUILDING AND AGRICULTURAL LAND

Property RE ID 405 consists of two plots totalling 28,682.00 m<sup>2</sup>. The first plot (ID code 1974 1166) measures 24,635.00 m<sup>2</sup> and the second (ID code 1974 1168) 4,047.00 m<sup>2</sup>. The land is located in Zgornje Pirniče and has fairly good transport connections as it is only 5.5 km from the junction to the Ljubljana ring-road, 1.5 km from Medvode, and about 14 km from the centre of Ljubljana. The southern part of the estate is flat while the northern part is gently inclined. There are still remains of the former biogas plant in the form of a silo and pits.

The current dedicated land use is mostly for farm buildings (SKk), partly agricultural land (K1), and a small part is intended for residential purposes (SSe):

- farms (farm + facilities for producing biogas): ca. 18,536.00 m<sup>2</sup>
- best agricultural land: ca. 7,637.00 m<sup>2</sup>
- residential areas (part of plot 1974 1168): ca. 2,509.00 m<sup>2</sup>.

A proposal to change the municipal spatial plan has been sent to the Municipality of Medvode proposing that the dedicated land use for most of the plots is changed to the basic allocated use, i.e. for the construction of single and two-family houses (S – residential areas and more detailed designated use SSe – residential surfaces).

**AREA OF LAND**  
28,682.00 m<sup>2</sup>

**INTENDED USE OF THE PREMISES**  
Mainly for farm buildings (SKk), partly agricultural land (K1), a small part also for residential purposes (SSe)

**REGULATORY FRAMEWORK**  
MSP (Municipal Spatial Plan)

**URBAN SITUATION**  
Adopted MSP

**POSSIBLE PROJECT**  
SKk area: the construction of a farm including residential building  
SSe area: the construction of around three single- or two-family houses

**BUILT AREA FACTOR**  
0.4

**UTILISATION FACTOR**  
0.6

**GREEN AREA FACTOR**  
//

**OPEN LIVING SPACE FACTOR**  
0.3

**HEIGHT OF BUILDING**  
G+1+A, G+T

# LAND STOLPNIŠKA



📍 closest address: Stolpniška ulica 10, Ljubljana

👤 Miha Perme    ✉️ miha.perme@dutb.eu    ☎️ +386 1 42 93 483

## INVESTMENT OPPORTUNITY FOR THE DEVELOPMENT OF ACCOMMODATION TO PROVIDE CARE FOR ELDERLY CITIZENS

The property is currently a business complex consisting of buildings in need of renovation or that are ready for demolition. The buildings contain movable property such as office furniture (cupboards, tables, chairs, shelves etc.). The subject of the sale is a large building plot totalling 18,366.00 m<sup>2</sup>. The real estate and the movable property may also be bought separately. Given the existing Municipal Spatial Plan, the land is located in an area being prepared for residential buildings.

The draft of the Municipal Detailed Spatial Plan 234 SOČA J foresees:

- the construction of a multi-apartment building (a home for the elderly to accommodate a maximum of 200 residents)
- the construction of serviced apartments (for a maximum of 80 residents)
- a utilisation factor of 1.2
- the maximum number of floors at G+5

The land is in an excellent location in the Ljubljana city district of Bežigrad. The University Rehabilitation Institute of the Republic of Slovenia Soča with its rehabilitation programmes and different specialist clinics is located in the direct vicinity. The property is surrounded by all necessary urban amenities and there are paths for walking nearby. The location also has good transport connections both with the centre of Ljubljana as well as the ring-road and motorway.



**AREA OF LAND**  
18,366.00 m<sup>2</sup>

**INTENDED USE OF THE PREMISES**  
Centralised areas of core activities

**REGULATORY FRAMEWORK**  
MSP (Municipal Spatial Plan), prescribed drawing up of the detailed MSP

**URBAN SITUATION**  
Adopted MSP

**POSSIBLE PROJECT**  
Over 12,000.00 m<sup>2</sup> of (serviced) apartments and a home for the elderly with up to 200 beds

**BUILT AREA FACTOR**  
//

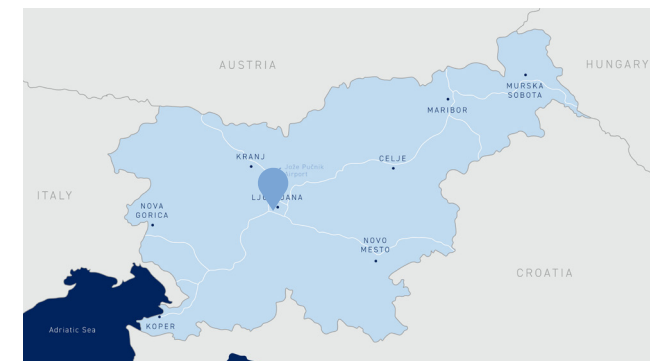
**UTILISATION FACTOR**  
1.2

**GREEN AREA FACTOR**  
Residential buildings 0,  
non-residential buildings 20

**OPEN LIVING SPACE FACTOR**  
30

**HEIGHT OF BUILDING**  
Up to G+5

# LAND TRNOVSKO PREDMESTJE



📍 closest address: Cesta Dveh Cesarjev, Ljubljana

👤 Miha Perme    ✉️ miha.perme@dutb.eu    📞 +386 1 42 93 483

## UNDEVELOPED BUILDING LAND IN AN INTERESTING LOCATION IN LJUBLJANA

This residential building land is located between Cesta dveh cesarjev and the southern Ljubljana ring-road. The land is undeveloped, mainly building land, totals 39,332.00 m<sup>2</sup> and is located next to the Cesta dveh cesarjev in Ljubljana. The subject of the sale are the ownership shares of individual plots (from 1,8 to 49 %), which together represent around 42 % of all the land. Plots 799/1 and 799/8 belong to EUP TR-450 with the more detailed designated use being SSsv – General multi-apartment surface with floor area ratio of 1.2, maximum built area factor of 40 % and maximum building height G+2. Plot 799/4 is located within the 25-metre belt by the motorway and is intended to retain flood waters. Municipal Detailed Spatial Plan 447 must be adopted for the area: GARDEN CITY SIBIRIJA VZHOD.

Given its outstanding location, only a few minutes distance from the Ljubljana ring-road junction, this land is an excellent investment opportunity.

### AREA OF LAND

15,421.00 m<sup>2</sup>

### INTENDED USE OF THE PREMISES

General multi-apartment areas

### REGULATORY FRAMEWORK

MSP (Municipal Spatial Plan),  
prescribed drawing up of MDSP  
(Municipal Detailed Spatial Plan)

### URBAN SITUATION

Adopted MSP

### POSSIBLE PROJECT

Up to 44,000 m<sup>2</sup> gross area of  
residential premises

### BUILT AREA FACTOR

Plot no. 799/1  
and 799/8: 40%

### UTILISATION FACTOR

Plot no. 799/1  
and 799/8: 1.2

### GREEN AREA FACTOR

25

### OPEN LIVING SPACE FACTOR

35

### HEIGHT OF BUILDING

Plot no. 799/1 and 799/8: G+2

# LAND IN ROŽNA DOLINA



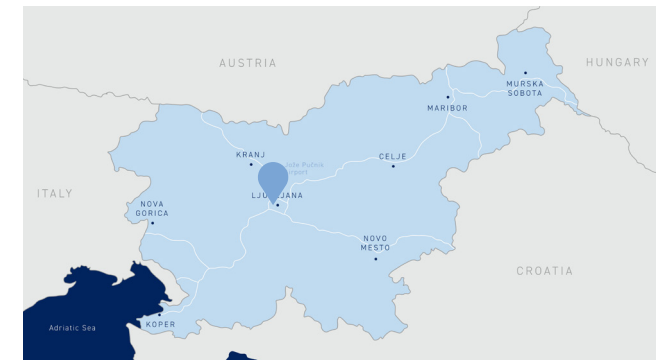
 Rožna Dolina, Ljubljana

 Miha Perme  [miha.perme@dutb.eu](mailto:miha.perme@dutb.eu)  +386 1 42 93 483

## EXCELLENT LOCATION IN ONE OF THE MOST BEAUTIFUL PARTS OF THE CAPITAL

This building land is situated in Rožna Dolina, one of the most attractive and popular residential areas in Ljubljana. The location boasts excellent utilities infrastructure and transport connections. It is accessible by public transport, located close to the ring-road and motorway, while the city centre is in the near vicinity. In the neighbourhood there are nursery schools, schools, medical centres, libraries, shops, services and everything that makes for a high quality of life. Rožna Dolina provides great opportunities to enjoy being outside: Ljubljana Zoo, Tivoli Park, Rožnik, Mostec and many hiking and biking trails. This is why the location offers an ideal balance between the urban hustle and bustle of the capital and the calm ambience of Rožna Dolina.

The land is ideal for high quality construction for demanding customers. Under the local government spatial plan, the land has been zoned as predominantly for multi-apartment buildings. The projected maximum building size is ground floor plus two storeys plus terrace. The maximum floor area ratio is 1.6. A detailed local government spatial plan is expected to be adopted for the area. The land is being sold in its entirety.



### AREA OF LAND

16,669.00 m<sup>2</sup>

### INTENDED USE OF THE PREMISES

Predominantly multi-apartment areas

### REGULATORY FRAMEWORK

MSP (Municipal Spatial Plan), prescribed drawing up of MDSP (Municipal Detailed Spatial Plan)

### URBAN SITUATION

Adopted MSP

### POSSIBLE PROJECT

Up to 22,000.00 m<sup>2</sup> gross area of residential premises

### BUILT AREA FACTOR

//

### UTILISATION FACTOR

Up to 1.6

### GREEN AREA FACTOR

//

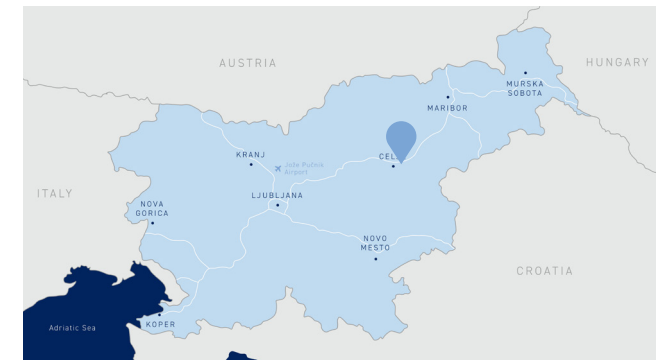
### OPEN LIVING SPACE FACTOR

//

### HEIGHT OF BUILDING

G+2+T

# LAND TRNOVLJE PRI CELJU



 Obrtna cesta, Trnovlje pri Celju

 Iva Kozar  [iva.kozar@dutb.eu](mailto:iva.kozar@dutb.eu)  +386 1 42 93 834

## SUNNY BUILDING LAND TRNOVLJE PRI CELJU

This building land is located in a sunny and flat location next to the Obrtna cesta road in Trnovlje pri Celju. In keeping with the current spatial arrangement of the Municipality of Celje, residential buildings are foreseen in this area. Utilities are already on the land or in its direct vicinity. For the purposes of construction a new spatial executive act must be adopted.

**AREA OF LAND**  
13,897.00 m<sup>2</sup>

**INTENDED USE OF THE PREMISES**  
Residential area with accompanying activities

**REGULATORY FRAMEWORK**  
MSP (Municipal Spatial Plan)

**URBAN SITUATION**  
MSP being prepared

**POSSIBLE PROJECT**  
Foreseeably 16 single (two) family houses

**BUILT AREA FACTOR**  
//

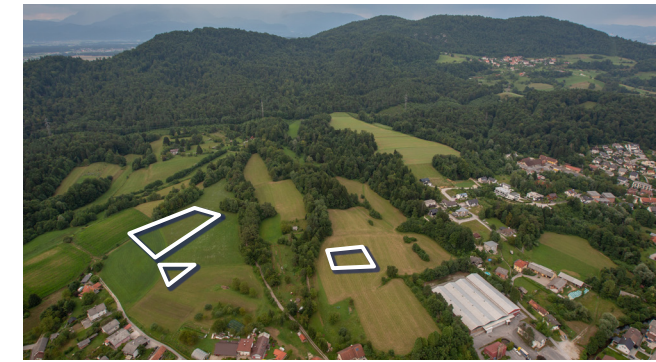
**UTILISATION FACTOR**  
//

**GREEN AREA FACTOR**  
//

**OPEN LIVING SPACE FACTOR**  
//

**HEIGHT OF BUILDING**  
//

# LAND GAMELJNE



 Zgornje Gameljne, Ljubljana

 Miha Perme  miha.perme@dutb.eu  +386 1 42 93 483

## DIVERSE DEDICATED USE OF THE BUILDING LAND IN AN INTERESTING LOCATION

The land consists of a set of 5 plots totalling 28,150.00 m<sup>2</sup> in Zgornje Gameljne, where some of the plots already have new owners. This is what is still for sale:

- set 1: land for residential buildings 7,753.00 m<sup>2</sup>,
- set 3: agricultural and forest land 2,988.00 m<sup>2</sup>,
- set 5: land for residential buildings 2,288.00 m<sup>2</sup>.

Some of the land is located behind the old Rašica factory, while other plots of land are west or northwest of it. The land is not a single entity, it is possible to buy individual sets. An Municipal Detailed Spatial Plan is expected to be made for the area.

Two sets totalling 10,041.00 m<sup>2</sup> are intended for residential buildings and the adoption of the Municipal Detailed Spatial Plan for Velike Gameljne, which envisages the construction of single and two-family houses is foreseen for them. Built area factor 40%, maximum height of buildings 11 m. The designated use of other land is for agricultural purposes.

All of its features give this land high market potential. Surrounded by meadows and forests, it lies just a stone's throw from the Šmartno motorway junction, in the village of Zgornje Gameljne. The location is ideal for all those seeking the right balance between urban living and being close to the forest. The local natural environment is wonderful, which creates a peaceful ambience and offers numerous opportunities for relaxation and recreation (Šmarna Gora, Grmada, Raškiški hrib, etc.).



**AREA OF LAND**  
13,030.00 m<sup>2</sup>

**INTENDED USE OF THE PREMISES**  
Mainly single and two-family houses  
and other agricultural land

**REGULATORY FRAMEWORK**  
MSP (Municipal Spatial Plan),  
prescribed drawing up of MDSP  
(Municipal Detailed Spatial Plan)

**URBAN SITUATION**  
Adopted MSP

**POSSIBLE PROJECT**  
//

**BUILT AREA FACTOR**  
Sets for residential  
buildings: 40%

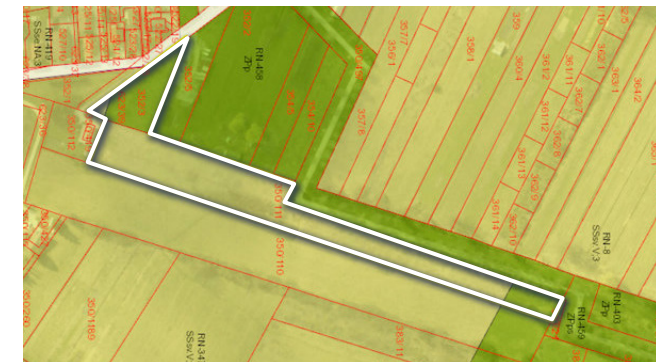
**UTILISATION FACTOR**  
//

**GREEN AREA FACTOR**  
Residential buildings 0,  
non-residential 25

**OPEN LIVING SPACE FACTOR**  
Residential 30,  
non-residential 0

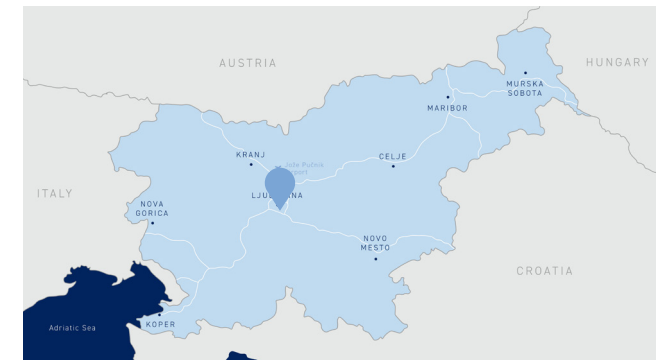
**HEIGHT OF BUILDING**  
Sets for residential buildings:  
up to 11 m

# LAND IN KARLOVŠKO PREDMESTJE



📍 Uršičev Štradon, Ljubljana

👤 Miha Perme   ✉️ miha.perme@dutb.eu   ☎️ +386 1 42 93 483



## AREA OF LAND

11.834,00 m<sup>2</sup>  
(share of ownership ½)

## INTENDED USE OF THE PREMISES

Mostly residential areas

## REGULATORY FRAMEWORK

MDSP (Municipal Detailed  
Spatial Plan)

## URBAN SITUATION

Accepted MSP

## POSSIBLE PROJECT

//

## BUILT AREA FACTOR

//

## UTILISATION FACTOR

0,5

## GREEN AREA FACTOR

//

## OPEN LIVING SPACE FACTOR

//

## HEIGHT OF BUILDING

Up to P+2

# LAND KOZARJE



## Cesta na ključ, Vič

 Miha Perme  [miha.perme@dutb.eu](mailto:miha.perme@dutb.eu)  +386 1 42 93 483

### A LARGE UNDEVELOPED AREA ON THE OUTSKIRTS OF THE CAPITAL

This undeveloped building land totalling 6,723.00 m<sup>2</sup> is located on Ljubljana's outskirts. It lies in a large undeveloped and calm area near Tržaška cesta and there are some individual buildings next to it. The subject of the sale is an ownership share of up to 1/1. The area is located in EUP VI-465 and is foreseen by Municipality of Ljubljana Spatial Plan ID as a large estate called Vrtno mesto Kozarje (Garden city Kozarje).

Municipal Detailed Spatial Plan 302 Vrtno mesto Kozarje – del, has already been adopted for the land that is the subject of the sale. The adopted Municipal Detailed Spatial Plan is divided into two spatial units: spatial unit A (surfaces intended for building single-family houses) and spatial unit B (surfaces intended for the building of single-family houses and serviced apartments). The land that is the subject of the sale is located in spatial unit B. DUTB is not the owner of all the plots in spatial unit B. In this spatial unit it is possible to build a maximum of 7,000.00 m<sup>2</sup> gross surface area above the ground, or 10 residential units and 55 serviced apartments (2 buildings).

#### AREA OF LAND

6,723.00 m<sup>2</sup>

#### INTENDED USE OF THE PREMISES

General single and two-family houses

#### REGULATORY FRAMEWORK

DMSP (Detailed Municipal Spatial Plan)

#### URBAN SITUATION

Adopted DMSP

#### POSSIBLE PROJECT

55 serviced apartments and 10 residential units

#### BUILT AREA FACTOR

40

#### UTILISATION FACTOR

//

#### GREEN AREA FACTOR

Residential buildings 0,  
non-residential 25

#### OPEN LIVING SPACE FACTOR

Residential buildings 30,  
non-residential 0

#### HEIGHT OF BUILDING

Up to 11 m

BULGARIA

# LAND WITH UNFINISHED BUILDING



Byala, Varna district, Bulgaria

Andrej Filipič | andrej.filipic@dutb.eu | +386 14 29 34 79



## LAND FOR DEVELOPING TOURISM IN BULGARIA

Two plots of building land totalling 39,667.00 m<sup>2</sup> with unfinished buildings intended for tourism with a total area of 12,180 m<sup>2</sup> are located by the Black Sea in Byala, Bulgaria.

The land consists of two plots. The first one with ID code 07598.110.15 measures 19,621.00 m<sup>2</sup>, and it has partially constructed buildings with a total gross area of 6,300.00 m<sup>2</sup>. The second one with ID code 07598.110.17 measures 20,046.00 m<sup>2</sup>, and it has partially constructed buildings with a total gross area of 5,880.00 m<sup>2</sup>.

**AREA OF LAND + NET SURFACE  
AREA OF THE BUILDINGS**  
39,667.00 m<sup>2</sup> + 12,180.00 m<sup>2</sup>

**INTENDED USE OF THE PREMISES**  
Two plots of building land with unfinished buildings, intended for tourism

**REGULATORY FRAMEWORK**  
//

**URBAN SITUATION**  
Tourism

**POSSIBLE PROJECT**  
//

**BUILT AREA FACTOR**  
//

**UTILISATION FACTOR**  
//

**GREEN AREA FACTOR**  
//

**OPEN LIVING SPACE FACTOR**  
//

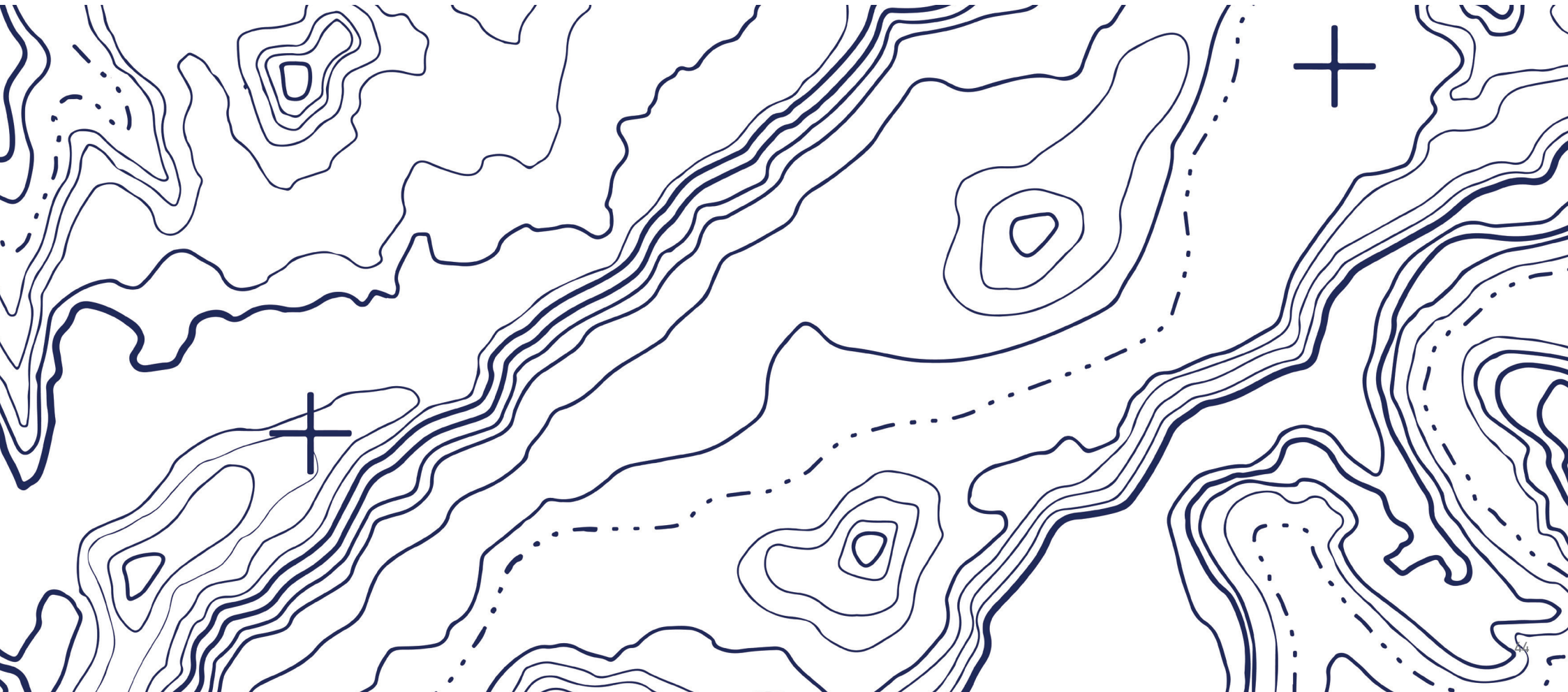
**HEIGHT OF BUILDING**  
//

7

# LAND PLOTS

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INDUSTRIAL



# LAND SLOVENSKA BISTRICA

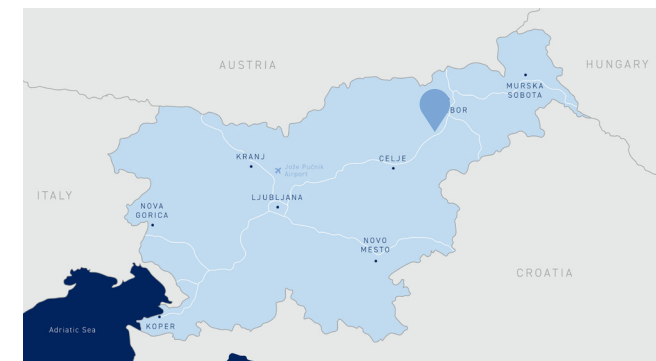


 Slovenska Bistrica

 Tina Petek  [tina.petek@dutb.eu](mailto:tina.petek@dutb.eu)  +386 22 52 08 67

## UNDEVELOPED BUILDING LAND FOR RESIDENTIAL AND COMMERCIAL BUILDINGS

This building land lies in an excellent location only a few hundred metres from the motorway exit Slovenska Bistrica-south on the Maribor-Celje motorway. The land, which is partially inclined, borders an industrial zone on one side, beginning with the Almonta building. In accordance with the existing construction plan, one-third of the land is earmarked for commercial construction, while the rest of the land is still awaiting a detailed municipal spatial plan (commercial or residential use, depending on the investor's needs). In the vicinity there is also a bus station, shopping complex including Spar and other commercial buildings. The land with plot no. 753-452/50, c.m. Slovenska Bistrica, totals 62,700.00 m<sup>2</sup>, access provided. It provides an excellent opportunity for the investor to develop property according to their needs and tastes.



**AREA OF LAND**  
62,700.00 m<sup>2</sup>

**INTENDED USE OF THE PREMISES**  
Centralised areas of core activities for commercial and residential buildings

**REGULATORY FRAMEWORK**  
Preparation of the MSP (Municipal Spatial Plan) and the MDSP (Municipal Detailed Spatial Plan)

**URBAN SITUATION**  
//

**POSSIBLE PROJECT**  
Residential – commercial construction in the upper third of the plot of land

**BUILT AREA FACTOR**  
//

**UTILISATION FACTOR**  
//

**GREEN AREA FACTOR**  
//

**OPEN LIVING SPACE FACTOR**  
//

**HEIGHT OF BUILDING**  
//

# LAND SERMIN



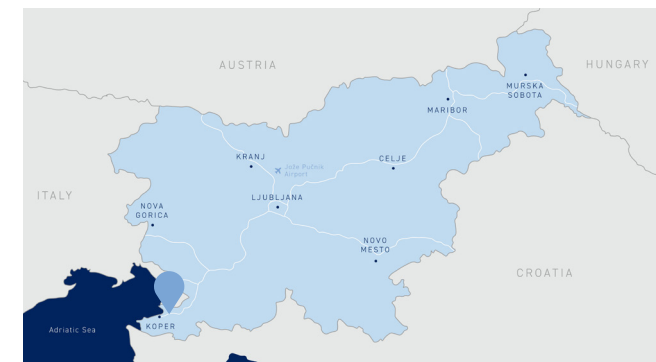
## 📍 Construction site Koper

👤 Andrej Filipič   ✉ andrej.filipic@dutb.eu   ☎ +386 14 29 34 79

### AN OPPORTUNITY FOR PRODUCTION ACTIVITIES NEAR THE PORT OF KOPER

This land intended for the construction of buildings for production activities is located in the area of the Sermin construction site. It lies in an excellent location at the foot of the hill above the gas terminal and behind the Port of Koper. It can be accessed from two sides. In the vicinity there are other large vacant areas for construction which are currently not being cultivated as agricultural land.

This property is distinguished by the vicinity of the Port of Koper and the already designated commercial construction use of the surrounding area. Both these factors ensure that the land is well connected to roads, motorways, the railway, and to neighbouring countries, and ensure the development of all the infrastructure needed for a new construction or commercial site in Koper. The land is suitable for large logistics companies or light industry.



**AREA OF LAND**  
27,953.00 m<sup>2</sup>

**INTENDED USE OF THE PREMISES**  
Construction of buildings for production activities

**REGULATORY FRAMEWORK**  
Development plan for the Sermin construction site

**URBAN SITUATION**  
New MSP (Municipal Spatial Plan) being adopted

**POSSIBLE PROJECT**  
Logistics companies or construction activities (concrete works, iron bending, precast concrete products)

**BUILT AREA FACTOR**  
//

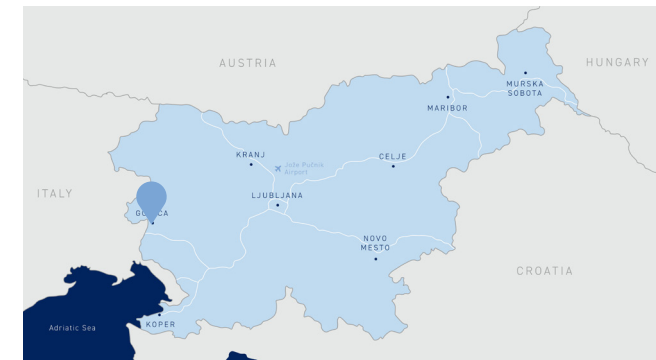
**UTILISATION FACTOR**  
//

**GREEN AREA FACTOR**  
//

**OPEN LIVING SPACE FACTOR**  
//

**HEIGHT OF BUILDING**  
//

# LAND IVERKA



 Industrijska cesta 5, Nova Gorica

 Mišo Josip Ivanec  [miso-josip.ivanec@dutb.eu](mailto:miso-josip.ivanec@dutb.eu)  +386 1 42 93 488

## LAND EARMARKED FOR THE CONSTRUCTION OF INDUSTRIAL BUILDINGS

The land is located in the Kromberk industrial zone and is intended for the construction of industrial buildings. All utilities are in the direct vicinity. The land has been stabilised and asphalted. In a small part there are concrete constructions (not written in the LR), that are ready to be demolished.

**AREA OF LAND**  
19,687.00 m<sup>2</sup>

**INTENDED USE OF THE PREMISES**  
IG – economic zones

**REGULATORY FRAMEWORK**  
DMSP (Detailed Municipal Spatial Plan)

**URBAN SITUATION**  
DMSP not drafted yet

**POSSIBLE PROJECT**  
//

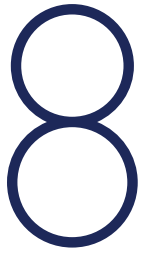
**BUILT AREA FACTOR**  
0.5

**UTILISATION FACTOR**  
5

**GREEN AREA FACTOR**  
0.2

**OPEN LIVING SPACE FACTOR**  
//

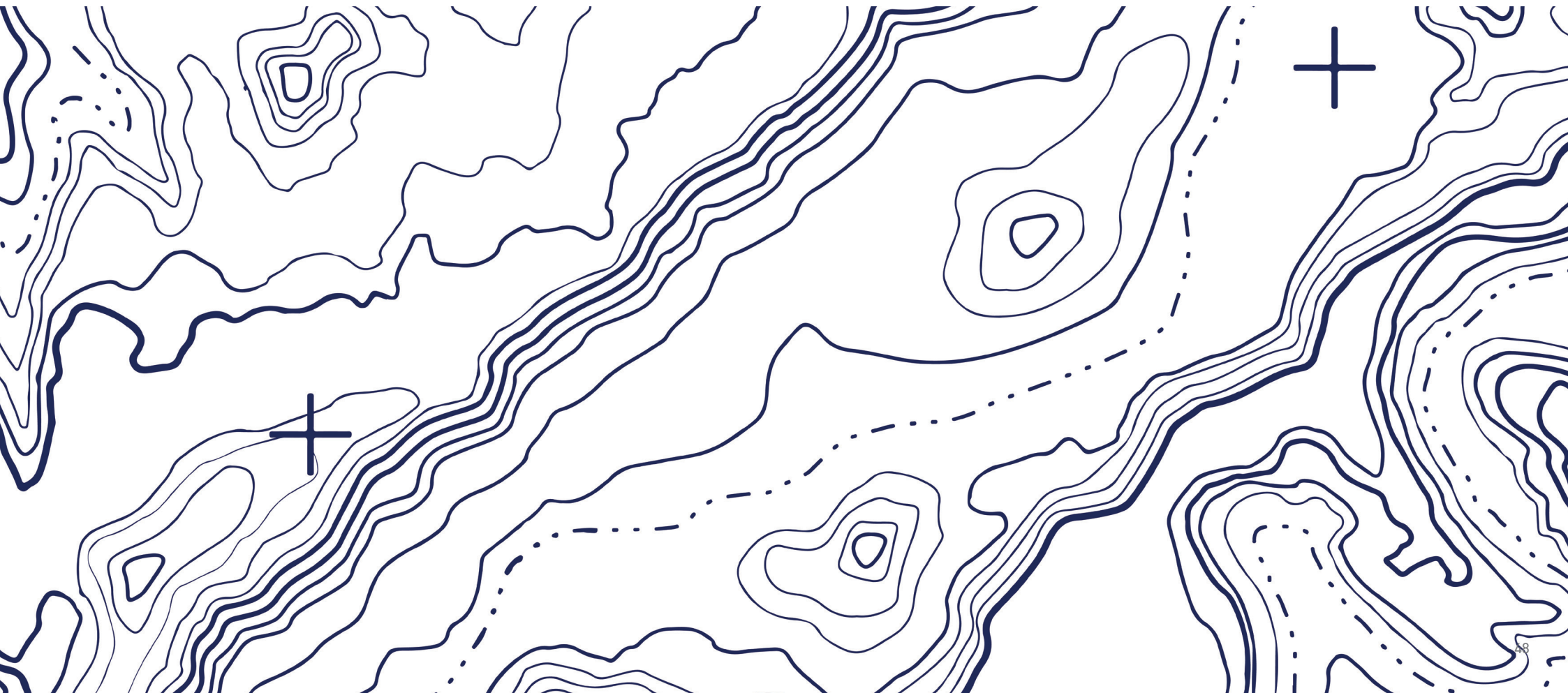
**HEIGHT OF BUILDING**  
//



# LAND PLOTS

---

TOURISM



# LAND ARGOLINA - IZOLA



 Dantejeva ulica

 Andrej Filipič  andrej.filipic@dutb.eu  +386 14 29 34 79

## AN EXCEPTIONAL LOCATION WITH HIGH DEVELOPMENT POTENTIAL NEAR IZOLA MARINA

This building land in an elite location next to the marina in the centre of Izola with a wonderful view of the Dolomites lies in the middle of the pleasant ambiance of this seaside town. The land lies in the residential district of Izola, near green areas and the marina. It is connected to the centre of Izola by road, a walking path and a cycling path. Commercial, residential and tourism facilities are located in the immediate vicinity, giving the area a lively feel.

A new Municipal Spatial Plan is being adopted for this area, the complex is located within the EUP IZ-01/10 area, where the revitalisation of a degraded industrial area is planned. In accordance with the proposal of the new municipal spatial plan, the land is intended for central activities; residential programme areas are allowed and must not reach 50% of the building's GFA.

The criteria and conditions concerning the size of buildings are as follows:

- GAF (Green Area Factor): 0.30
- BF (building factor): 0.6W
- UF (utilisation factor): 1.2

Number of floors from G+1 to G+3, whereby the buildings are lower the closer they are to the edge of the area.



### AREA OF LAND

20,106.00 m<sup>2</sup>

### INTENDED USE OF THE PREMISES

Central activities, surfaces from the residential programme are allowed and must not reach 50% of the building's GFA

### REGULATORY FRAMEWORK

MSP, prescribed drawing up of MDSP

### URBAN SITUATION

MSP being adopted

### POSSIBLE PROJECT

//

### BUILT AREA FACTOR

0.6

### UTILISATION FACTOR

1.2

### GREEN AREA FACTOR

0.30

### OPEN LIVING SPACE FACTOR

//

### HEIGHT OF BUILDING

Number of floors from G+1 to G+3, whereby the buildings are lower the closer they are to the edge of the area

# LAND "TRIANGLE" SEŽANA



📍 Partizanska cesta, Sežana

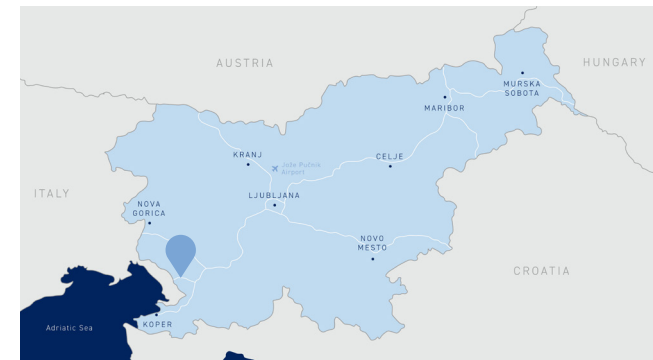
👤 Andrej Filipič   ✉ andrej.filipic@dutb.eu   📞 +386 14 29 34 79

UNDEVELOPED BUILDING LAND NEAR THE BORDER WITH ITALY.

This land with six plots between the Fernetiči-Sežana motorway and the Partizanska cesta road in Sežana is in the vicinity of the cargo terminal. A local road goes from Sežana towards the Fernetiči border crossing. The intended use is as building land (detailed intended use – land marked BD – surfaces of other areas, e.g. shopping centres, exhibition halls, etc.). It is located partly in the area denoted by the code SŽ - 21 (plot nos. 4212/126, 4212/699 and 4212/127, all c.m. 2455). Land register ID:

- ID 2455 4212/126 with area 1,367.00 m<sup>2</sup>
- ID 2455 4212/127 with area 2,426.00 m<sup>2</sup>
- ID 2455 4212/699 with area 9,729.00 m<sup>2</sup>

In this area the Detailed Municipal Spatial Plan is envisaged.



**AREA OF LAND**  
13,522.00 m<sup>2</sup>

**INTENDED USE OF THE PREMISES**  
Building land

**REGULATORY FRAMEWORK**  
MSP (Municipal Spatial Plan),  
prescribed drawing up of MDSP  
(Municipal Detailed Spatial Plan)

**URBAN SITUATION**  
Adopted MSP

**POSSIBLE PROJECT**  
Shopping centres,  
exhibition halls, etc.

**BUILT AREA FACTOR**  
//

**UTILISATION FACTOR**  
//

**GREEN AREA FACTOR**  
//

**OPEN LIVING SPACE FACTOR**  
//

**HEIGHT OF BUILDING**  
//

# BUILDING LAND IN FIESA



📍 Fiesa, Portorož

👤 Andrej Filipič   ✉ andrej.filipic@dutb.eu   ☎ +386 14 29 34 79

## UNIQUE LAND FOR BUILDING APARTMENT BUILDINGS WITH A VIEW OF THE SEA AND THE MOUNTAINS

Undeveloped building land with a final construction permit is located in an attractive location with a sunny aspect, view of the seaside and surrounding hillside. The land is on a slope, and has good transport connections. It is situated in a busy location alongside the main Piran to Fiesa road with good access from the local road. All the requisite utilities infrastructure is in the vicinity.

The land allows for the construction of several buildings with high added value. The total area of the buildings is 2,687.30 m<sup>2</sup> according to the final construction permit, which envisages the construction of five buildings.

The buildings will have a basement, a ground floor and a first floor, with two apartments and one flat, and a gross area of 537.46 m<sup>2</sup> in each building.



### AREA OF LAND

3,486.00 m<sup>2</sup>

### INTENDED USE OF THE PREMISES

Tourism

### REGULATORY FRAMEWORK

Construction plan

### URBAN SITUATION

//

### POSSIBLE PROJECT

Valid building permit

### BUILT AREA FACTOR

//

### UTILISATION FACTOR

//

### GREEN AREA FACTOR

//

### OPEN LIVING SPACE FACTOR

//

### HEIGHT OF BUILDING

B+GF+FF

MONTENEGRO

# LAND IN LUŠTICA PENINSULA



Luštica Peninsula, Montenegro

Andrej Filipič | andrej.filipic@dutb.eu | +386 14 29 34 79



## OPPORTUNITY FOR THE DEVELOPMENT OF TOURISM

Undeveloped land with 46,153.00 m<sup>2</sup> in total area is located in the NW part of the Luštica Peninsula opposite the town of Kumbur and the newly constructed tourist complex Porto Novi in Montenegro.

Land in the total area of 33,108.00 m<sup>2</sup> is reserved for agricultural use with the possibility of construction under special terms and conditions, conditioned on pursuing agricultural and livestock activity. Permitted activities: catering, tourist services and agritourism. The future motorway also runs through a portion of these lands (13,045.00 m<sup>2</sup>).

The purchase of this land is possible through the acquisition of a stake in 'DUTB CRNA GORA' d.o.o. Podgorica.

**AREA OF LAND**  
46,153.00 m<sup>2</sup>

**INTENDED USE OF THE PREMISES**  
Rural tourism

**REGULATORY FRAMEWORK**  
//

**URBAN SITUATION**  
//

**POSSIBLE PROJECT**  
//

**BUILT AREA FACTOR**  
//

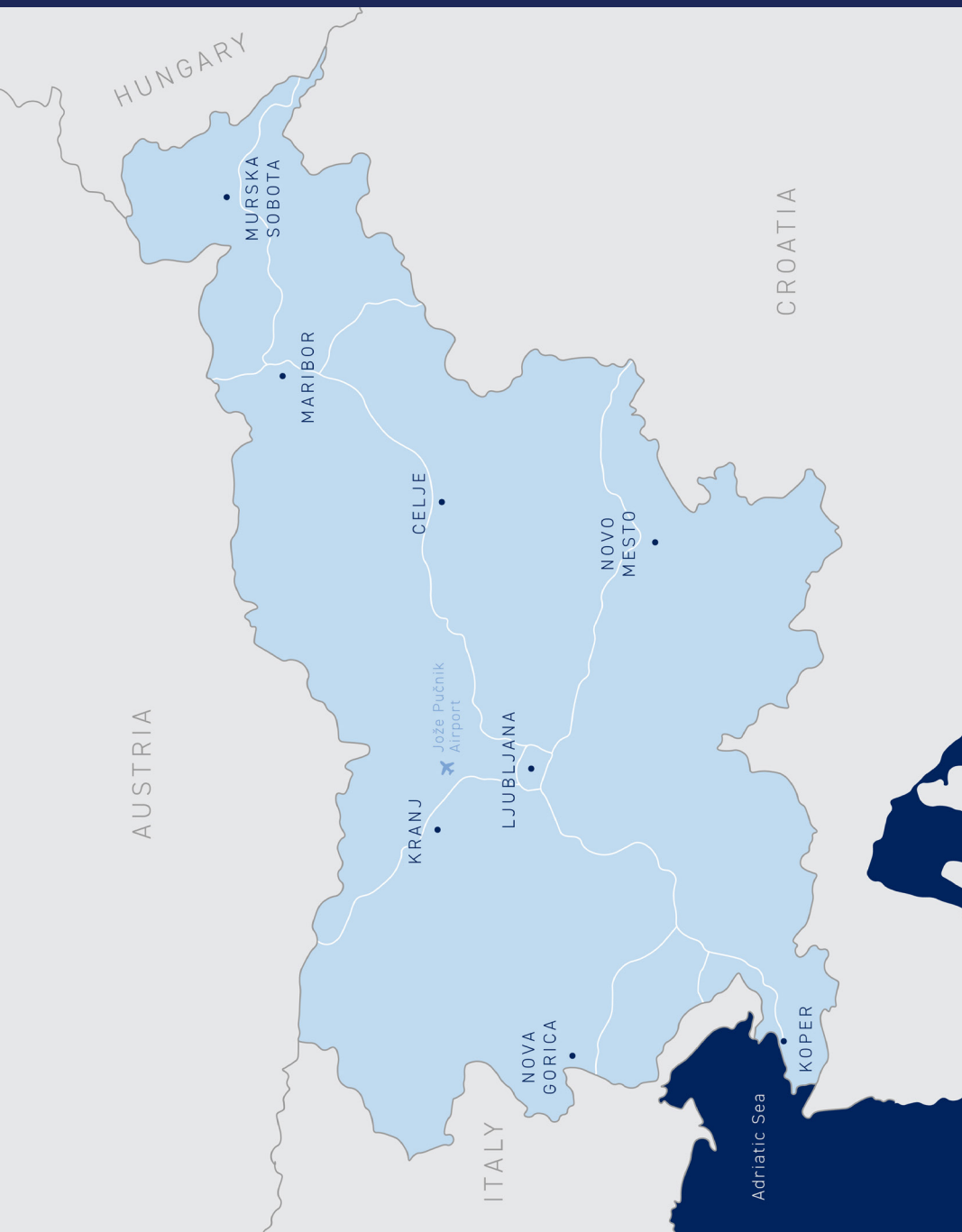
**UTILISATION FACTOR**  
//

**GREEN AREA FACTOR**  
//

**OPEN LIVING SPACE FACTOR**  
//

**HEIGHT OF BUILDING**  
//

## ABOUT THE MAIN CITIES IN SLOVENIA



### LJUBLJANA

Ljubljana, with its 292,000 inhabitants, is Slovenia's capital and its geographical, cultural, scientific, economic, political, and administrative heart. It is an important European commercial, business, industrial, and conference hub, as well as the transport, science, and education nucleus of Slovenia. Categorized as a medium-sized European city, it offers everything other metropolises do, yet preserves its small-town friendliness. Its geographical position in the center of Europe has long made Ljubljana as a natural meeting place. Excellent urban passenger transport links allow for quick access to the city center, as well as to the ring road. Ljubljana has been influenced throughout history by a multitude of cultures, as it lies at the meeting-point of Slavic, Germanic and Romance nations, with their different languages, customs and habits. Ljubljana's transport connections, industrial concentration, its numerous scientific and research institutions, and commercial tradition are factors that underlie its leading economic position. The city is home to the head offices of almost all institutions of national significance, including Slovenia's largest and oldest university.

### KOPER

The city of Koper lies on the Slovenian Adriatic coast, nestled between Italy and Croatia. Its old town center, attractive business districts and tourism, the city offers many options for active living by the sea. The city is very well-developed, with major companies and tourism creating numerous jobs, making Primorska an increasingly popular spot. Koper is home to the Port of Koper, the most important port and logistics center in the Northern Adriatic region. The city is surrounded by a smattering of scenic Istrian villages, whose pristine nature and gentle climate create an idyllic living environment and offer countless options for recreation and sporting activities.

### MARIBOR

As Slovenia's second-largest city, Maribor is an important economic, transport, cultural, academic, scientific, and healthcare hub in the northeastern part of Slovenia. The Municipality of Maribor covers a surface area of 148 km<sup>2</sup> and has a population of over 131,000. Maribor is strategically positioned in the direct vicinity of three neighboring countries: Austria, Hungary, and Croatia. It has an airport and good railway and road connections. Maribor is one of the fastest-growing destinations in Slovenia. In recent years it has attracted substantial interest from investors. With support from the municipality, excellent infrastructure has been developed, with three industrial parks, driving the economic development of the city and broader region.

## ABOUT THE MAIN CITIES IN SLOVENIA

### KRANJ

Kranj is Slovenia's fourth-largest city and is the seat of the Kranj City Municipality. It is the business, commercial, transport, educational, and cultural hub of the Gorenjska region. A lively urban bustle, established educational institutions, a large number of businesses, and well-developed infrastructure all contribute to Kranj being a popular place to make a home. The city stands at the center of important transport routes connecting northern Europe and the Adriatic regions, as well as Western Europe and the east. The city lies just 20 km away from Ljubljana.

### CELJE

The Municipality of Celje is the region's administrative, cultural, educational, industrial, and tourist center. The municipality is home to almost 50,000 inhabitants. It boasts a rich history and cultural heritage, and is nestled among the rolling green hills near the confluence of Savinja and Voglajna rivers. The municipality has a focus on sustainable development, investing in ecological projects, revitalizing cultural heritage sites and the city's infrastructure, etc. Celje is home to numerous schools and educational institutions, has a diverse sports infrastructure, and is home to many public utility companies, companies, and institutes.

### NOVA GORICA

Nova Gorica lies on the border with Italy and is inseparably connected to its Italian counterpart Gorizia. It is the administrative, academic, cultural, and economic seat of the Goriška region. The city of Nova Gorica has a population of roughly 32,000. It is a city with a fresh urban beat. It is home to several companies, with a well-developed school system and its own university, as well as a number of recognized and influential cultural institutions. It is also an important cultural hub, as it blends the Slavic, Italian, and Germanic cultures in a unique manner.

### MURSKA SOBOTA

Murska Sobota, with its population of a little more than 11,000, is a young and energetic town despite its famous centuries-old oaks and picturesque old buildings. The fast motorway connection with central Slovenia, a growing industrial complex, and successful companies, shopping centres on the town's outskirts, banks, insurance companies, developmental and educational institutions, and the town's fast pace with a wide range of cultural and social events all help to put it on par with comparable towns throughout Europe. Murska Sobota is the centre of Prekmurje and the Mura Statistical Region, which has, particularly in recent years, undergone very active economic and touristic development. The appearance of its city centre and its road system are being modernised, and much attention is being devoted to caring for the environment and the town's energy arrangement.

### NOVO MESTO

Novo Mesto is the capital of Dolenjska, with its archaeological heritage that is of global importance. The city of situlae is surrounded by wine-growing hills and the picturesque Gorjanci mountain range. On a small island in the River Krka stands Otočec Castle, Slovenia's only "water castle". Novo Mesto is the seventh-largest city in Slovenia, with a little more than 37,000 inhabitants. The renowned old, circular city centre stands on a rocky limestone peninsula, surrounded by three meanders of the River Krka. Novo Mesto with its rich history and tradition is the urban, economic and cultural centre of southeast Slovenia and home to wine-growers and many creative people who have made an important contribution to the development of Slovenia's culture and economy.

## MORE INFORMATION ABOUT REAL ESTATE PORTFOLIO:

 + 386 1 429 38 95

 [real-estate@dutb.eu](mailto:real-estate@dutb.eu)

Design by Nina Kuhar, DUTB d. d.

Text by Team DUTB d. d

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Družba za upravljanje  
terjatev bank, d. d.  
Bank Assets  
Management Company

Davčna ulica 1  
SI-1000 Ljubljana  
Slovenija

+386 1 429 38 77  
[info@dutb.eu](mailto:info@dutb.eu)  
[www.dutb.eu](http://www.dutb.eu)