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

- FLOOR PLAN OF 2 or 3 BEDS APPARTMENT

an apartment for younger renter

an apartment for a person with limited movement/ability

ELDERLY AND SENIORS HOMES

- FLOOR PLAN OF 2 BAD APPARTMENT

- FLOOR PLAN OF 2 BAD APPARTMENT

an apartment for the elderly

Buildings E2

<table>
<thead>
<tr>
<th>Number of apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>S1 21</td>
</tr>
<tr>
<td>S2 21</td>
</tr>
<tr>
<td>S3 21</td>
</tr>
<tr>
<td>S4 21</td>
</tr>
<tr>
<td>M1 25</td>
</tr>
<tr>
<td>M2 25</td>
</tr>
<tr>
<td>L1 33</td>
</tr>
<tr>
<td>L2 33</td>
</tr>
<tr>
<td>L3 33</td>
</tr>
<tr>
<td>Z1 35</td>
</tr>
<tr>
<td>Z2 39</td>
</tr>
</tbody>
</table>

Buildings E3

<table>
<thead>
<tr>
<th>Number of apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>S5 21</td>
</tr>
<tr>
<td>S6 21</td>
</tr>
<tr>
<td>M3 25</td>
</tr>
<tr>
<td>M4 25</td>
</tr>
<tr>
<td>Z3 39</td>
</tr>
<tr>
<td>Z4 35</td>
</tr>
<tr>
<td>So 25</td>
</tr>
</tbody>
</table>
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: February - 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

<table>
<thead>
<tr>
<th>STAGE</th>
<th>Number of buildings</th>
<th>Number of office buildings</th>
<th>Number of rental apartments</th>
<th>Number of seniors homes</th>
<th>Number of office buildings</th>
<th>Parking lots in garage</th>
<th>Outdoor parking lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>F1</td>
<td>5</td>
<td>0</td>
<td>175</td>
<td>32</td>
<td>0</td>
<td>348</td>
<td>62</td>
</tr>
<tr>
<td>F2</td>
<td>6</td>
<td>0</td>
<td>130</td>
<td>33</td>
<td>0</td>
<td>240</td>
<td>46</td>
</tr>
<tr>
<td>F3</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>44</td>
<td>0</td>
</tr>
</tbody>
</table>

- 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 APARTMENT

<table>
<thead>
<tr>
<th></th>
<th>Common net living area</th>
<th>Percentage of apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-BED APARTMENT</td>
<td>40 m2</td>
<td>5 %</td>
</tr>
<tr>
<td>2-BED APARTMENT</td>
<td>48 m2</td>
<td>35 %</td>
</tr>
<tr>
<td>3-BED APARTMENT</td>
<td>55 m2</td>
<td>25 %</td>
</tr>
<tr>
<td>3-BED APARTMENT +</td>
<td>65 m2</td>
<td>25 %</td>
</tr>
<tr>
<td>4-BED APARTMENT</td>
<td>80 m2</td>
<td>10 %</td>
</tr>
</tbody>
</table>

ELDERLY AND SENIORS HOMES

- FLOOR PLAN OF 1 or 3 BEDS APARTMENT

<table>
<thead>
<tr>
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<th>Common net living area</th>
<th>Percentage of apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-BED APARTMENT</td>
<td>35-38 m2</td>
<td>20 %</td>
</tr>
<tr>
<td>2-BED APARTMENT</td>
<td>45-50 m2</td>
<td>35 %</td>
</tr>
<tr>
<td>2-BED APARTMENT +</td>
<td>55-60 m2</td>
<td>30 %</td>
</tr>
<tr>
<td>3-BED APARTMENT</td>
<td>65-70 m2</td>
<td>15 %</td>
</tr>
</tbody>
</table>
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. PREOJAVA 4.28 m²
2. KOPALNICA 3.50 m²
3. KUINO-STALNI PROSTOR 18.31 m²

SUKLJUNE NOŠNJE: 18.31 m²

stanovanje C
2 LEŽIŠČI

1. PREOJAVA 5.17 m²
2. SPALNICA (1 KLASNIK) 18.37 m²
3. KOPALNICA 1.88 m²
4. SIBER 4.91 m²

SUKLJUNE NOŠNJE: 18.78 m²

stanovanje D
4 LEŽIŠČA

1. PREOJAVA 6.55 m²
2. SIBER MESTIK S KULILOM 36.87 m²
3. KOPALNICA 1.95 m²
4. SIBER 1.95 m²
5. SIBER 1.95 m²
6. SIBER 22.24 m²
7. SALON 13.39 m²

SUKLJUNE NOŠNJE: 75.72 m²