



| INVESTMENT PROJECT PROFILE | |
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| Project title | Žitnjak Campus - Construction of an office building with an antenna tower and a garage |
| Location potential | Zagreb is place where central government and administrative bodies are seated. Transport connections, the concentration of industry, scientific and research institutes as well as the industrial tradition are all segments which drive the economy forward in Croatia, and Zagreb is a leader in this aspect. It is a city also known for its high quality of life, sport facilities, museums and a variety of cultural events. |
| Project description | <p>On the land plot of approx. 17.600 m² the project holder plans to construct an office building with a transmitter tower and a parking lot (garage), data center and multimedia facility in two phases. According to the spatial plan, the plot is located in the construction zone for business purposes, which allows the construction of buildings of up to eight floors above ground and two floors below ground. The site has all the infrastructure connections (gas, water, heating, electricity with medium voltage connection of sufficient capacity, sewer system), made possible by a core network of optical fibers. The land plot is only 5 minutes away from the motorway and 10 minutes from the Zagreb airport.</p> <p>FIRST PHASE</p> <ul style="list-style-type: none">• Office space for 350 OIV employees with accompanying facilities, restaurant / hall for 200 people (food, meetings, presentations)• Rental office space and accompanying facilities for more than 300 employees on approximately 4000 m² office space• Space for antennas and transmitters on a built- in tower approx. 65 meters high• Underground and aboveground garage for approx. 450 vehicles• Data center with a capacity of approx. 150 standard 42u racks with accompanying infrastructure <p>SECOND PHASE Multimedia facility on approx. 4000 m²</p> |
| Current project status | Estimated value of the project is 22 million EUR. The transaction options are strategic partnership, right of use as well as right of usufruct. The location permit is obtained, the main project of the 1st phase is almost completed, and the construction permit is ready for submission. Main and detailed designs are in progress. |
| Estimated value of the investment project | 22 million EUR |
| Project realization model | Strategic partner |
| For additional information about this project, please contact by e-mail: info@coral-consulting-service.com | |