

A large-scale construction project is shown against a clear blue sky. A prominent blue tower crane stands in the foreground, its jib extending diagonally across the frame. In the background, several orange tower cranes are visible, one of which is lifting a concrete bucket. The building under construction is a multi-story structure with a curved facade, featuring concrete columns and beams, and is heavily encased in orange and blue scaffolding. The overall scene conveys a sense of active development and infrastructure growth.

**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](http://www.investslovenia.org).





## FACTS ABOUT SLOVENIA

One of the fastest growing CEE countries

- GDP growth in 2018: 4.5 % (**4<sup>th</sup> highest** in EU-28)
- Estimated GDP growth for 2019: 3.4 %
- Long-term GDP growth: 2.2 %
- **25<sup>th</sup> most developed country** (Human Development Index 2018, UN)
- **15<sup>th</sup> place on Quality of Life Index** 2019 (Numbeo)
- **11<sup>th</sup> safest country** (Global Peace Index 2018)
- **2<sup>nd</sup> 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 m<sup>2</sup>

**Building floor area** 194 m<sup>2</sup>

**Total building area** 445 m<sup>2</sup>

**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

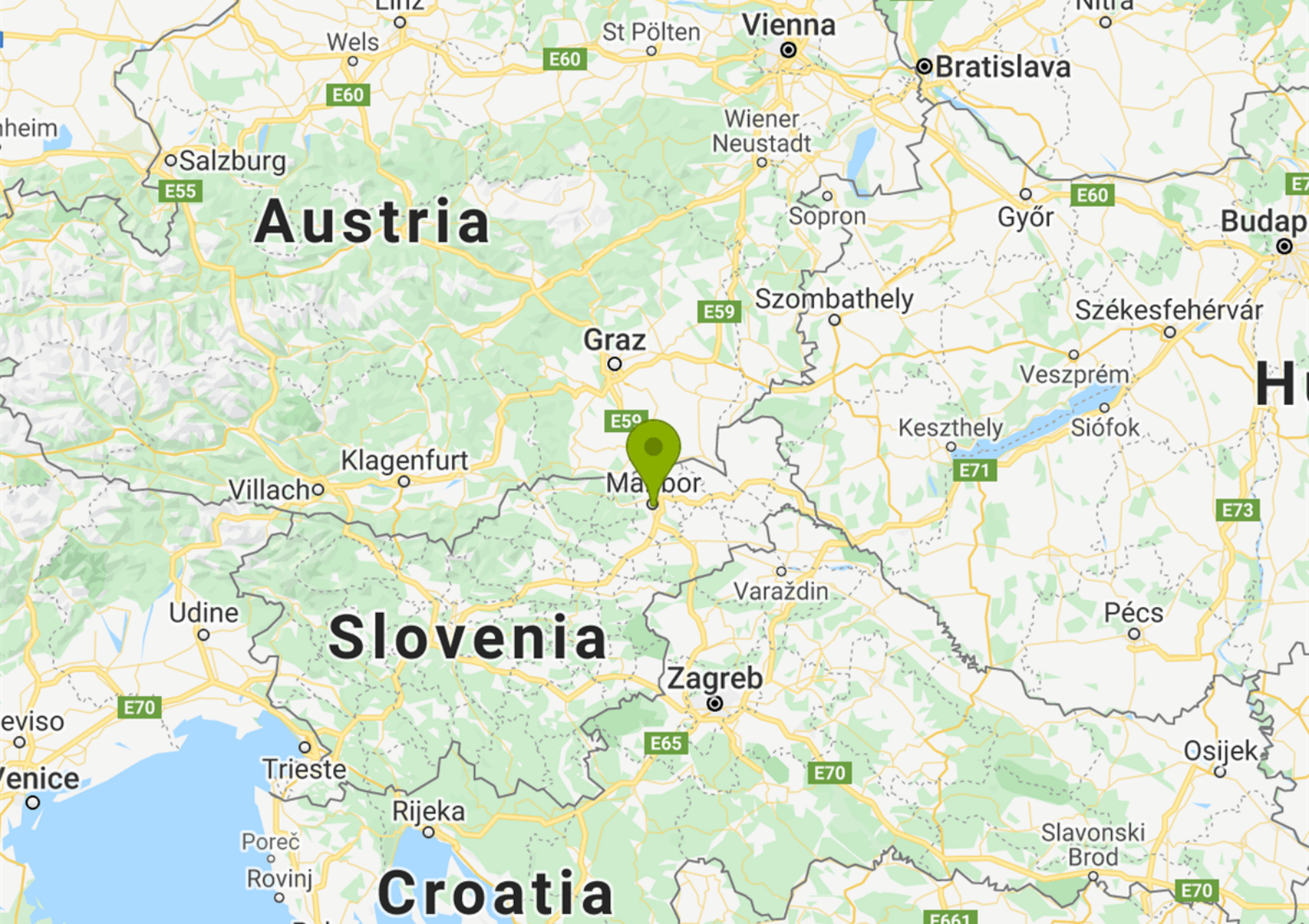
telephone network

sewage

heating - details: Centralno plinsko ogrevanje

**Operating Permit** Yes

**Year of construction** 2006



**Austria**

**Slovenia**

**Croatia**

Maybor

Graz

Vienna

Bratislava

Salzburg

Wels

St Pölten

Wiener Neustadt

Sopron

Győr

Budapest

Szombathely

Székesfehérvár

Veszprém

Siófok

Keszthely

Villach

Klagenfurt

Varaždin

Zagreb

Pécs

Osijek

Udine

Trieste

Rijeka

Slavonski Brod

Poreč

Rovinj

Venice









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Slovenian Public Agency for  
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Internationalization, Foreign  
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SLOVENSKA  
POSLOVNA  
TOČKA



REPUBLIC OF SLOVENIA



EUROPEAN UNION  
EUROPEAN REGIONAL  
DEVELOPMENT FUND