



I FEEL
SLOVENIA

GREEN.
CREATIVE.
SMART.

INVESTMENT OPPORTUNITY:

**THE BUSINESS COMPLEX
OF THE FORMER JUTEKS
ŽALEC FACTORY**

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

THE BUSINESS COMPLEX OF THE FORMER JUTEKS ŽALEC FACTORY

The subject of the sale is business buildings with land at Hmeljarska ulica 1, 3310 Žalec, owned by MARTIN d.o.o., a business complex of the former JUTEKS ŽALEC factory, in an exciting location in the central part of Žalec. Very suitable for investment in new residential and commercial premises or use in warehouses and offices and retail outlets.

The total area of building land: 14,989.0 m²

Total net floor area of buildings: 14,800.9 m², of which:

- basement 2,262.3 m² NTP,
- ground floor 9,790.0 m² NTP,
- first floor 2,544.2 m² NTP,
- second floor 204.4 m² NTP.

Type of use: business premises, offices, warehouses, production premises, for own use and rent to several tenants.

Number of storeys: K + P + 2N

Year of construction of buildings: 1960

The land is not encumbered with mortgages, the municipality of Žalec is ready to participate in the adoption of a new spatial plan (OPN) at this location this year.

<https://investslovenia.spiritslovenia.eu/p/148>

and the plan of the municipality of Žalec after the completion of the very suitable for the development of a real estate project.

municipal spatial plan from 1996, it is possible to build four residential buildings with shops on the ground floor, floors P + 2N; it is approx. 56



Promoter

MARTIN d.o.o.

Location:

(46.250741N, 15.165366E)

Investment 2.80 MIO EUR

Type of investment

Building



Sector

Housing

Industry for SMEs & Mid-Caps

Social Infrastructure, Social and Solidarity Economy

Tourism

Plot size 14989 m²

Building floor area OPN m²

Total building area OPN m²

Tenants No

The building is for sale

Utilities

electric current

pipeline

water supply

optical network

telephone network

sewage

Owner information

Martin d.o.o., Hmeljarska ulica 1, 3310 Žalec

Year of construction 1960



Austria

Slovenia

Croatia

Graz

Maribor

Zagreb

Wiener
Neustadt

Sopron

Szombathely

Győr

Székesfehérvár

Veszprém

Siófok

Keszthely

Pécs

Villach

Klagenfurt

Varazdin

Velika Gorica

Rijeka

Opatija

Poreč

Rovinj

Pula

Treviso

Venice

Padua

Trieste

Slavonski
Brod

Bosnia and Herzegovina



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Business card

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SLOVENSKA
POSLOVNA
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REPUBLIC OF SLOVENIA



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