



A NEW COMMERCIAL AND PASSENGERS CENTRE OF LJUBLJANA



VILHARIA
OFFICES, RETAIL

MAIN COURTHOUSE

RESIDENCE

RESIDENCE
TOWER, RETAIL

SOCIAL HOUSING

- A CITY WITHIN THE CITY

EMONIKA: COMMERCIAL AND PASSENGERS



CITY VISION

The Ljubljana railway and bus station will be thoroughly modernized. The new public transportation hub is to create a new center of gravity of large-city life with its intertwining and density of various activities and streams. The new intermodal logistic terminal, business zone and research activities will unite to meet the needs of the new European macro-region between the Adriatic and the Alps, Central Europe and the Balkans.

The intersection of the fifth and the tenth European transportation corridor in Ljubljana will demand a complete modernization of the existing railway infrastructure. The new passenger's terminal will create the heart of metropolitan life.

EMONIKA CITY PROJECT

The multipurpose Emonika complex will connect two parts of the city that have been separated by a railway. A combination of a business tower, shopping, hotel, and residence will introduce a new place for meetings, work, and living in the city centre. A new railway and bus station with a new passenger hall will substantially improve the quality of passenger services for the visitors of Ljubljana

The combined action of the City, Slovenian Railways, and as well of the State, is a preliminary condition to effectively realize a project of this size.

However, the interests of cooperating partners are certainly different and limited according to their funds.

The main goal of Slovenian Railways, besides financial considerations, is to ensure a pleasant and well-regulated environment for railway and bus passengers. That would increase their number and assure at least the same standards of facilities, equipment, and employees in this area. Here the company does not accept any financial obligations for the realization of the project with the exception of investment in kind.

With the Emonika Project, the city of Ljubljana will gain a greater connection between the north and south parts of the city and a new bus station. Moreover, the new town-planning scheme will provide the space for expansion of the Masarykova street into a four-lane boulevard at the east section of the station. The city center will surely revive after the construction of Emonika and last but not the least, the city will assure itself an annuity on the account of land tax.

NUMEROUS ADVANTAGES FOR LOCAL PARTNERS

The new business and intermodal public transportation center will contribute to the revival of the city center and enable a substantial improvement of integrated public transport including an increase of appeal of the rail transport. Furthermore, the diversity of the project (stores and restaurants, business facilities, hotels, apartments, cultural, recreation, and amusement facilities) will contribute to a higher quality of life in Ljubljana. Respected architects will create quality architectural solutions that will further enrich city architecture and represent the new attractive characteristics of the city. In addition, many new job and accommodation opportunities will emerge in the very center of Ljubljana.

*prof. Janez Koželj,
deputy Mayor of Ljubljana*

CENTRE, A CITY WITHIN THE CITY



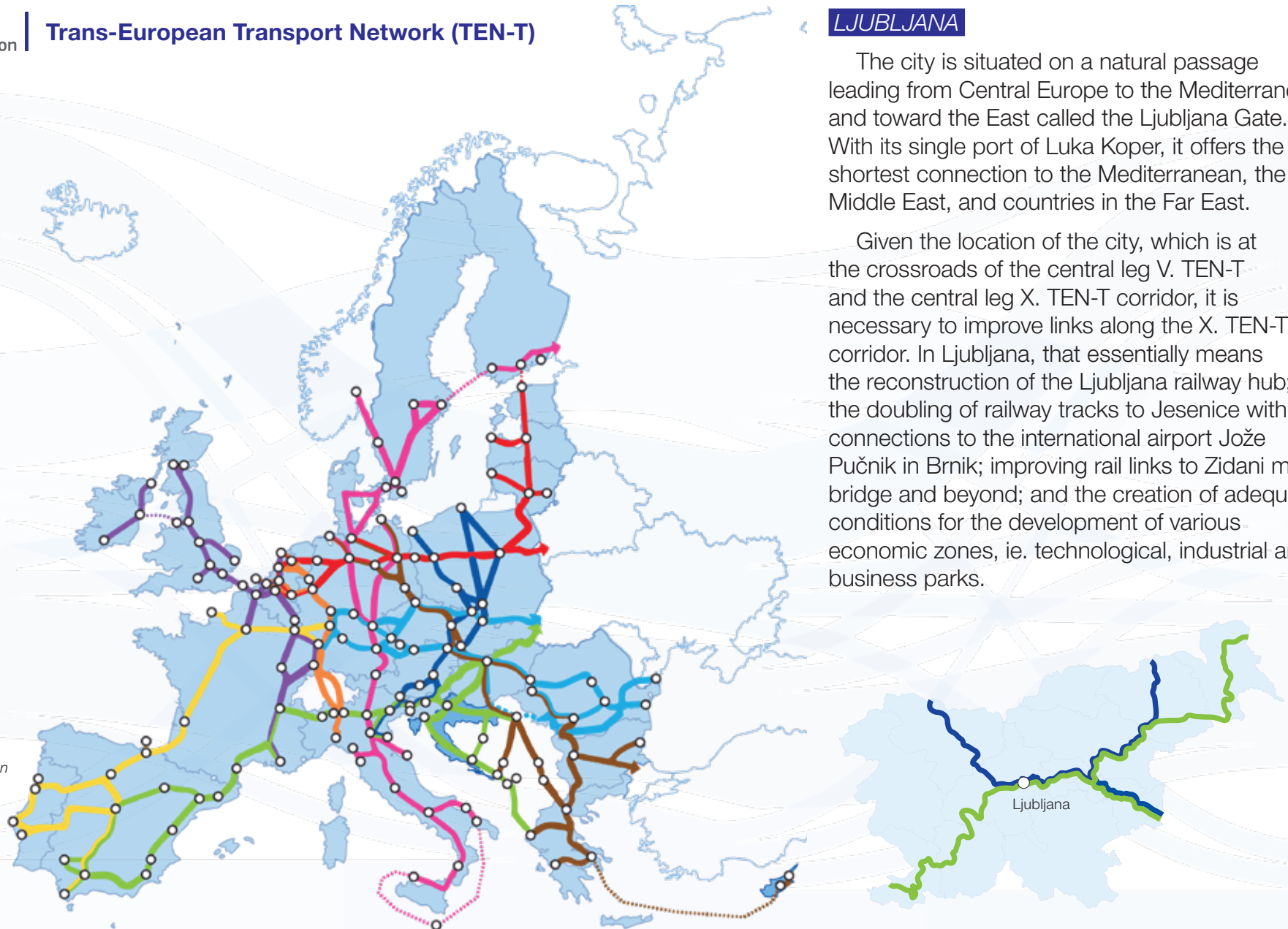
Trans-European Transport Network (TEN-T)

LJUBLJANA

The city is situated on a natural passage leading from Central Europe to the Mediterranean and toward the East called the Ljubljana Gate. With its single port of Luka Koper, it offers the shortest connection to the Mediterranean, the Middle East, and countries in the Far East.

Given the location of the city, which is at the crossroads of the central leg V. TEN-T and the central leg X. TEN-T corridor, it is necessary to improve links along the X. TEN-T corridor. In Ljubljana, that essentially means the reconstruction of the Ljubljana railway hub; the doubling of railway tracks to Jesenice with connections to the international airport Jože Pučnik in Brnik; improving rail links to Zidani most bridge and beyond; and the creation of adequate conditions for the development of various economic zones, ie. technological, industrial and business parks.

- Baltic - Adriatic
- North Sea - Baltic
- Mediterranean
- Orient / East Mediterranean
- Scandinavian - Mediterranean
- Rhine - Alpine
- Atlantic
- North Sea - Mediterranean
- Rhine - Danube



KEY REASONS TO INVEST IN SLOVENIA

GREEN

GREEN WAY OF DOING BUSINESS

Slovenian economy is green. It is focused on sustainability, green technologies, corporate social responsibility, committed to reducing the carbon footprint and caring for the natural and social environment.

CREATIVE

TALENT AND OPPORTUNITY MEET FOR BUSINESS GROWTH

Slovenian economy is creative. It recognizes and promotes human talent and the creativity of professionals who create added value in companies.

SMART

STABLE ECONOMIC ENVIRONMENT WITH EFFICIENT SOLUTIONS

Slovenian economy is smart, with numerous efficient, high-tech globally recognised solutions, services and products that help companies gain a competitive edge in the world market.



www.InvestSlovenia.si

Discover key advantages of Slovenia's business and investment climate.
Learn about current investment opportunities and much more.

5 KEY REASONS FOR INVESTORS:



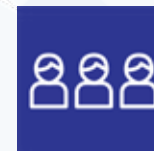
1ST REASON

APPEALING INVESTMENT LOCATION



2ND REASON

INNOVATION HUB



3RD REASON

SKILLED AND FLEXIBLE WORKFORCE



4TH REASON

LOW TAXATION



5TH REASON

HIGH QUALITY OF LIFE





EMONIKA

LOCATION: **Ljubljana, Slovenia**

GROSS PLOT AREA: **12.274 m² (North site), 13.853 m² (South site)**

GROSS FLOOR AREA: **42.796 m² (North site), 57.442 m² (South site)**

PROGRAMME: **Office, Retail, Residential, Hotel**

INVESTMENT: **Over 200 MIO EUR**

PROMOTOR: **Mendota Invest, d.o.o.**

ARCHITECTURE: **Mixity Ltd., ELEA iC d.o.o.**

CONTACT: **info@emonika.si**

EXPECTED COMPLETION: **Q4 2024**







CENTRAL RAILWAY STATION

LOCATION: **Ljubljana, Slovenia**

GROSS PLOT AREA: **3.904 m²**

GROSS FLOOR AREA: **13.000 m² (Railway station), 4.400 m² (Underpath)**

PROGRAMME: **Passenger platform, rail-tracks with infrastructure**

INVESTMENT: **EUR (Railway station) 19 MIO, 8.2 MIO (Underpath)**

INVESTOR: **Republic of Slovenia, Slovenian Infrastructure Agency**

ARCHITECTURE: **SADAR+VUGA & Elea iC**

CONTACT: **goran.korosec@gov.si**

EXPECTED COMPLETION: **2025**

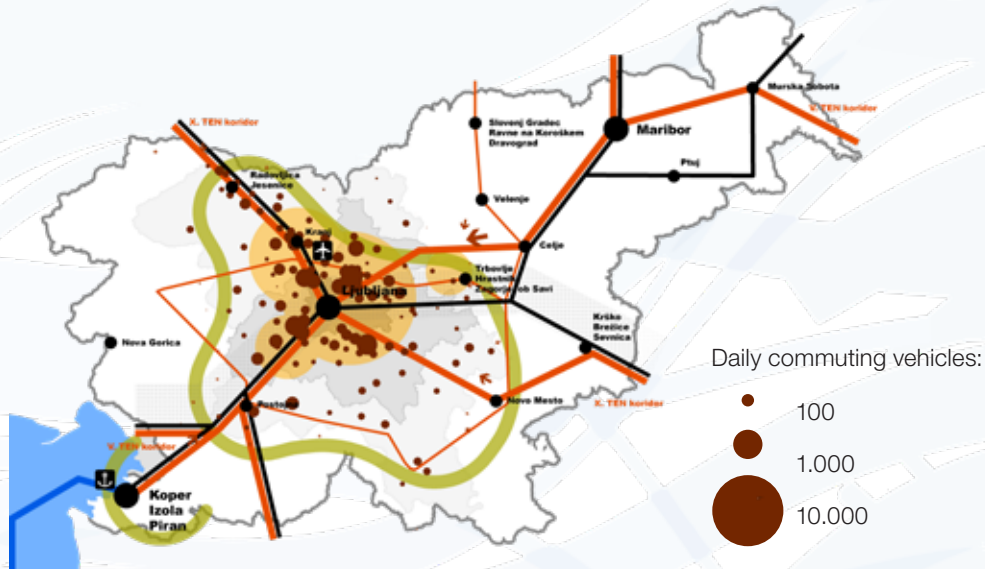




LJUBLJANA CITY PROFILE



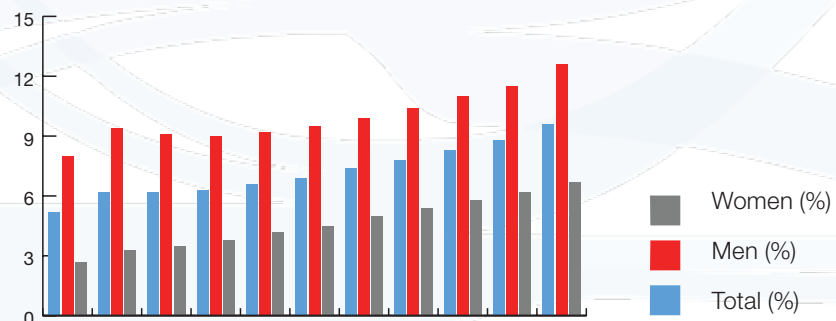
Ljubljana Metropolitan Region - crossroads of main transportation corridors.



Ljubljana is hub for regional development. It's industrial diversity (chemical, IT, pharmaceutical, optics, metal processing, machinery, food, etc.) showcases what the country has to offer. Hosting largest university and research institutes in the country, Ljubljana is innovation hub for knowledge and technical transfer.



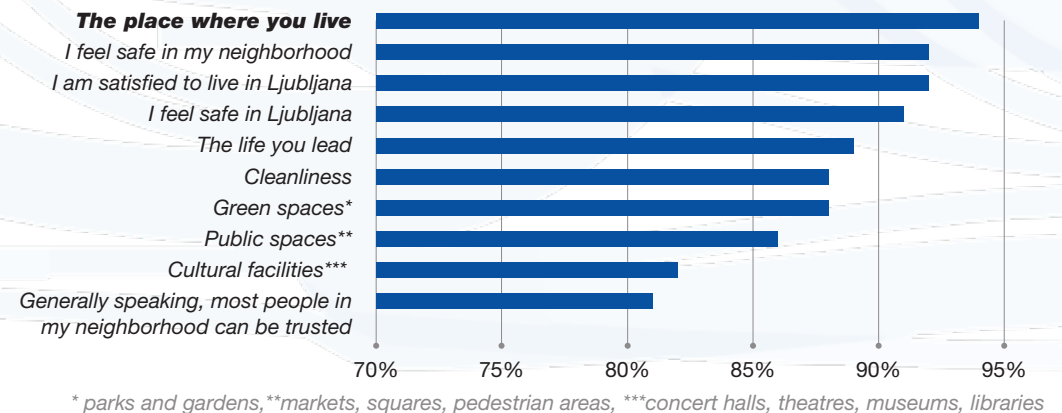
Foreign citizens*



* Share of foreign citizens among population (% of women in women population, % of men in men population, % in total population)



Quality of life



I FEEL
SLOVENIA

Empowering business

GREEN. CREATIVE. SMART.

“

SPIRIT Slovenia business development agency is a single **point of contact for businesses and investors looking for new opportunities.**

Free of charge, the agency offers foreign companies and investors strategic advice and operational support when entering Slovenian market.

It prepares and provides practical information and advice on various business opportunities in Slovenia such as individual investment locations, Slovenian suppliers, specific industries, and markets. ”

SPIRIT Slovenia

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City of
Ljubljana

LJUBLJANA





VILHARIA

LOCATION: **Ljubljana, Slovenia**

GROSS PLOT AREA: **10156 m²**

GROSS FLOOR AREA: **57.000 m² underground + above ground**

PROGRAMME: **Multi-tenant office building, retail ground floor**

INVESTMENT: **EUR 60 MIO**

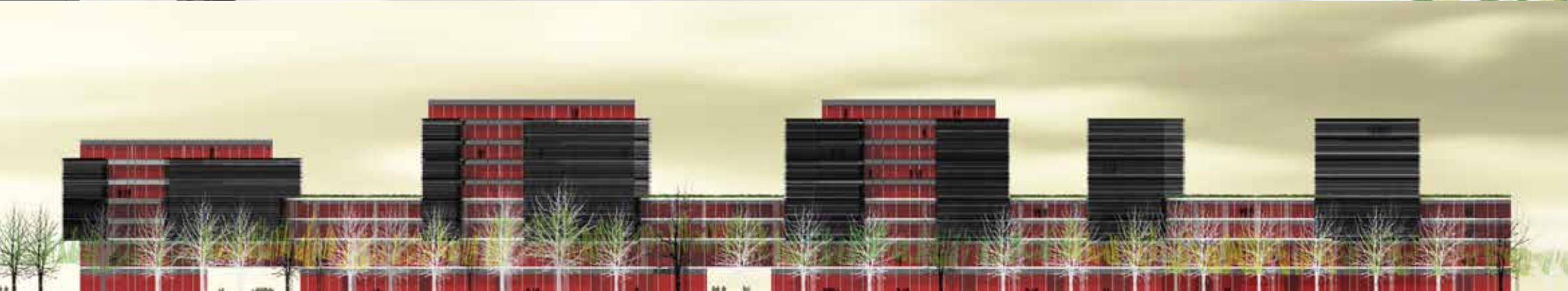
INVESTOR: **Corwin**

ARCHITECTURE: **Author: Schmidt Hammer Lassen Architects;
local partner: Elea iC**

COMPLETION: **2024**

CONTACT: **corwin@corwin.si**







COURTHOUSE

LOCATION: **Ljubljana, Slovenia**

GROSS PLOT AREA: **10007 m²**

GROSS FLOOR AREA: **65870 m²**

PROGRAMME: **District Attorney's Office, District Court, Labor Court**

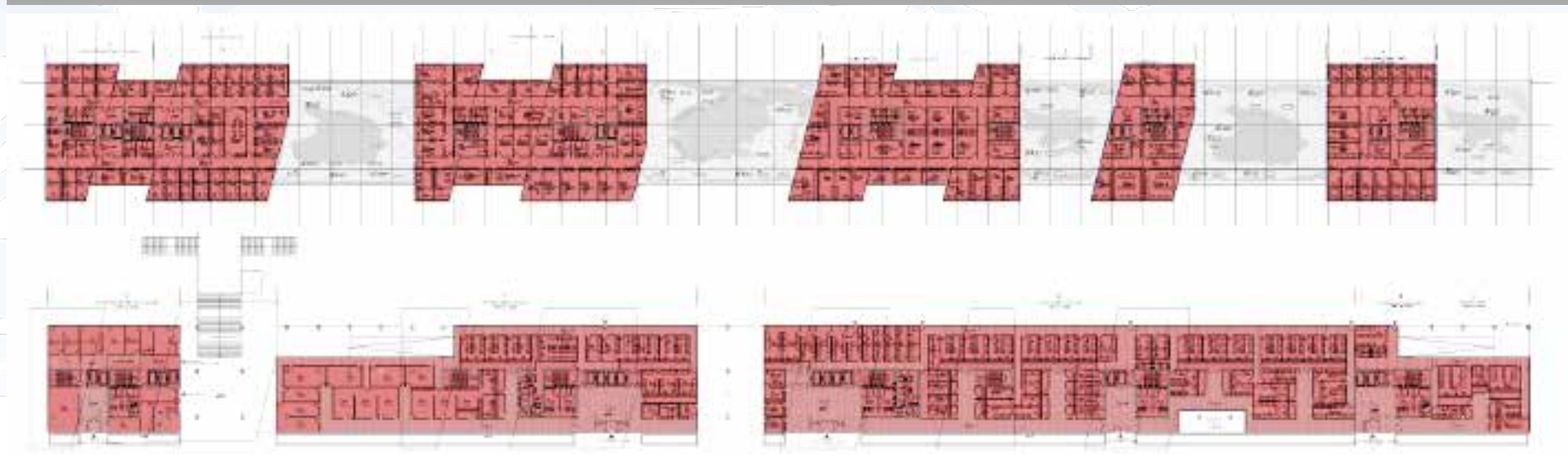
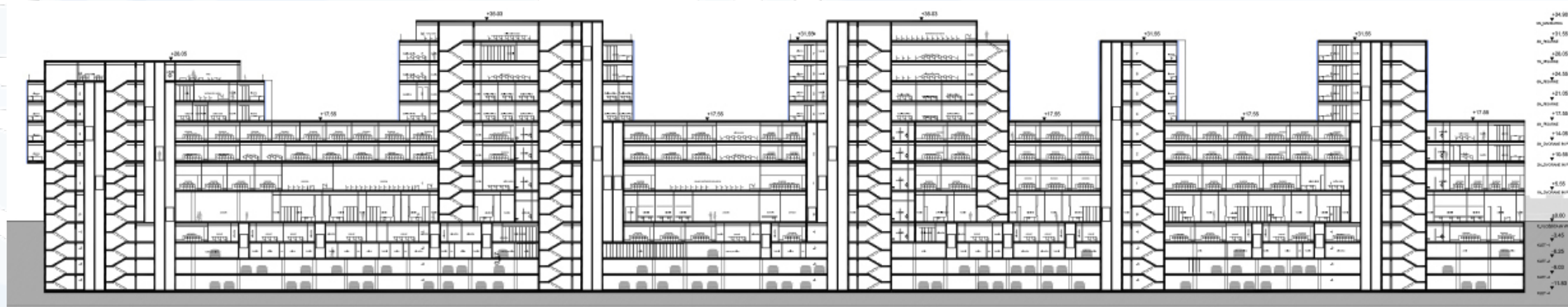
INVESTMENT: **EUR 120.000.000**

INVESTOR: **Ministry of Law**

ARCHITECTURE: **Ravnikar Potokar architectural office, Ljubljana**

COMPLETION: **2024**

CONTACT: **biro@ravnikar-potokar.si**





CENTRAL BUS STATION

LOCATION: **Ljubljana, Slovenia**

GROSS PLOT AREA: **16.957 m²**

GROSS FLOOR AREA: **54.113 m²**

PROGRAMME: **Bus station with public program,
Slovenian Railways Headquarters, offices and services**

INVESTMENT: **EUR 55.550,000**

INVESTOR: **Slovenian Railways Ltd**

ARCHITECTURE: **Bevk Perovič Architects**

CONTACT: **ivan.gosaric@slo-zeleznice.si**

PARKING LOTS: **650 + 50 for employees**

BICYCLES PARKING LOTS: **3044**

EXPECTED COMPLETION: **2025**

