

PROJECTS SSRS FOR THE CONSTRUCTION OF NEW AFFORDABLE RENTAL RESIDENTIAL UNITS IN SLOVENIA



NOVO BRDO, LJUBLJANA PROJECT IN DEVELOPMENT

Spatial planning area is approximately 7 ha.



SSRS: unit E2 and E3

Municipal spatial plan (OPPN): **December 2017**



NOVO BRDO, LJUBLJANA PROJECT IN DEVELOPMENT



Project Implementation Schedule:

- 2017 – 2018 design
- June 2018 – building permit
- July 2018 - Start of construction
- Second half of 2020 - End of construction
- End of 2020 - Start of rental activities



Project in numbers:

- Up to **500 residential units**
- Investment value: **68,5 mil. €**

NOVO BRDO, LJUBLJANA PROJECT IN DEVELOPMENT E2, E3



Rental Residential units:

- **Unit E2:** 307 apartments (31 for physically disabled people), common net living area is 22.596,5 m²
- **Unit E3:** 191 apartments (17 for physically disabled people), 25 elderly and seniors home, net living area is 13.422,01 m²
- Common unit E2 and E3 have **1125 beds**
- **522** underground **garage parking spaces**



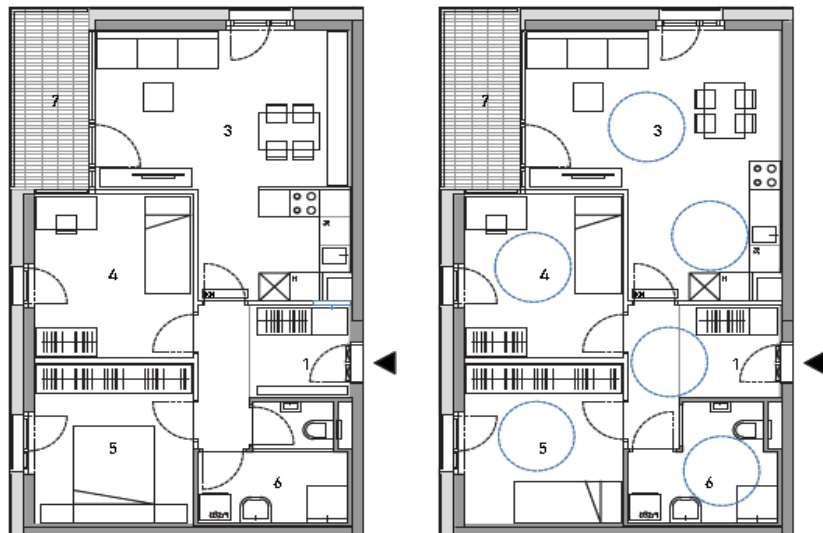
Structure:

- 1 to 2 beds – 52 %
- 3 beds – 42
- 4 to 5 beds – 6%

Permissible height level of buildings: **ground floor + 3 upper floors + terrace**

RESIDENTIAL UNITS

- FLOOR PLAN OF 2 or 3 BEDS APPARTMENT



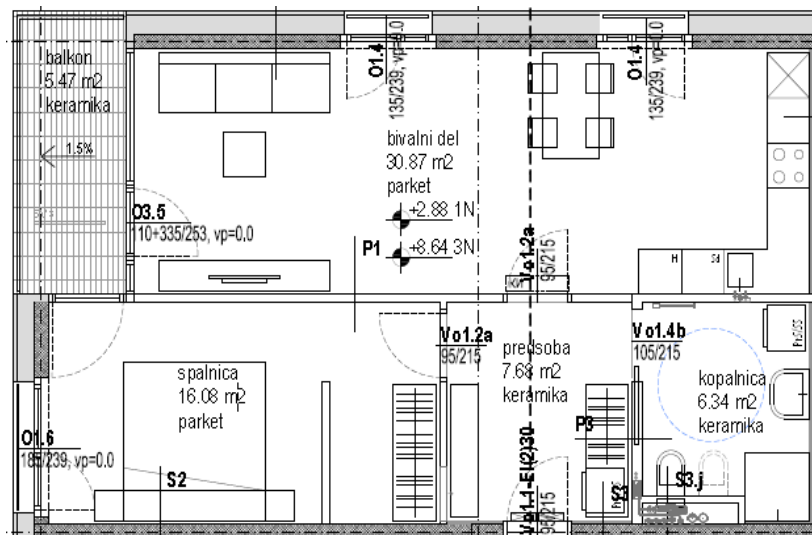
an apartment for younger renter

an apartment for a person with
limited movement/ability

Buildings E2	Number of apartments
S1	21
S2	21
S3	21
S4	21
M1	25
M2	25
L1	33
L2	33
L3	33
Z1	35
Z2	39

ELDERLY AND SENIORS HOMES

- FLOOR PLAN OF 2 BAD APPARTMENT



an apartment for the elderly

Buildings E3	Number of apartments
S5	21
S6	21
M3	25
M4	25
Z3	39
Z4	35
So	25

NOVO BRDO, LJUBLJANA

PROJECT SITUATION OF FUNCTIONAL UNITS E2,E3 – residential buildings, E4 – library



Area of units E2, E3, E4



Unit E4 – multipurpose center with (bruto area:1.550 m²)
Investment value: 5.000.000 €

POD PEKRSKO GORCO, MARIBOR PROJECT IN DEVELOPMENT

Spatial planning area is approximately 4,9 ha.



- Up to **370 residential units (210 in 1st. phase)**
 - including elderly and seniors homes
 - center of daily activities

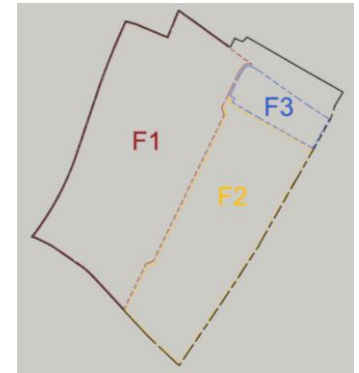
- Design: May 2018 – December 2018
- Building permit: January 2019
- Contractor selection: Februar - March 2019
- Start of construction: March 2019
- End of construction: December 2020
- Investment value: **46 mil. € (1st phase 28,2 mil. €)**

POD PEKRSKO GORCO, MARIBOR PROJECT IN DEVELOPMENT

Spatial planning area is approximately 4,9 ha.



- Project is divided into **3 stages**
 - **F1:** 12.448,02 m² of common net living area
 - **F2:** 9.868,64 m² of common net living area
 - **F3:** 1.023,68 m² of net office buildings area

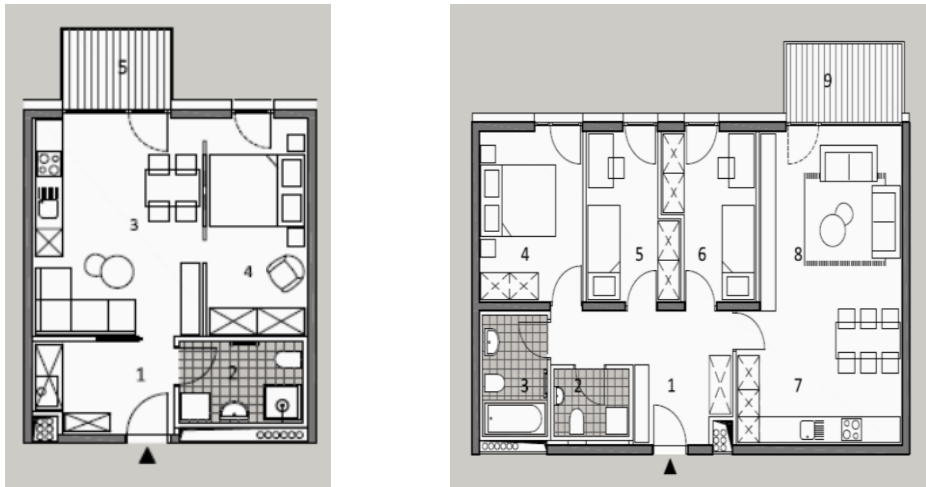


STAGE	Number of buildings	Number of office buildings	Number of rental apartments	Number of seniors homes	Number of office buildings	Parking lots in garage	Outdoor parking lots
F1	5	0	175	32	0	348	62
F2	6	0	130	33	0	240	46
F3	0	1	0	0	1	44	0

- Permissible height level of buildings: **underground part + ground floor + 2 upper floors**
- Structure:
 - 1 to 2 beds – 40%
 - 3 to 4 beds – 50%
 - 4 to 5 beds – 10%

RESIDENTIAL UNITS

- FLOOR PLAN OF 2 or 4 BEDS APPARTMENT



	Common net living area	Percentage of apartments
1-BED APARTMENT	40 m2	5 %
2-BED APARTMENT	48 m2	35 %
3-BED APARTMENT	55 m2	25 %
3-BED APARTMENT +	65 m2	25 %
4-BED APARTMENT	80 m2	10 %

ELDERLY AND SENIORS HOMES

- FLOOR PLAN OF 1 or 3 BEDS APPARTMENT



	Common net living area	Percentage of apartments
1-BED APARTMENT	35-38 m2	20 %
2-BED APARTMENT	45-50 m2	35 %
2-BED APARTMENT +	55-60 m2	30 %
3-BED APARTMENT	65-70 m2	15 %

SKUPNOST ZA MLADE GERBIČEVA, LJUBLJANA PILOT PROJECT



Project in numbers:

- **110 residential units**
- Ground floor + 3 upper floors
- Start of construction: in **2019**
- Investment value: **5,5 mil. €**



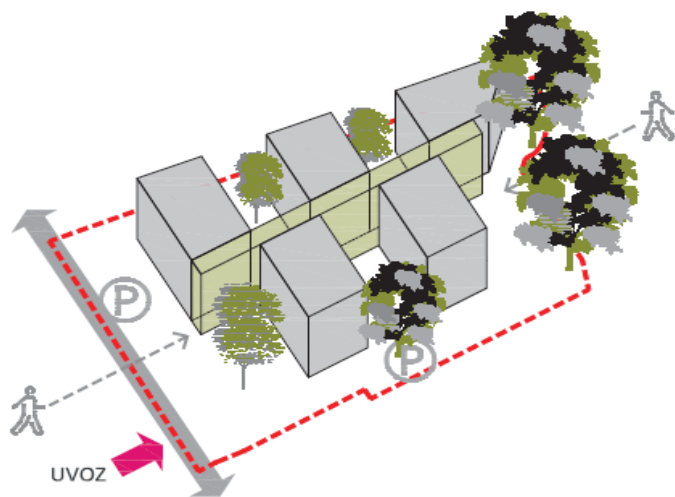
**Resolution on National Housing
Programme 2015 – 2025 (ReNSP15-25):**

- Ensuring residences for young people from age 18 to 29
- Inter-generational center



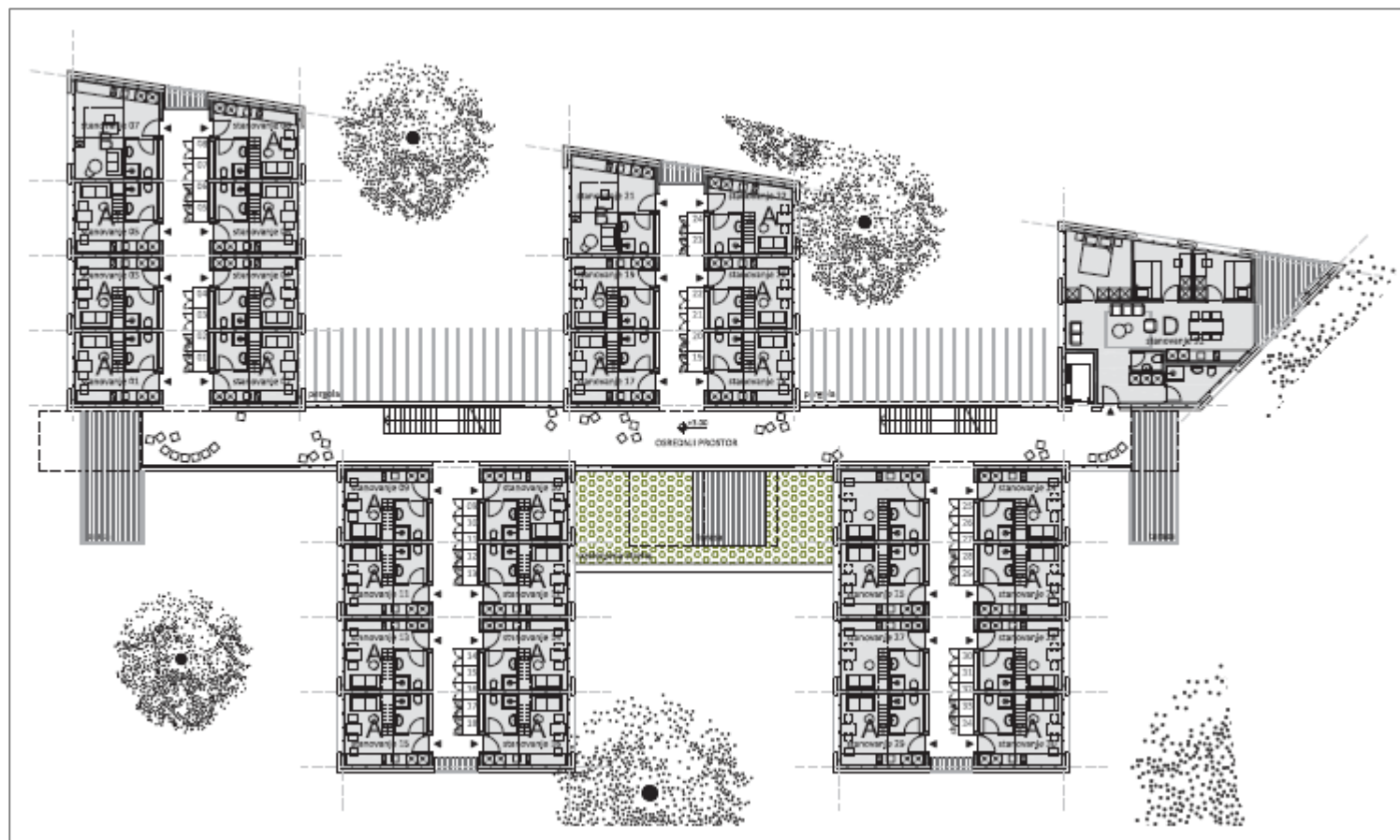
SKUPNOST ZA MLADE GERBIČEVA, LJUBLJANA

Pilot project for younger people 18 – 29 years



Project Implementation Schedule:

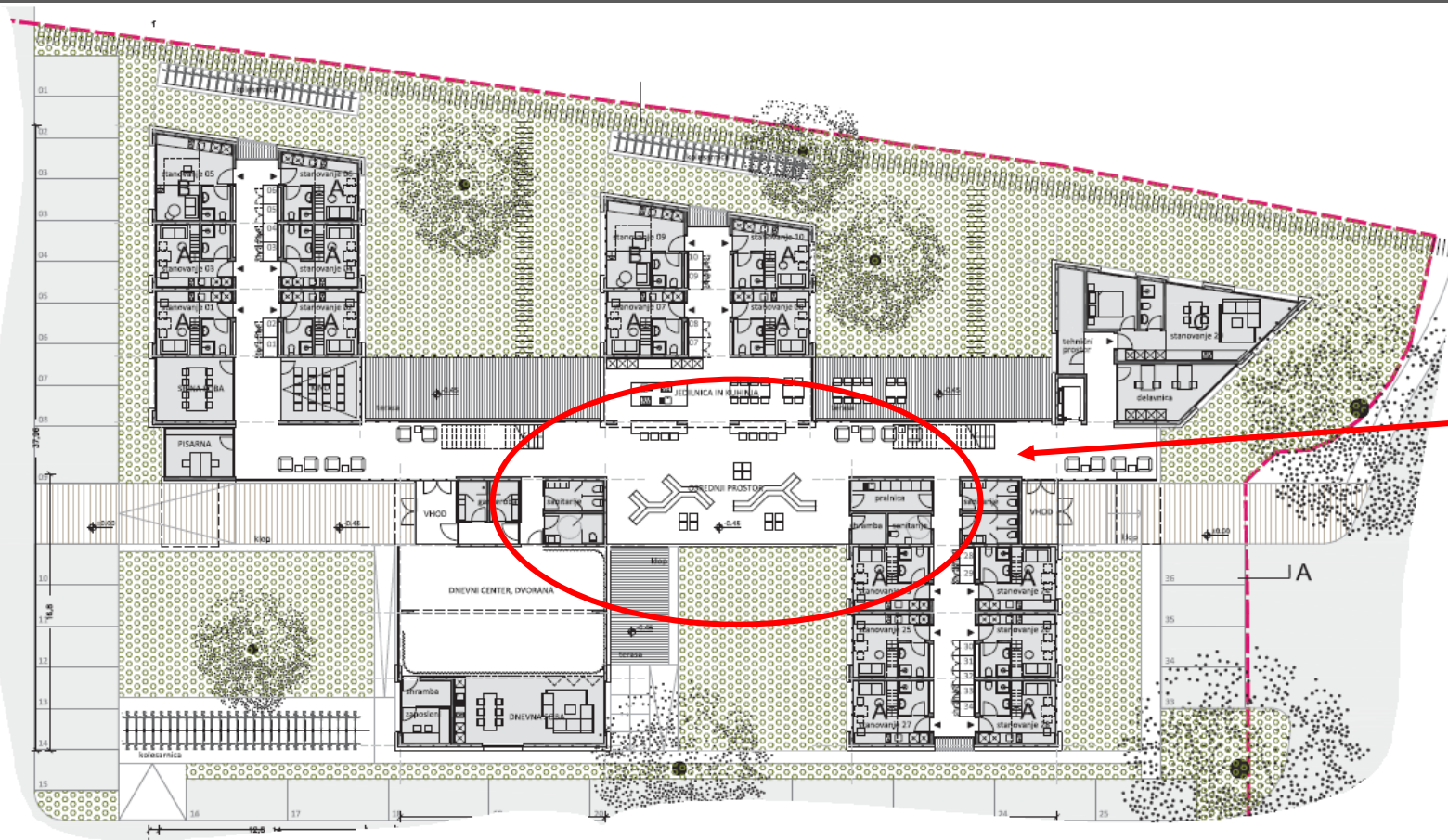
- May 2018 – May 2019 design
- End of 2018 – building permit
- Second half of 2019 - Start of construction
- Second half of 2020 - End of construction
- End of 2020 - Start of rental activities



Specification: Ground plan - first floor

SKUPNOST ZA MLADE GERBIČEVA, LJUBLJANA

Pilot project for younger people 18 – 29 years

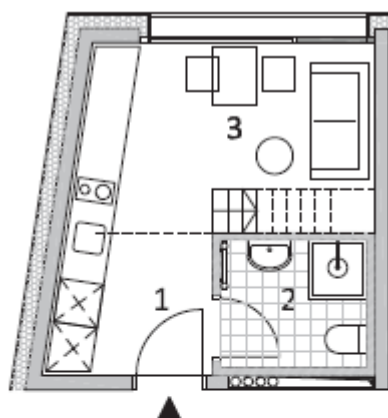


Central space for social activities and integration

Ground floor

SKUPNOST ZA MLADE GERBIČEVA, LJUBLJANA

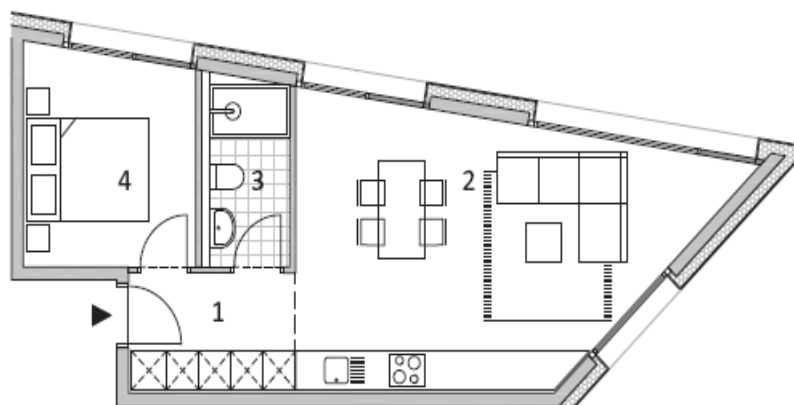
Pilot project for younger people 18 – 29 years



stanovanje A.3
vogalno stanovanje
1-2 LEŽIŠČI

1	PREDSOBA	4.28 m ²
2	KOPALNICA	3.50 m ²
3	DNEVNO-SPALNI PROSTOR	10.53 m ²

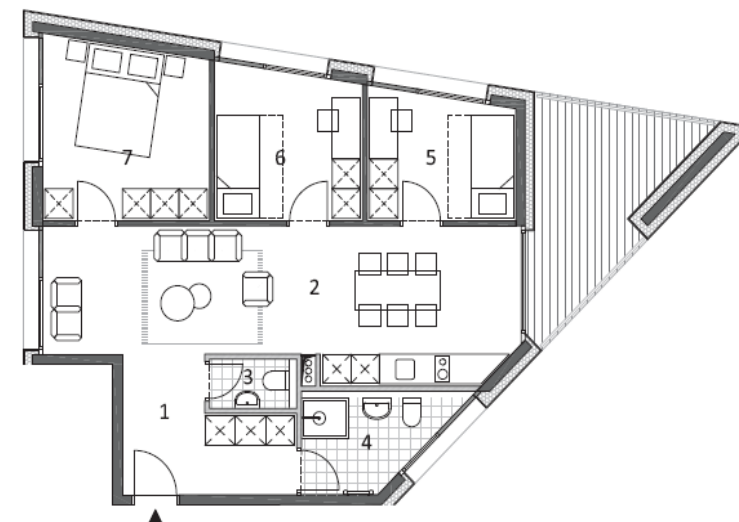
SKUPAJ NETO: 18.31 m²



stanovanje C
2 LEŽIŠČI

1	PREDSOBA	5.27 m ²
2	DNEVNA SOBA S KUHINJO	26.57 m ²
3	KOPALNICA	3.92 m ²
4	SPALNICA	9.65 m ²

SKUPAJ NETO BREZ BALKONA 73.72 m²



stanovanje D
4 LEŽIŠČA

1	PREDSOBA	8.20 m ²
2	SKUPNI PROSTOR S KUHINJO	28.85 m ²
3	SANITARJE	1.70 m ²
4	KOPALNICA	5.05 m ²
5	SOBA	7.91 m ²
6	SOBA	9.47 m ²
7	SOBA	12.54 m ²

8 BALKON 11.25 m²

SKUPAJ NETO BREZ BALKONA 73.72 m²