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INVESTMENT OPPORTUNITY:

**RESIDENTIAL BUILDINGS
IN THE RIBNIK SB II
NEIGHBOURHOOD**

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

RESIDENTIAL BUILDINGS IN THE RIBNIK SB II NEIGHBOURHOOD

The population in the Municipality of Ajdovščina is on the rise. The improvement in the economic situation is noticeable. There has been some progress with regard to employment rates and new job openings. The real estate market is increasingly lively. Apartment rental ads put up online stay up only for a few hours, and apartment purchase ads are snatched up in a matter of days. There is an increasing housing demand, especially by young families. Figures indicate the growing demand for sheltered housing designed for the ageing population within the municipality, providing care and assistance to meet the needs of seniors. The municipality wishes to realize the planned construction of Ribnik SB II, and provide opportunities and attract investors to build multi-dwelling buildings.

The residential area is divided into two main phases of construction: the first phase envisages the construction of the following building units: S1, S2, S3, S4 and S5, and sheltered housing relating to the Retirement home Ajdovščina: M1 and M2; the second phase envisages the construction of units Z1 and Z2. The co-investor for S1-S5 units is the Municipality of Ajdovščina.

The residential buildings are surrounded by green areas, the parking spaces are either somewhat removed from the buildings or set up in the basement. The number of parking

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Promoter

Občina Ajdovščina

Location:

Near residential areas Ribnik and Kresnice,
Municipality Ajdovščina.
(45.881745N 13.913728E)

Investment 27.00 MIO EUR

Type of investment

Enter ownership



Sector

Social Infrastructure, Social and Solidarity Economy

Description of key products

Development of planned units:

Phase 1: Involves the construction of five planned units.

Phase 2: Involves the construction of one planned unit and a sheltered housing related to the retirement home Ajdovscina.

Phase 3: Involves the construction of the two final planned units.

Total surface area to be developed: 3.4 ha

Area designated for construction: 14,600 m²

The gross floor area above terrain: 22,000 m²

Compacted area: 9,000 m²

Dwellings: 273

Residents: 811 (2.97 res./dwelling.)

Parking spaces: 546

The net floor area of the dwellings ranges from 20 to 100 m².

The permissible building height is getting progressively lower from the regional road towards the kindergarten. In the lower part, the height is comparable to the residential neighbourhood Kresnice, and gradually drops to two-floor buildings with a mansard.

The residential buildings are entirely surrounded by green areas, the parking spaces are either somewhat removed from the buildings or set up in the basement.

A part of the area, which is classified as farmland according to the applicable intended use of space, is designed for allotments cultivated by the residents from within the area of the municipal detailed management plan (OPPN).

The part of the area bordering on the retirement home Ajdovscina is reserved for this facility.

Footpaths and gravel paths in the direction of Žapuže will be preserved to keep the connection with the surrounding area.

Spatial Planning Description:

The areas to be developed are supposed to be built up with multi-dwelling buildings. Parking areas are provided inside the facility, i.e. in the basement. A basement is also envisaged to extend beyond the ground floor surface area of the residential building in order to get the necessary number of parking spaces for residents. Outside areas feature parking spaces for visitors only. Access to the parking floor should correspond to the terrain and feature no steep inclines.

Site:

Intended for the construction of this residential neighbourhood for a while now, the site borders to a day-care facility to the NE, to the residential blocks Ribnik and Kresnice and the Retirement home to the NW, and to the SW to "Vipavska cesta", i.e. the regional road Vipava-Ajdovščina, and finally to the SE to green areas extending to the village of Zapuze. In the immediate vicinity of the new town quarter are: a shopping centre, the city's administrative unit, a Retirement home, a primary school, a day-care facility and recreational facilities. The day-care facility and school appeal especially to young families.

In terms of traffic, the neighbourhood connects to the bypass and to the expressway access which guarantees an easy and fast journey to the nearby towns and cities.

Business Opportunity:

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Expected share 100,00 % through the sale of the company shares







Contact information

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Business card



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