

A low-angle photograph of a large, multi-story office building under construction. The building's concrete frame is visible, with multiple floors showing curved balconies and extensive scaffolding. Several tower cranes are positioned around the building; one large blue crane is prominent in the center, while others in orange are visible to the left. The sky is a clear, bright blue.

**I FEEL
SLOVENIA**

GREEN.
CREATIVE.
SMART.

INVESTMENT OPPORTUNITY:

**MULTIPURPOSE OFFICE
BUILDING IN MARIBOR**

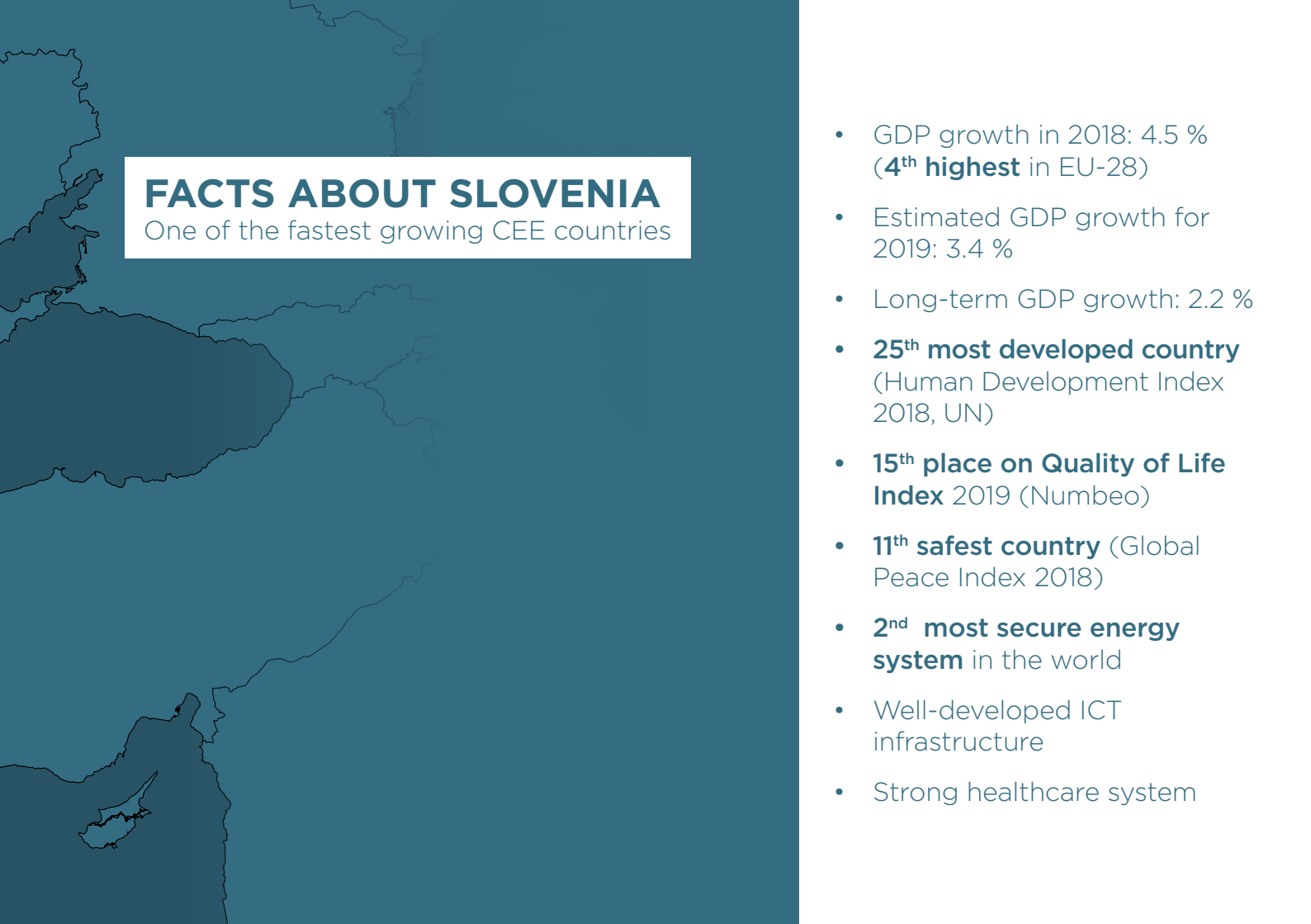
WHY SLOVENIA?

Foreign direct investment (FDI) is equally important to Slovenia's economic growth as it is for global GDP and jobs worldwide. The Slovenian government has been working on improving the environment to attract quality business to the country and, in turn, create new jobs. For Slovenia as an FDI location quality has always been its core value and its cutting edge. Attention to quality runs in the blood of its people and in combination with vocational and university education makes the country's workforce often **No. 1 reason to invest** in Slovenia.

Discover Slovenia's investment opportunities, visit

www.investslovenia.org.





FACTS ABOUT SLOVENIA

One of the fastest growing CEE countries

- GDP growth in 2018: 4.5 % (**4th highest** in EU-28)
- Estimated GDP growth for 2019: 3.4 %
- Long-term GDP growth: 2.2 %
- **25th most developed country** (Human Development Index 2018, UN)
- **15th place on Quality of Life Index** 2019 (Numbeo)
- **11th safest country** (Global Peace Index 2018)
- **2nd most secure energy system** in the world
- Well-developed ICT infrastructure
- Strong healthcare system

MULTIPURPOSE OFFICE BUILDING IN MARIBOR

The office building stands on a land plot measuring 915 m2. It is divided into two floors. In total, it measures 445 m2.

The ground floor measures 232.81 m2 in total. There is a cafe (56.09 m2), a warehouse (11.46 m2), a garage (22m2), six technical communication rooms (27.48 m2), a service station (39.28 m2), a shop (42 m2), and an office.

On the first floor, which measures 211.88 m2, there are four larger office spaces and several technical communication rooms.

There are 20 private parking spaces and direct access from the main road.

The facility was built in 2006 and is regularly maintained.

Type of construction: wooden, prefabricated (type JELOVICA). Windows: wooden, with aluminium blinds. Connections: to water, electricity and gas network, telephone connection, CATV and internet. Heating: Natural gas central heating.

A usable permit for a business and commercial purpose with a restaurant has been ...

<https://investslovenia.spiritslovenia.eu/p/1565>



Promoter

RE/MAX

Location:

(46.54392N, 15.651846E)

Investment 0.56 MIO EUR

Type of investment

Building



Sector

Industry for SMEs & Mid-Caps

Health

Tourism

Plot size 915 m²

Building floor area 194 m²

Total building area 445 m²

Intended use of the facility Buildings for other service activities

The actual use of the facility Pubs and restaurants

Tenants Yes

The building is for sale

Utilities

electric current

pipeline

water supply

optical network

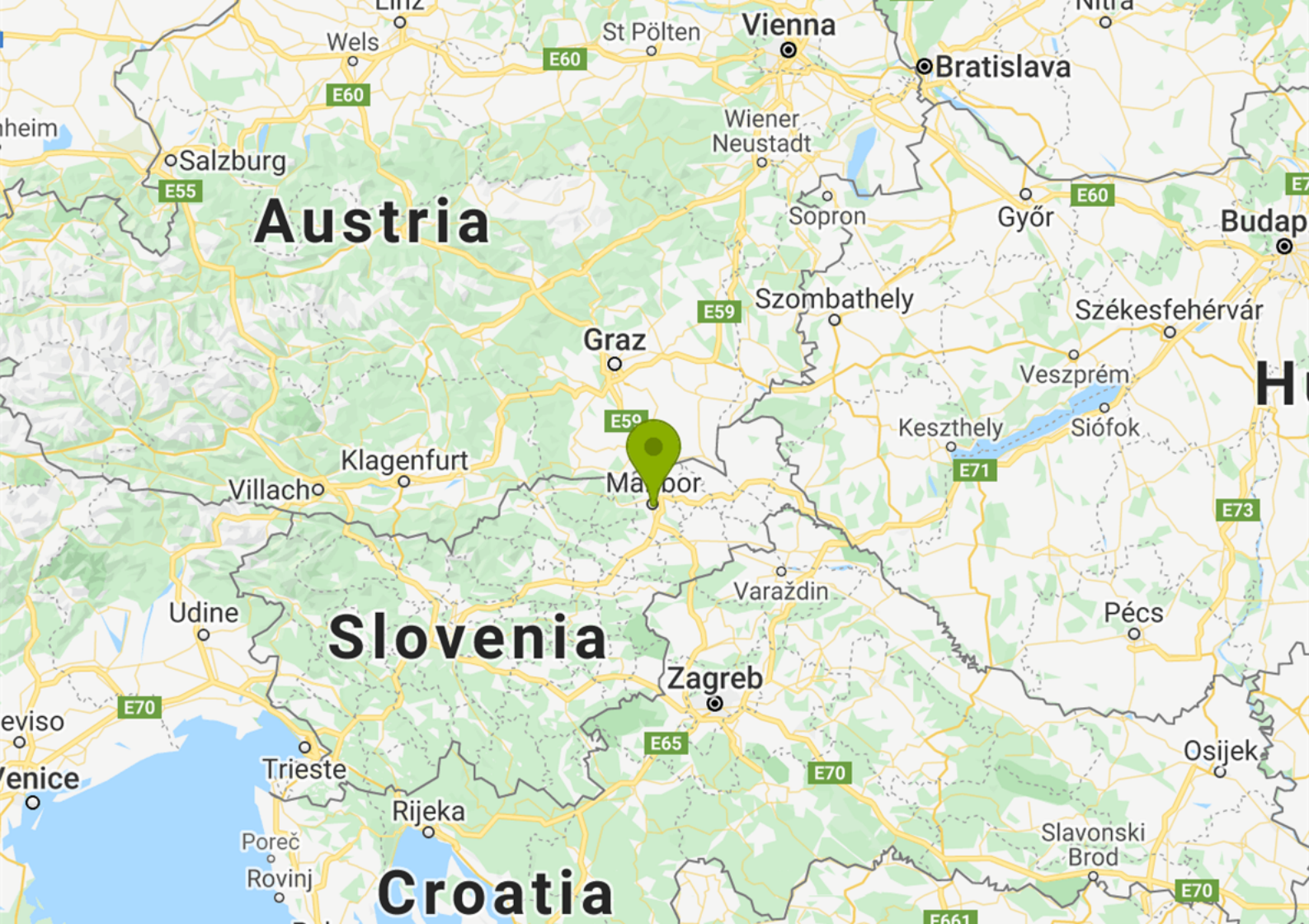
telephone network

sewage

heating - details: Centralno plinsko ogrevanje

Operating Permit Yes

Year of construction 2006



Austria

Slovenia

Croatia

Maribor





Contact information

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Business card



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Financed by: The Republic of Slovenia and the European Union
under European Regional Development Fund

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SLOVENSKA
POSLOVNA
TOČKA



REPUBLIC OF SLOVENIA



EUROPEAN UNION
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DEVELOPMENT FUND