

New residential development in center of Zagreb



Borovje - Zagreb

General overview

- New residential area is determined with Urbanistic Plan (UPU) Borovje Sjever
- Total area: 71.700 sqm
- Total area for construction: 38.000 sqm
- Planed number of residential units: approx. 830
- Planed number of residents: 2.350
- Construction sites: 8

- **New development nearby:**
 - Matrix Office park by GTC (500m)
 - HOK, office space (150m)
 - Euro Daus, office and sport complex (250m)
 - Ongoing: Matrix office C & D
 - Start 2025: TEŽ Residential



Matrix Office Park



TEŽ Residential

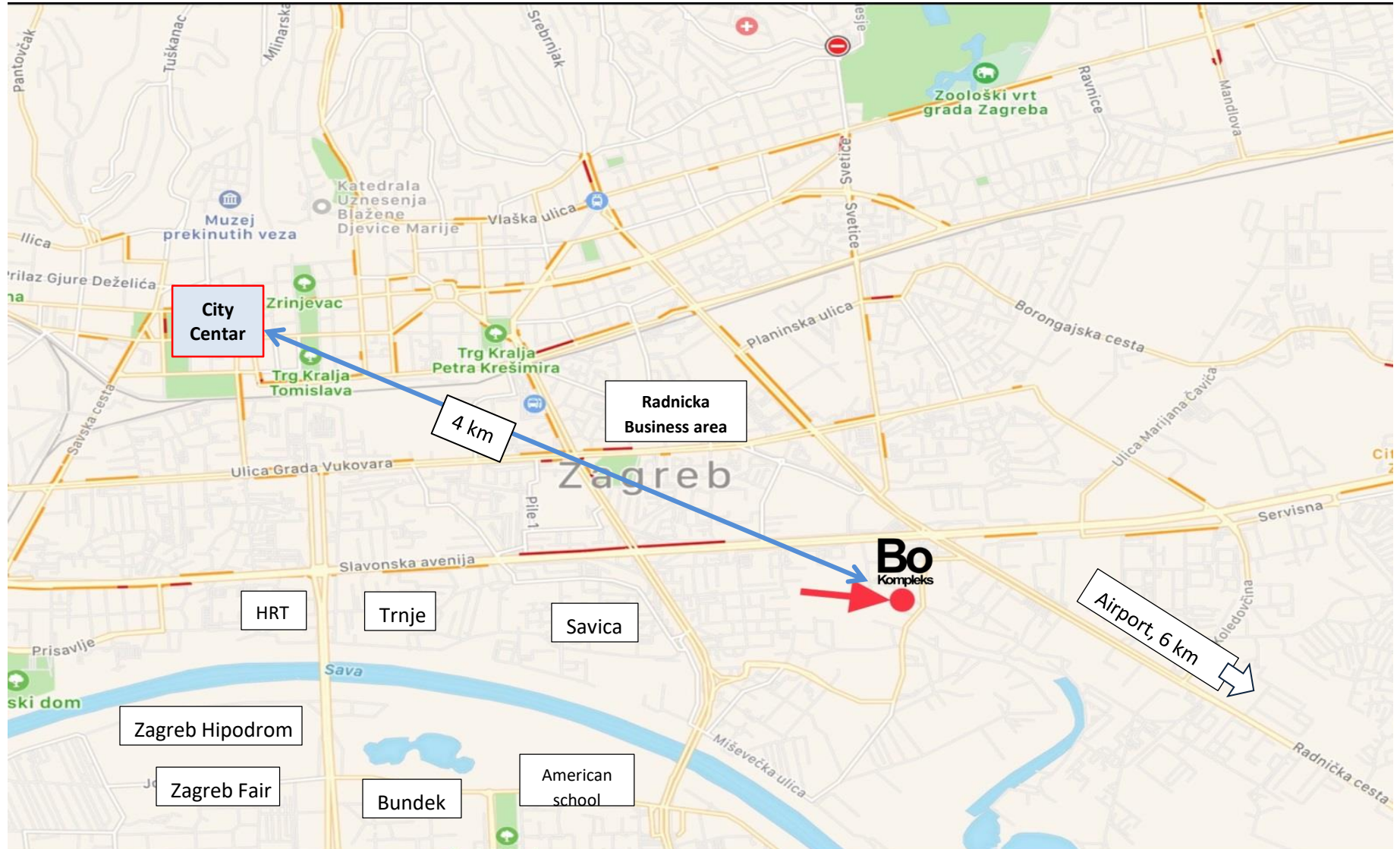
Location

Prime location, prime development

- New residential area BOROVJE KOMPLEKS is located nearby prestigious business district on the intersection of the most important city roads.
- It is located only ten minutes away from the airport and downtown.
- New residents can easily access it by car, public transportation or bicycle from all directions.
- Location of the development is not only a matter of practicality and accessibility, good location reduces the greenhouse gases emission and minimizes the need for driving through areas of big city traffic jams.
- The proximity of the neighborhood with stores, shopping malls, wellness, schools, makes life easier for the people and reduces the need to drive.
- Bus Shuttle (ZET) is located on spot with line no. 218: Borovje Kompleks – City Center

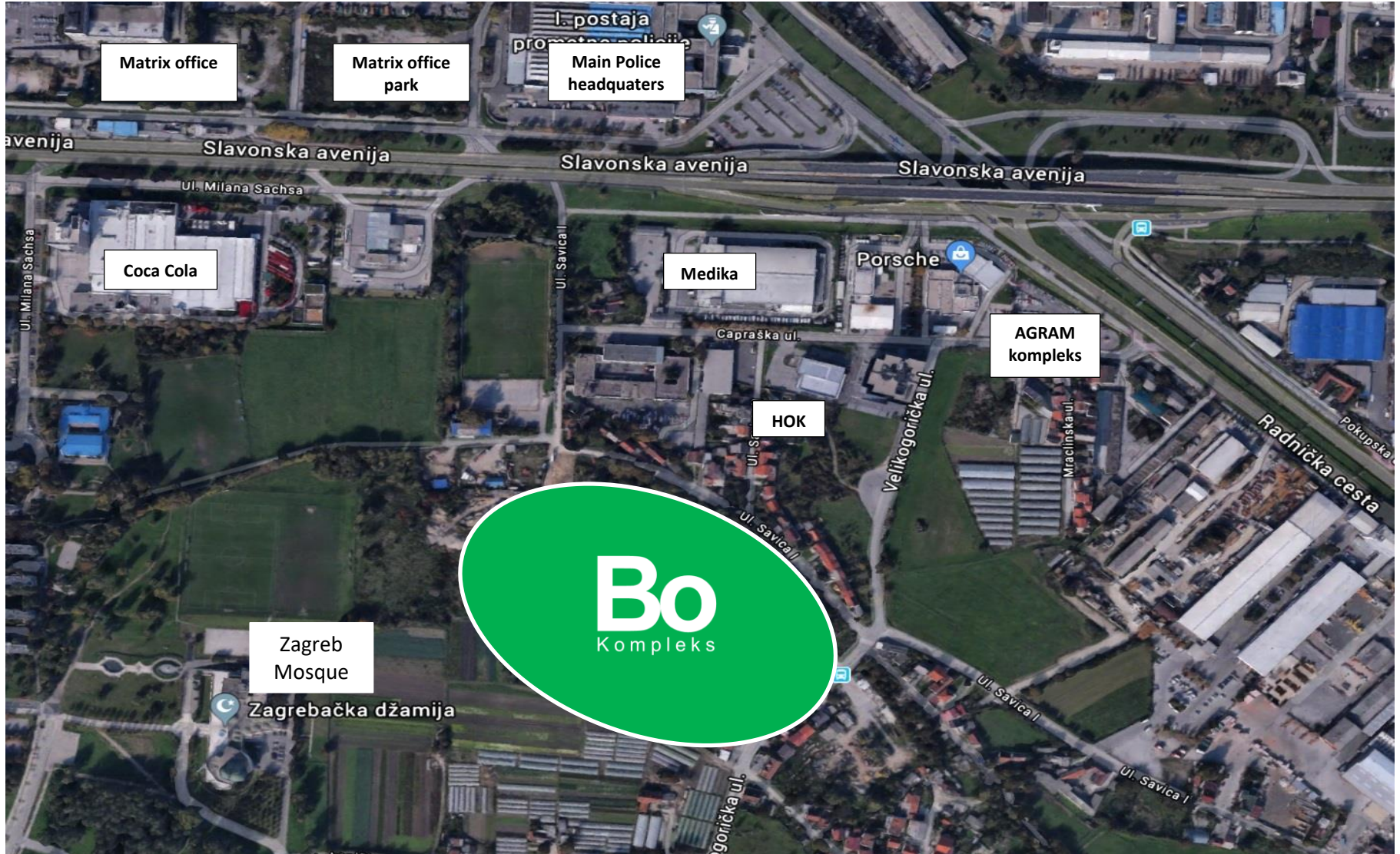
Location

One of best connection area of city



Location

Cross roads of two main city avenues
Slavonska avenija and Radnička street



New High School construction in preparation



- 100m from Borovje Kompleks



SWOT ANALYSIS

- **Strengths:**

- Fast developing location (new entrance into city, new airport, new business developments nearby)
- New entrance in city center via 4 lane road from ring road
- Excellent accessibility / public city bus on location
- Tram line in near future on Heinzlova-Radnicka street (200m)
- Plots A4, A3, A2, A7 ready for development
- Park area part of complex

- **Weaknesses:**

- No tram public transportation (in plan to be build in next 2 years), nearest tran station 700m
- Plots A1, A5, A6, ready for development

- **Opportunities:**

- Possibility to build 'tailor made' residential complex – *New Way Of Living*
- Each plot can be developed individually
- Due to scale of project, lower building and other expense

- **Threats:**

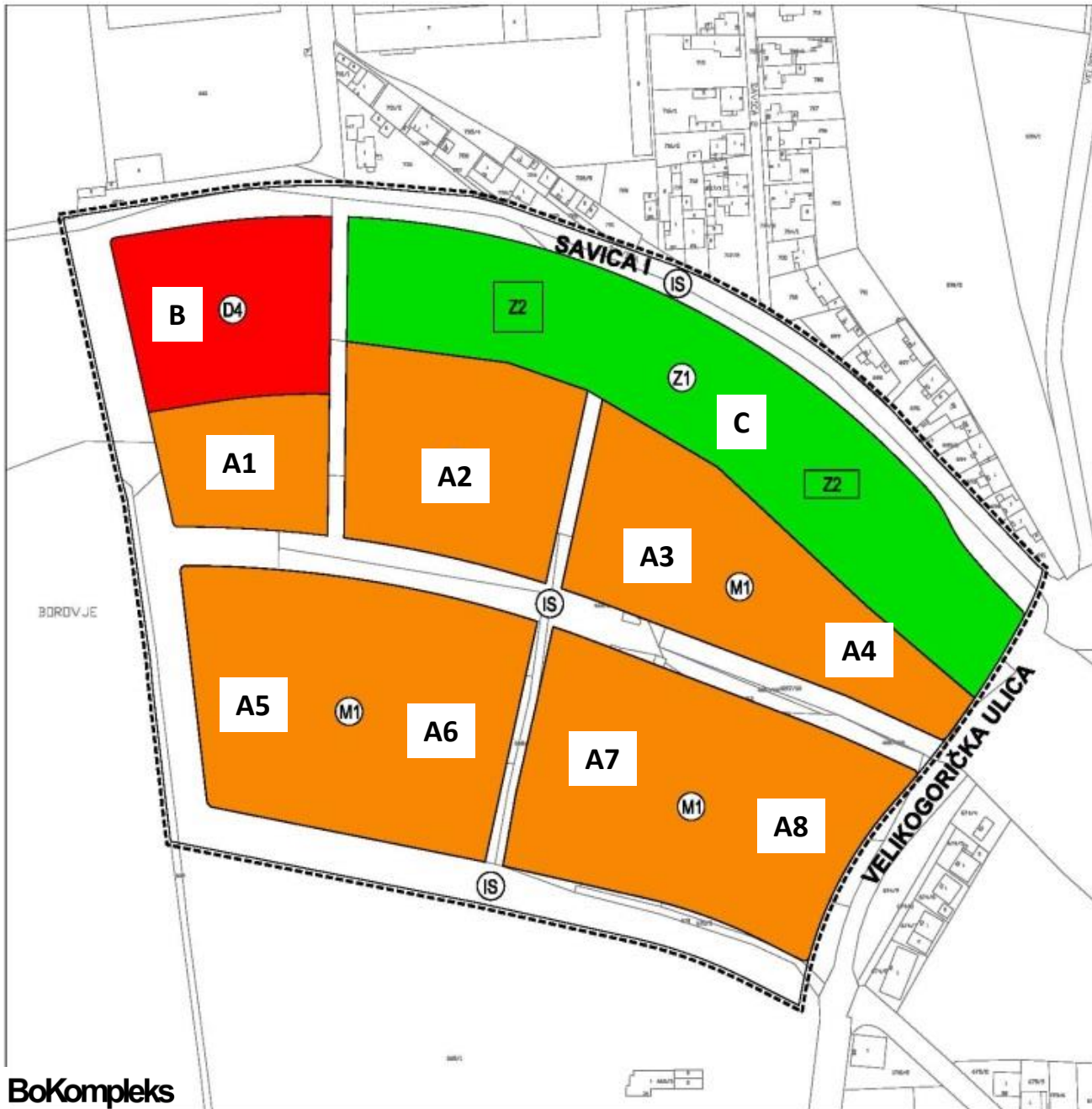
- Slowdown in sales of residential units
- Increase od building costs

Borovje Kompleks

- Residential upper middle-class complex
- Energy efficient buildings and living
- Focus on quality construction
- Modern and long lasting design
- Complex with all amenities need for urban living
 - *Grocery market*
 - *Café bar with determined working hours*
 - *Fitness / Gym / Spa*
 - *Pre school facility (Plot B)*
 - *Public Park (Plot C)*
 - *Children playground*
 - *Hair dresser / Beauty salon*
 - *Restaurant / Pizza place*
 - *other*







Urbanistic plan Borovje Komplex



- A1-A8: 8 Construction plots
- 'B': Plot Preschool facility
- 'C': Plot Public Park

- Total area 71.709sqm
- Construction area: 38.000sqm
- Aprox. 830 residential units
- Planned 2.325 residents
- Aprox. 255 parking lots on street corridors

Legend:

	Construction area	52,0%
	Pre-school facility	6,7%
	Park	17,5%
	Infrastructure area	23,8%

Construction area A8 - Ongoing

- Part of plot A8 (area 2.710m²) is under construction
- investor Meba Life, Zagreb
- 80 apartments and 2 commercial spaces on ground floor
- 2 underground floor – parking space
- Construction start 11/2023, expected due date 05/2025
- www.mebalife.eu

Apartments SOLD - 75%



Construction area A7 – in preparation

- Plot A7 - area 5.000m²
- 180 apartments
- 3 commercial and retail
- 2 underground floor – parking space



Construction area A4 & A3 – in preparation

- Plot A4 + A3 - area 3.951m² + 3.280m²
- 215 apartments and 5 commercial spaces on ground floor
- 2 underground floor – parking space



Construction area A2 – in preparation

- Plot A2 - area 6.000m²
- 170 apartments
- 1 underground floor – parking space

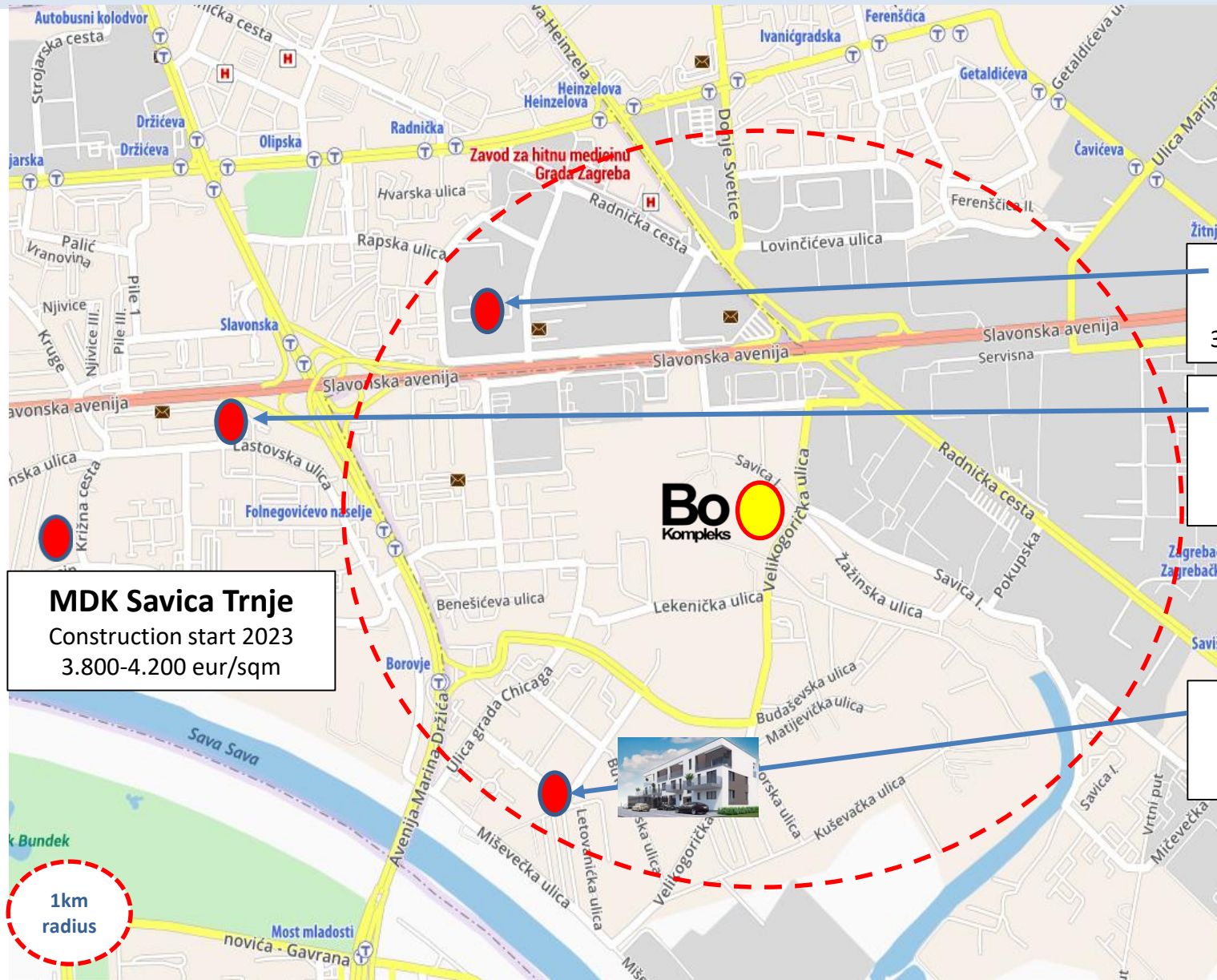


Public park– in preparation

- Plot C - area 15.000m²
- Park



Nearby residential developments



TEŽ

Construction start 2025
300 units, > 5.500 eur/sqm

GIP PIONIR

Construction start 2022
180 units, 3.700 eur/sqm
www.pionir.hr

MDK Savica Trnje

Construction start 2023
3.800-4.200 eur/sqm

Viking Borovje

Construction start 2024
3.500-4.000 eur/sqm

1km
radius