

# REAL ESTATE INVESTMENT OPPORTUNITY

## BUSINESS-INDUSTRIAL ZONE



URBAN MUNICIPALITY  
OF KRANJ



REPUBLIC OF  
SLOVENIA, EU





# Slovenia

Slovenia is a country in Central Europe with access to the Mediterranean Sea.

Its neighboring countries include Austria, Croatia, Hungary and Italy.

***Slovenia due to its geostrategic position controls some of Europe's major transit routes.***

Slovenia has a well-developed highway network and many ongoing investments improving all other logistics and transport infrastructure.

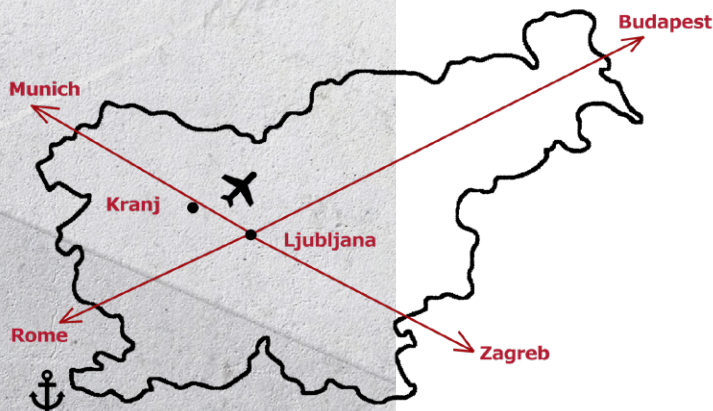
The government system is a parliamentary republic; the head of state is the president, and the head of government is the prime minister. Slovenia has a mixed economic system in which the state is considerably involved in centralized planning, while allowing freedom for the private sector.

***Slovenia is a member of the European Union.***





# City of Kranj



- 20 km North of the capital city Ljubljana
- 3rd largest Slovenian city
- On the crossroads of important transport routes
- Immediate vicinity of main Slovenian airport and highway "LJ–MU"

***A city with a development-oriented vision  
»SMART, DIGITAL & GREEN«***

- Economic, educational, cultural and commercial centre of NW Slovenia
- University city with highly skilled engineers
- E-environment City (green roofs, circular economy - Zero Waste, Mission of 100 Climate Neutral Cities, 100 Intelligent Cities Challenge etc.)
- E-mobility city with data platforms



# New Business Industrial Zone



CITY OF KRANJ

NEW BUSSINES ZONE  
IN CONSTRUCTION





HIGHWAY LJUBLJANA - MUNICH

*DEVELOPMENT LAND:*

**180.000+ m<sup>2</sup>**

***PERFECT LOCATION***

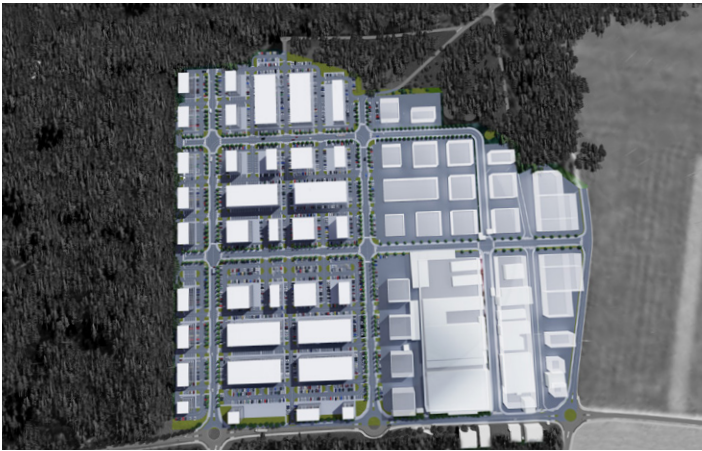
*Immediate connection to  
highway & airport.*

**MAIN SLOVENIAN  
AIRPORT**





*POSSIBILITY TO PURCHASE THE  
DEVELOPMENT AS A WHOLE  
IN 2022 OR INDIVIDUAL PLOTS  
FROM 2023 ONWARDS*



*Expansion of the existing smaller  
industrial complex into a larger and  
modern business-industrial area.*





- Spatial acts adopted, construction of new communal infrastructure and roads in 2022
- "Smart zone" concept with an aim to attract high-tech service and industrial companies
- The area is divided into functional units but allows also custom made development (retail, warehouse, industry, etc.)





*FOR MORE INFORMATION*



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»Integrity. Respect. Collaboration. Excellence.  
We create environment and added value for  
the right real estate decisions.«