

A low-angle photograph of a construction site. A large blue tower crane is the central focus, its arm extending diagonally across the frame. To its left, two orange tower cranes are visible in the background. The building under construction is a multi-story structure with a curved facade, featuring concrete pillars and extensive scaffolding. The sky is a clear, bright blue.

**I FEEL
SLOVENIA**

GREEN.
CREATIVE.
SMART.

INVESTMENT OPPORTUNITY:

**LARGER BUSINESS
COMPLEX FOR SALE IN
MARLES BUSINESS ZONE**

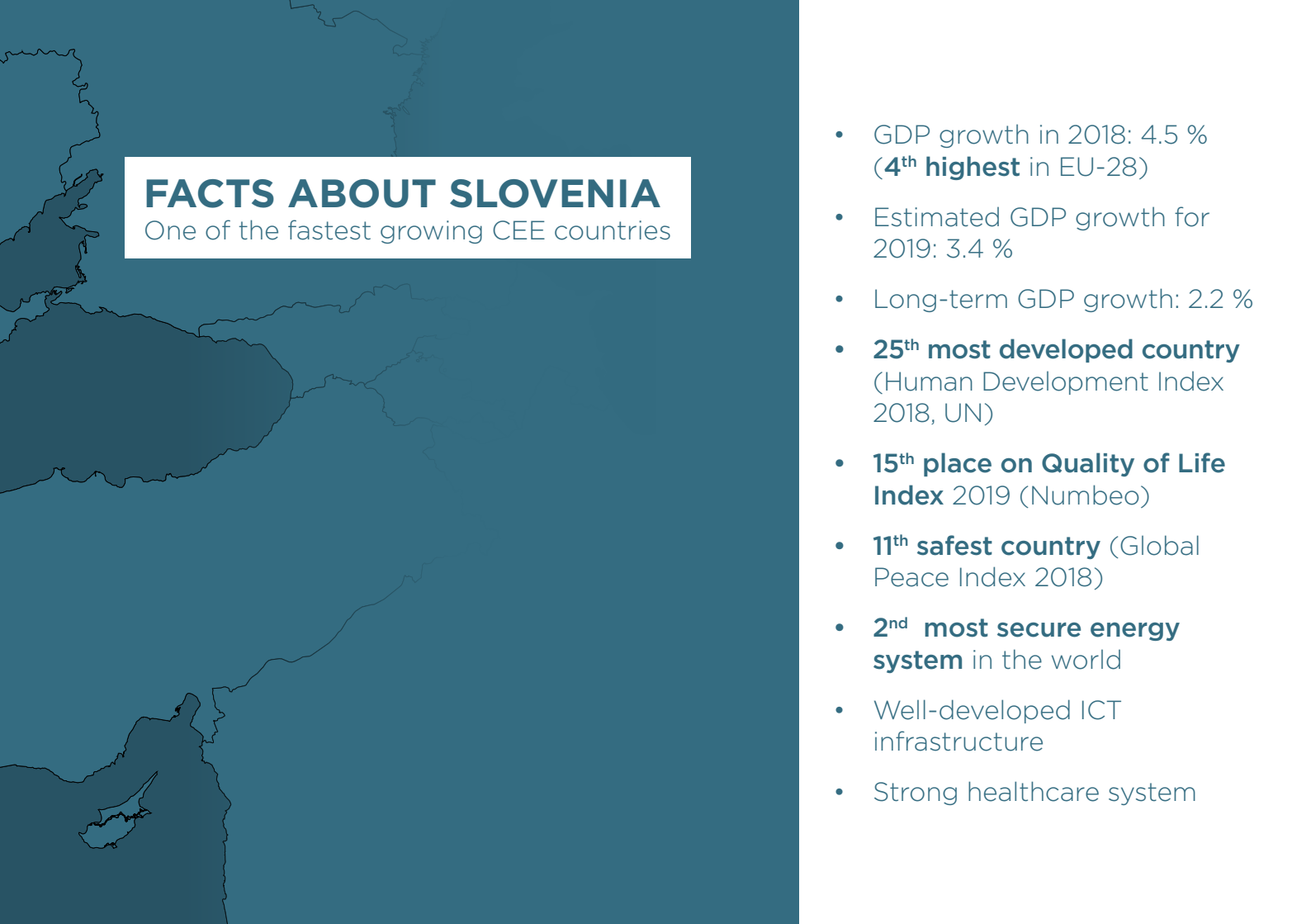
WHY SLOVENIA?

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

LARGER BUSINESS COMPLEX FOR SALE IN MARLES BUSINESS ZONE

A larger industrial-business complex is for sale in the well-arranged Business Zone Marles, in the municipality of Maribor. The total size of the buildings is 31,413 m², and the total land area is 53,771 m². Of this, the unbuilt part of the land is 22,358 m².

The built part consists of 7 buildings of different sizes, years of construction, construction method, and purpose.: 2 large production halls, warehouses, an administrative building on two floors, and supporting infrastructure, ...

There are four transformers in the administrative building, which are an integral part of the real estate and are owned by the seller. The heights in the storage and production rooms are from 4 to 6 m. Part of the warehouse is in the basement, accessible from the outside and inside (freight elevator). The height of the production hall to the ventilation ducts is approximately 4-4.5 m.

The property owner uses part of the warehouse on the east side, with whom the buyer can agree on a long-term lease.

The land is fenced.

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<https://investslovenia.spiritslovenia.eu/p/1897>



Promoter

RRA Podravje

Location:

(46.5610443433843N, 15.5943889737996E)

Investment 10.37 MIO EUR

Type of investment

Building



Sector

Industry for SMEs & Mid-Caps

Plot size 53771 m²

Building floor area 31.413 m²

Total building area 35000 m²

Intended use of the facility Industrial buildings

The actual use of the facility Industrial buildings

Tenants No

Price of the building 8,500,000.00 EUR

The building is intended for joint investment in a joint project (as investment contribution -% of total investment)

Utilities

electric current - connection power: 2,4 MW

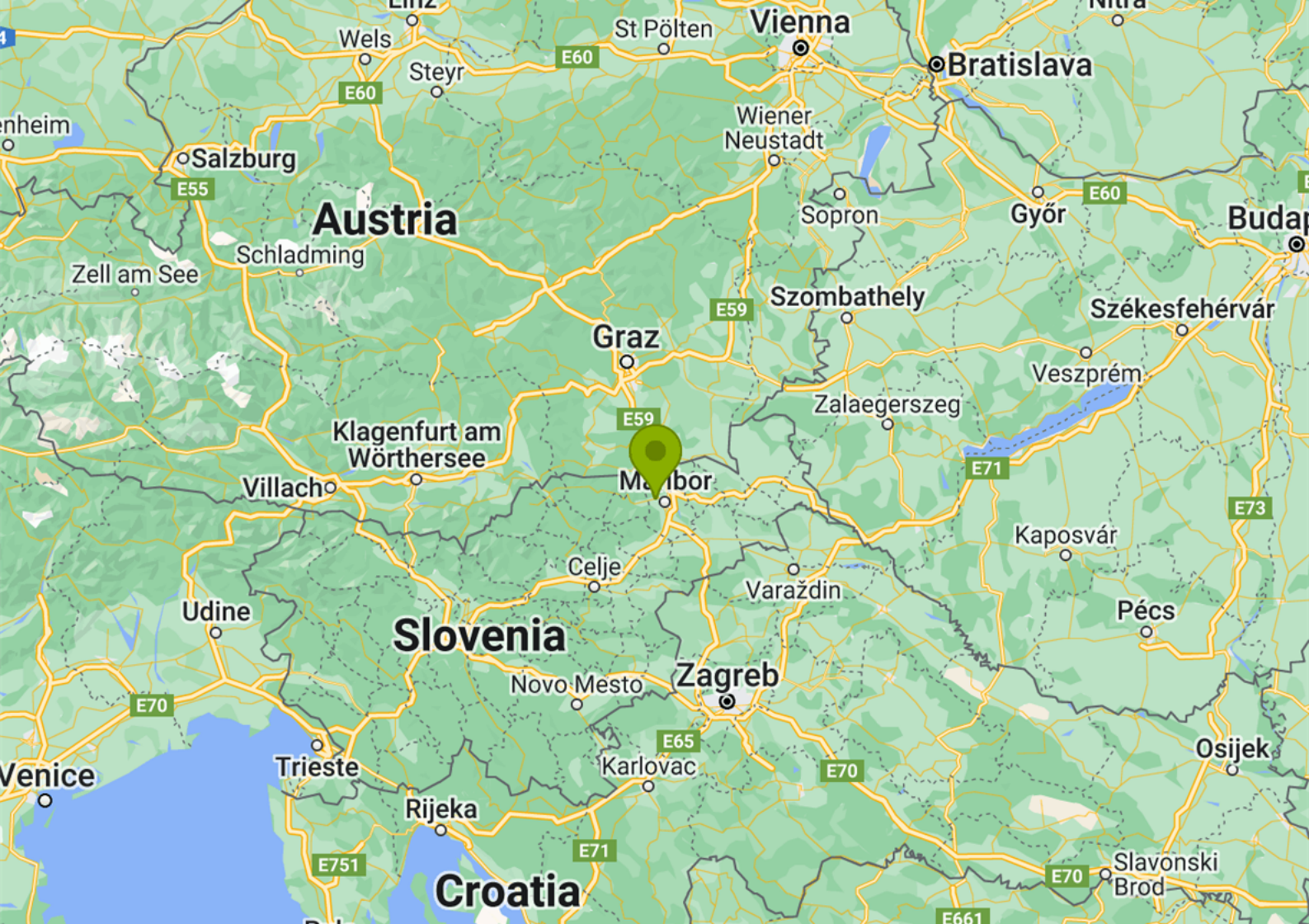
pipeline

water supply

optical network

sewage

Authorization of representation YES, authorization exists





Sklop 2



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Business card

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Slovenian Public Agency for
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SLOVENSKA
POSLOVNA
TOČKA



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EUROPEAN UNION
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DEVELOPMENT FUND