

Development project in Brezje, Maribor

Development projects | Maribor, Podravska, Slovenia

550.000€

Investment amount

ROI
20%

Construction period
-

Building permission
Yes

Project documentation
Yes

Possibility of financing
No



Net size
1.162m²

Gross size
1.685m²

Apartments
16

Floors
5

Property details

The apartment building will be built on 5 floors: basement, 1-3 floors, terrace.

In total, 16 apartments with different sizes are planned to be built in the building (4 apartments on the ground floor, 6 on the 2nd floor, and 3 apartments on 3 and on the terrace floors).

The total area of the building (stairs, corridors, elevator, bicycle storage room ..) is 333.50 m².

The area of terraces and balconies is 190.2 m².

According to the plan, it is planned to build 24 parking spaces.

The land on which the apartment building will be located is located in the Brezje area, in Maribor - the area is characterized by good ecology, excellent transport interchange and convenience.

Specification

Building

Gross floor area	1685.00m ²
Living floor area	1162.00m ²
Parking indoor m ²	
Parking outdoor	348.00m ²

Premises (16)

Unit	Type	Floor	Living area
206	Apartment	3	118.45m ²
205	Apartment	3	33.85m ²
204	Apartment	3	109.90m ²
203	Apartment	3	109.90m ²
202	Apartment	3	33.85m ²
201	Apartment	3	118.45m ²
106	Apartment	2	78.15m ²
105	Apartment	2	33.85m ²
104	Apartment	2	73.95m ²
103	Apartment	2	73.95m ²
102	Apartment	2	33.85m ²
101	Apartment	2	78.15m ²
P04	Apartment	1	72.80m ²
P03	Apartment	1	60.05m ²
P02	Apartment	1	60.05m ²
P01	Apartment	1	72.80m ²

Investment prospects of the project

- convenient location relative to the traffic intersection and city infrastructure.
- in addition to the plan of the apartment building presented to you in the plan, it is possible to build 2 more townhouses on the site.
- building permit is already received.

Financing

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Investment amount	550.000€
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ROI	20%
Interest rate	0%
Amount of funding / in %	0%
Amount of funding / in EUR	0€
Profitability when using bank leverage	0%

Micro location

Maribor

Maribor is the second-largest city in Slovenia and the largest city of the traditional region of Lower Styria. It is also the seat of the City Municipality of Maribor. Its name comes from the Drava River and includes land on both banks along its course through Slovenia as well as the Pohorje mountains in the northeast of the region. The Drava is used for the production of hydroelectricity and the fertile land around it is used for agriculture. The share of job vacancies in all available jobs is among the highest in Slovenia and the region has a positive net migration rate.

According to 2013 data, the city population is 94.9 thousand people, it occupies an area of 42.1 km².

Maribor is 127 km from Ljubljana, 257 km from Vienna (Austria), 116 km from Zagreb (Croatia).

Macro location



Population

322,545

Employment in services

63,40%

Employment in industry

35,80%

Employment in agriculture

0,80%

Podravska

The **Drava Statistical Region** (Slovene: Podravska statistična regija) is a statistical region in Slovenia. The largest town in the region is Maribor. The region has a total area of 2,170 km².

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The region has a ski resort Mariborsko Pohorje, many recreational sports activities, historical sights, it attracts around 3.2% of the total number of tourists in Slovenia, most being from foreign countries (68.9%).