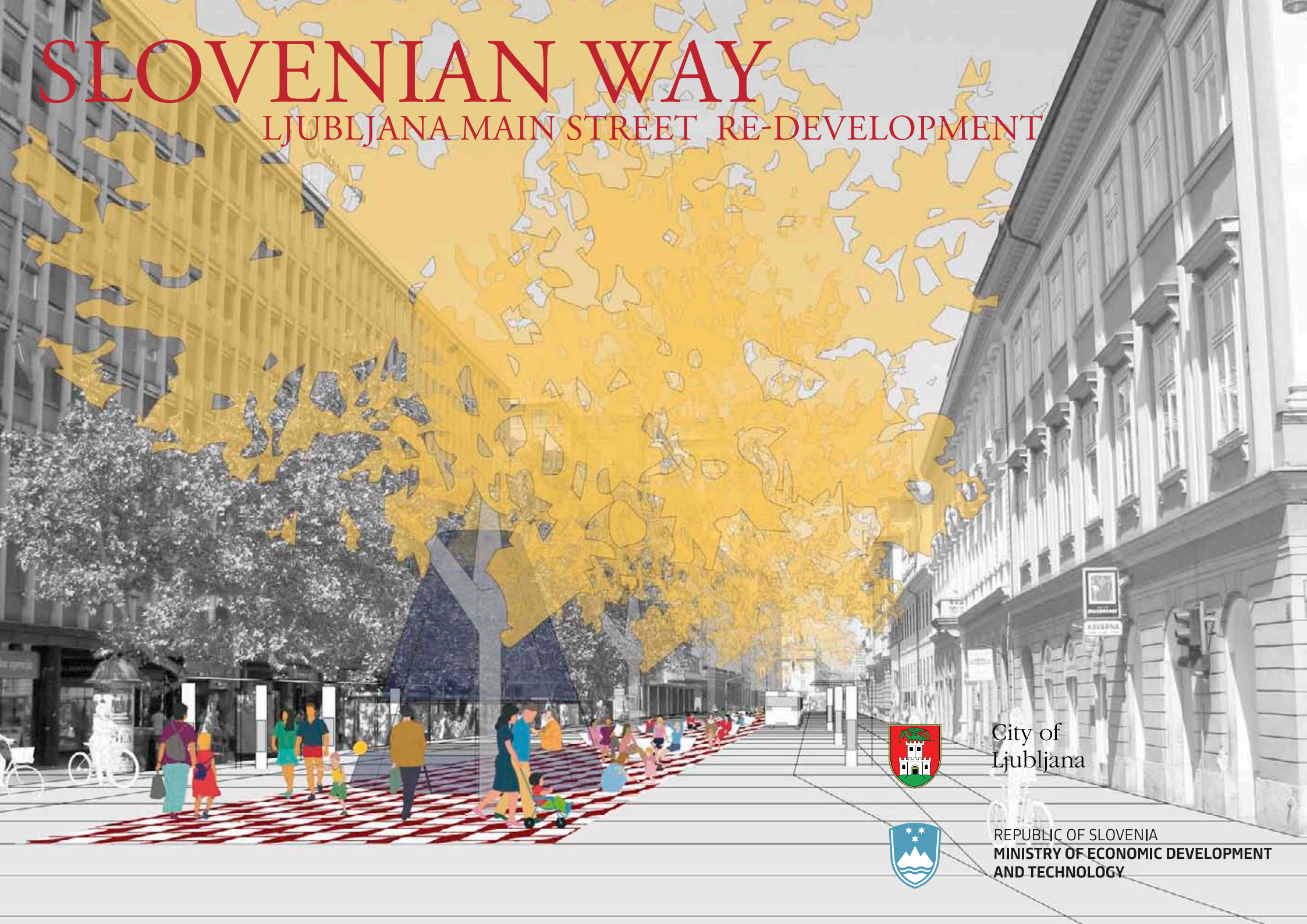


# SLOVENIAN WAY

## LJUBLJANA MAIN STREET RE-DEVELOPMENT



City of  
Ljubljana



REPUBLIC OF SLOVENIA  
MINISTRY OF ECONOMIC DEVELOPMENT  
AND TECHNOLOGY



# ŠUMI

## COMMERCIAL AND RESIDENTIAL BUILDING

The commercial and residential building will be located on the land of the former candy factory Šumi, where the name of the project comes from. The new monumental building, located on the **unique position** on the capital's main street, represents, in quality terms, the highest standard of sustainable and energy efficient construction.

The **public part** of the building located in the first basement and on the ground floor will include shops, restaurant, bars, wellness and other commercial programmes. The **offices** will be located in the northern part of the building, which is facing the main city square. The construction of the building will enable a significant flexibility of the offices, from the open system to the arbitrary division into small offices. The southern part between the first and the sixth floor will include

apartments, distributed on the perimeter of the building around the large green patio. The apartment entrances for the residents will be located in the basement floors, next to the parking spaces with elevators. Another option will be the main entrance with the reception in the ground floor next to the street Slovenska cesta, which will be separated from the commercial and business part of the building. The **luxurious apartments** on the upper floors will offer the most beautiful views of the city's monuments and will be mainly oriented on two sides. The **separate garage** for the public part and for the residents will be located underground in the three basement level connected to the nearby parking garage under the square Kongresni trg. The public part of the building in the basement and on the ground floor will present in situ archaeological excavation of the Roman Emona.

Šumi

INVESTOR:

Šumijev kvart, d.o.o.

LOCATION:

Slovenska cesta

GROSS FLOOR AREA:

45.765 m<sup>2</sup>

ARCHITECTS:

prof. Boris Podrecca, Groleger Arhitekti d.o.o.

INVESTMENT:

EUR 63 mio

COMPLETION:

2016

CONTACT:

kdkvart@kd-group.si







# NUK II

## THE NEW NATIONAL UNIVERSITY LIBRARY

The new library is meant to be the **cultural centre**; its purpose will be the cultivation of the study, scientific, artistic, academic and social communication. Primarily, it will be the place where we can store, preserve and protect the Slovenian written culture and scientific heritage for the future - both, in the physical and digital form. The new library will also be the place of **mediating the knowledge** to the present and future generations, and the place of many social interactions. The library's architecture will represent the capital's university in a way, which is comparable to the symbolic power of the nearby Plečnik's library. On the location between the inner city ring and Slovenian capital's main street Slovenska cesta the new library will represent the **core of the university network** and

of the city life in general.

The concept of the building foresees the archaeological floor as the entrance level, where a part of the library's public program is located. There are **two one-storey outer wings** extending from the main area. They include two separated entrance squares and indicate the access to the lower floor. Leading into each of the rectangular wings there is a wide staircase descending to the lower floor. The building's design keeps the streets cardo and decumanus with the Roman Emona crossroads free. The individual program units are located in the glazed areas, placed among the walls of the Roman insulae. The central part of the library represents the **five-storey reading hall**, which opens into the lecture room, magazine reading room, the permanent archaeological exhibition and towards

the staircase scala regia. This magnificent hall, which is surrounded by books, is illuminated from both sides through the large panoramic windows and through the lantern from above. The **hanging reading platforms**, organized as quiet reading areas or independent units, open into the hall. Different library's functions are separated among themselves, but are at the same time connected to the common service unit. Such arrangement enables easy moving from one sector to the other and offers a certain degree of flexibility from the viewpoint of the future needs. According to the uncertain future of the library in the digital area the open design increases the library's flexibility for **different uses**; at the same time it enables the optimization of the public institution's role, which is widely open to society.

### INVESTOR:

Republic of Slovenia - Ministry of Education, Science, Culture and Sport

### LOCATION:

Slovenska, Rimska, Emonska and Zoisova street

### GROSS FLOOR AREA:

19.000 m<sup>2</sup>

### ARCHITECTS:

Bevk Perović architects

### INVESTMENT:

EUR 50 mio

### COMPLETION:

2015

### CONTACT:

ales.tisler@gov.si









# CITY TOWER

## THE BUSINESS CENTER

Erste Group Immorent Ljubljana, which is part of the Erste Group Immorent AG, is developing a project, situated in the **main business district** of Ljubljana's city centre. Located on the corner of the streets Slovenska and Tivolska cesta, the City Tower is **easily accessible** from all major highways. The tenants will be enjoying all the advantages of this exclusive location, such as excellent transportation connections, close proximity of the central bus and train station as well as a quick access to most banks, to the post office, courthouse, Stock Exchange, hotels, insurance companies, medical centres, etc.

The Project will offer everything in one place. Built pursuant to the Slovenian and Austrian standards, it will comprise 15,000 m<sup>2</sup> of net office space on 23 floors, reaching a height of over 70 m. The structure

will have nine elevators: six in the tower block and three in the lower part of the building. The double glazed crystal façade with multi-layered glass textures is just one of the many **advanced technological solutions** implemented in the building exterior and interior. Office space will be available exclusively for rent. The space was designed in a way that maximises its adaptability, allowing custom division of rooms and vertical combining of floors. Moreover, City Tower provides further advantages, such as superb environmental performance, soundproofing and energy efficiency as well as a large number of parking spaces available in the five-storey underground car park. Although the building is intended strictly for **business use**, some space will be reserved for retail and service activities.

### INVESTOR:

**Immorent Severna vrata d.o.o.**  
(Erste Group Immorent Ljubljana d.o.o.)

### LOCATION:

**Slovenska and Tivolska street**

### GROSS FLOOR AREA:

**21.499 m<sup>2</sup>**

### ARCHITECT:

**prof. Boris Podrecca, Sandi Pirš**

### INVESTMENT:

**EUR 50 mio**

### CONTACT:

**damijan.kodelja@immorent.com**







# THE SLOVENIAN WAY

## OPPORTUNITIES

Slovenia's economy offers the opportunities for the development of sectors and jobs with **high added value**, particularly in the liquid crystal technology, nanotechnology, medical physics and pharmaceuticals, but must ensure that knowledge is transferred into the applications and that corporate workforces are well trained.

## THE DILIGENT NATION

Slovenes are renowned as a **diligent, hard-working nation**. They constantly aim to prove themselves and to make **progress**. Their toil and persistence has allowed many Slovenes to prove themselves on the global level. A very good example are the country's athletes, particularly those involved in extreme sports, from mountaineering and extreme skiing to ultramarathon biking and swimming exploits.

[www.slovenia.info](http://www.slovenia.info)

# LJUBLJANA CITY

## THE OLD MEETS THE NEW

In Ljubljana the old meets the new; and it seems that history has spent all of the settlement's **five millennia** preparing it to become the nation's capital. It has managed to retain traces from all the periods of its **rich history**; from the legacy of the Roman Emona; through to the Renaissance, Baroque and Art Nouveau periods characterised in the house fronts and ornate doorways of the city centre, the romantic bridges adorning the Ljubljanica river, the lopsided rooftops and the park, reaching deep into the city centre. **Here eastern and western cultures met** as well as the Italian concept of art, combined with the sculptural aesthetics of the Central European cathedrals. The city owes its present appearance partly to the Italian baroque and partly to Art Nouveau, which is the style of the numerous buildings erected immediately after the earthquake in 1895. In the first half of the 20th century modern Ljubljana was shaped by the strong personal style of Jože Plečnik, a great European architect and a builder of Ljubljana. The cityscape was complemented by his modernist followers as well as by creations of the acknowledged young architects. All the different facets of Ljubljana blend harmoniously into a single image.

## THE MODERN AND LIVELY CITY

Ljubljana is a city that people often return to, be it because of work or because of pleasant memories of the previous visits. It is similar to the number of other

pleasant European cities - yet it is different - and if you want to be fully assured that Ljubljana is an interesting, pretty and friendly place then just ask the locals - they love it. And with a name which, according to one theory, means beloved, how could they do otherwise? The first impression a visitor gets of Ljubljana is that it is an exceptionally **young city**. It is a home to over 50,000 students, who give it a special vibe. Today the scientists are drawn to the city because of its high-calibre institutes and university, as are the artists due to its world-famous graphic biennial, the academy of art and countless art galleries. International businessmen, economists and experts from all fields frequently attend the city's many business and congressional meetings, exhibitions and trade fairs.

[www.ljubljana.si](http://www.ljubljana.si)

# THE SLOVENSKA STREET

Slovenska cesta is the main street of Slovenian capital and it represents the central part of Ljubljana's longest main road. Slovenska cesta stretches from the northern to the southern entrance to the city centre from the inner city ring. The street lies on the **Cardo Maximus** axis of the former Roman city of Emona, which constitutes the first urban matrix of Ljubljana.

The street, named after the country, is one of the main city centre areas on the **intersection** of many municipal and state institutions. Besides the representative function the main road is also the intersection of the most densely populated promenades in the city.



# SLOVENSKA STREET RE-DEVELOPMENT PROJECT

Slovenska street represents the central part of Ljubljana's longest major road, which stretches from the northern to the southern highway junctions. The main road is the city's backbone and the main development axis. On it all the arterial roads of the star-shaped layout of the city converge. Along the main road the palaces, city landmarks, monuments, churches, The Bank of Slovenia, the National Theatre, the first city skyscraper, the largest city square, the Central Post Office, the central business district, the fairground, big hotels and the World Trade Centre are arranged.

In the context of the renovation of the city centre the Municipality of Ljubljana has already in 2008 decided upon the gradual refurbishing of the capital's main street into the attractive public place. The renovation of the Slovenska street includes the simultaneous restoration of the façades of the monumental buildings, the renovation of the entire cityscape, underpasses, passages and platforms, planting and park arrangements, illumination of important buildings, modernization of the street lighting, re-arrangements of the pavement and the new street furniture. The initial rearrangements were accompanied by different street art events and social performances. With them we tested the transformation of the street, designed for the motor traffic to the pedestrian area, designed for the public life. We believe that limited motor traffic makes public spaces more attractive, comfortable and safer.

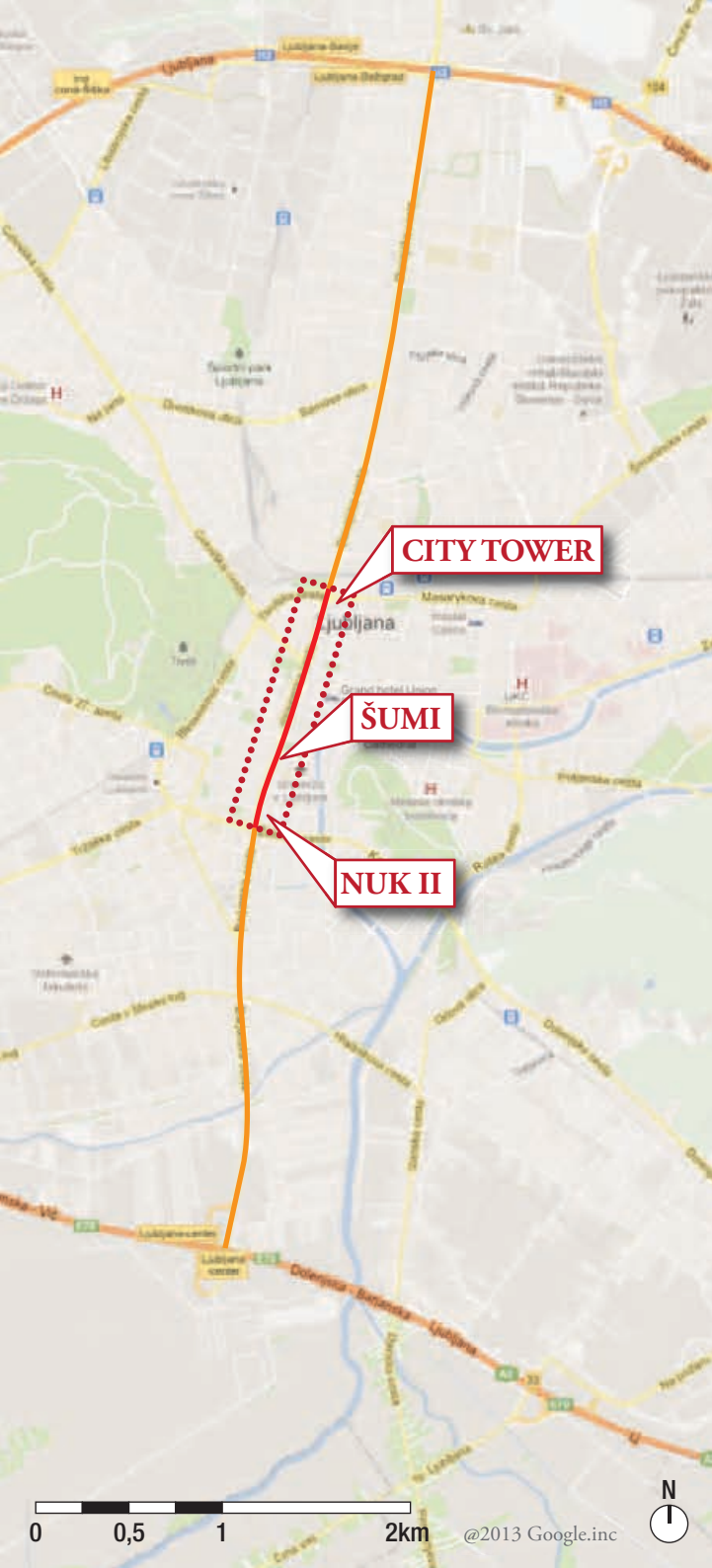
The next phase of the renovation of the Slovenska street would follow the recently adopted Municipal mobility plan. A top priority for the city in formulating a sustainable transportation policy is to make public transport more attractive to residents, while decreasing the need for motorized traffic.

The objectives of the further renovation of the Slovenska street are:

1. to re-develop the most exposed part of the street,
2. to examine the options for introduction of shared traffic space, reserved for public transport, pedestrians and bicyclists,
3. to complement the existing street furniture with special designed equipment for extended uses of the public space,
4. to increase the public sensibility for aesthetically pleasing public space,
5. to encourage foreign and domestic investors to infill the voids along the street perimeter with representative buildings,
6. to encourage designers and developers to cooperate in the common project of the street renovation,
7. to encourage the State to cooperate in the renovations of the representative public spaces within the governmental centre of the city,
8. to create new, strong recognisable identity of the main street.

The Slovenska street renovation project includes:

1. closing of transitory motor traffic on the central part of the street,
2. strategic infill of new buildings with mixed functions: National University Library, Šumi residence, City Tower,
3. construction of the main public transportation hub,
4. planting the new avenue and city greenery,
5. extending the sidewalks and the bicycle lanes,
6. rearranging pavement and additional street furniture,
7. revitalisation of the shops in the ground floors.

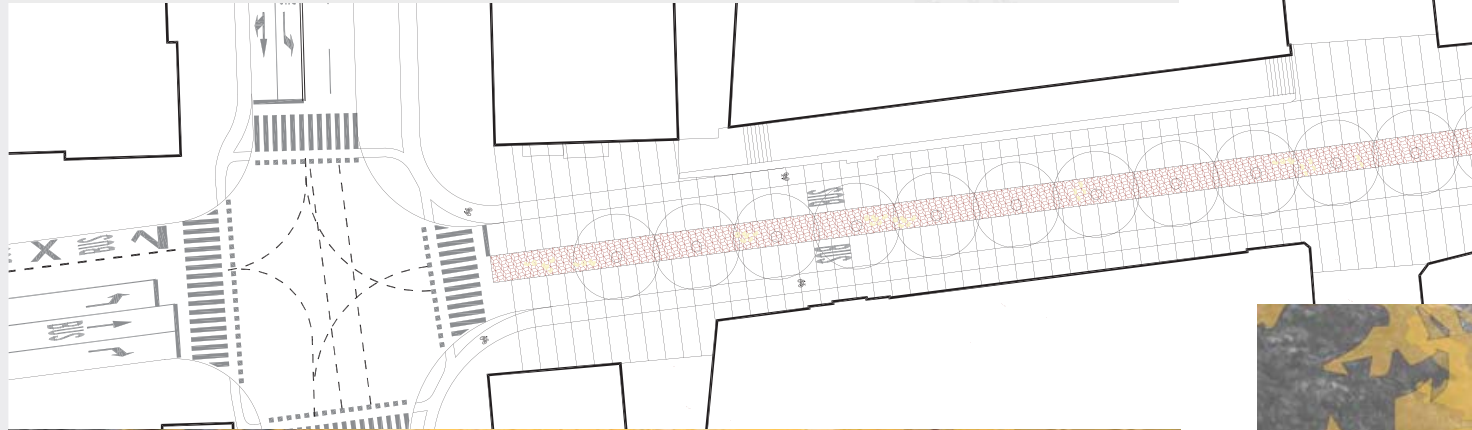


# PROJECT PROPOSAL SVA

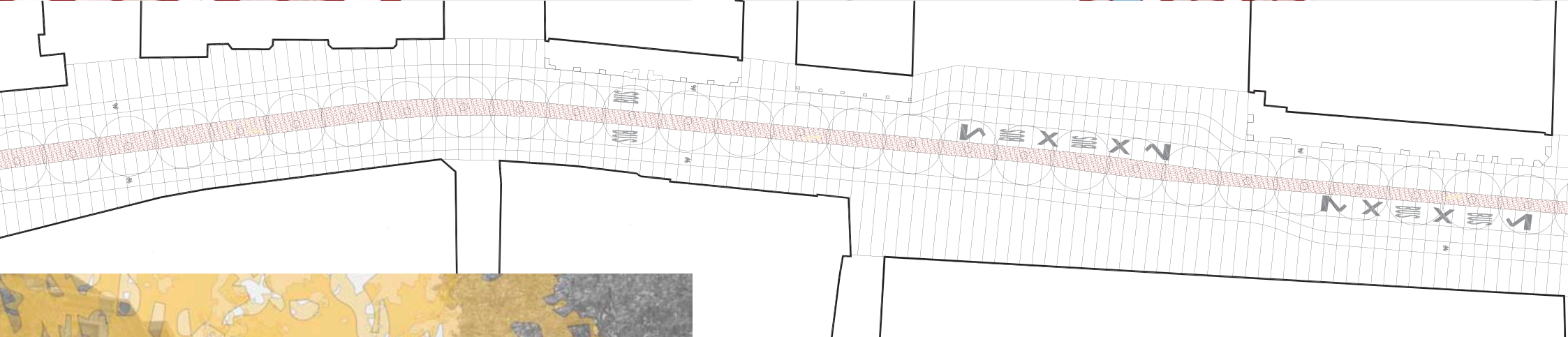
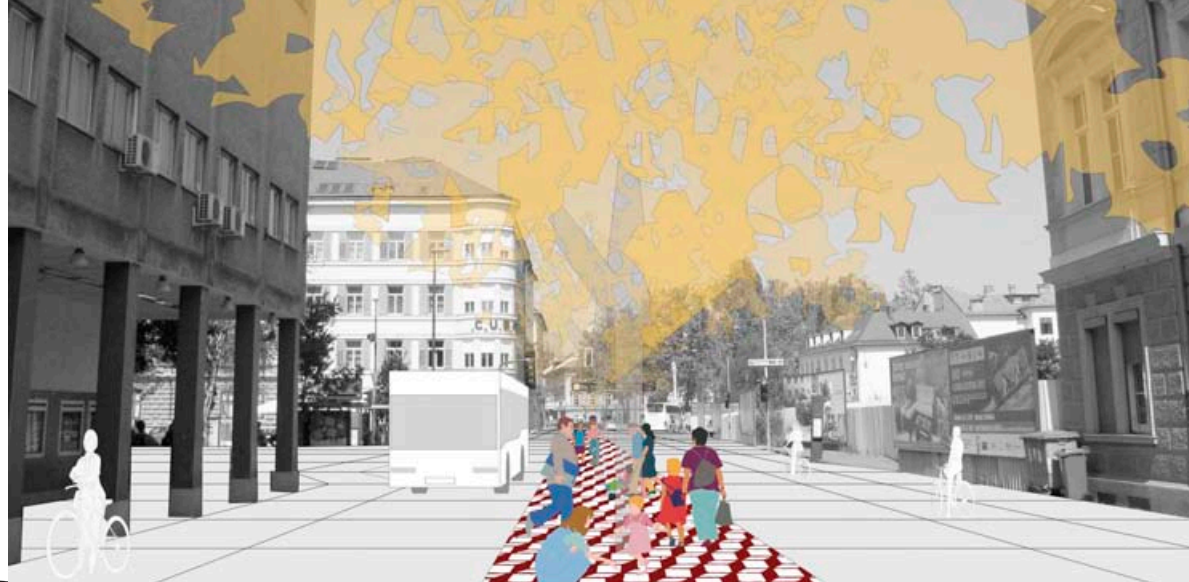
The main connecting element regarding the rearrangement of the Slovenska cesta into a boulevard is “median”. This is a zone for pedestrians and cyclists, which travels along the entire length in the middle of the street. The width of the median is changing according to the available street space. The argument for designing a public space in the axis of the road, which will be partially closed for the motor traffic, is the uneven construction along the street. By introducing the strong and in terms of design interesting central elements we could establish a recognizable image of the new boulevard even from the beginning of the street’s transformation. Median will be a uniformly paved surface with a special red paving pattern; it will be of a characteristic golden-yellow colour due to the Ginkgo trees planted along the avenue. The side road belts are a little bit lower than the middle belt and are evenly, but less strikingly, paved with large concrete plates extending all the way to the houses located next to the street.

The main elements of the new urban equipment located on the median are the exhibited and cut cones, which can at the same time function as kiosks, cafés, shops, screens and environmentally friendly elements. The cones act as microclimatic regulators, which alongside the median function as shades, heaters and air moisturisers and thus enhance a sense of well-being. At the same time the cones are covered with photovoltaic cells, which generate the necessary energy for the operation of the new form of urban space.

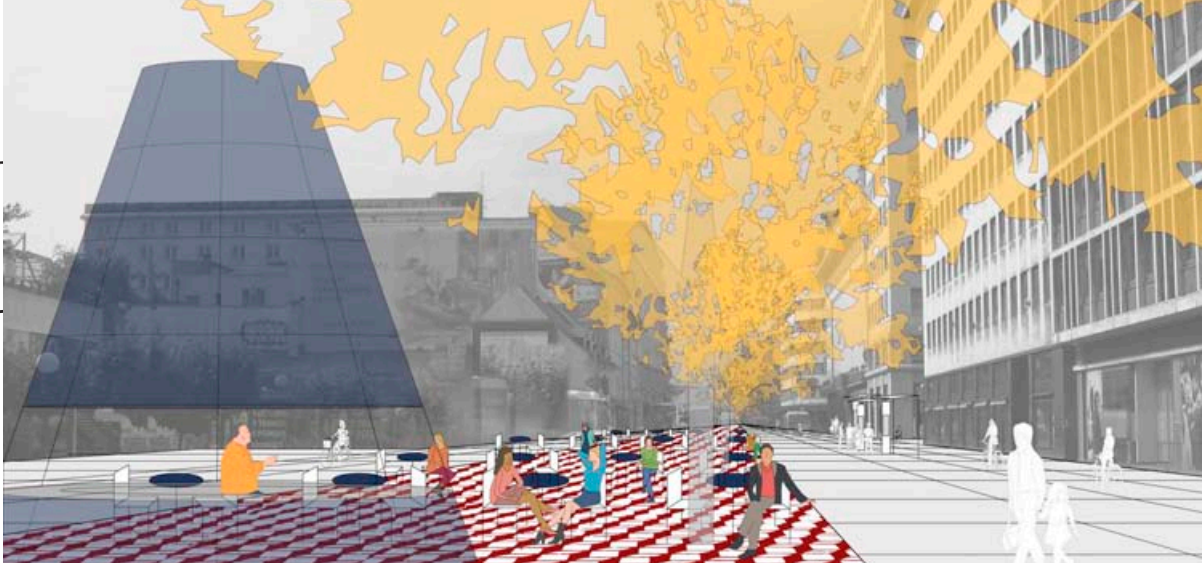
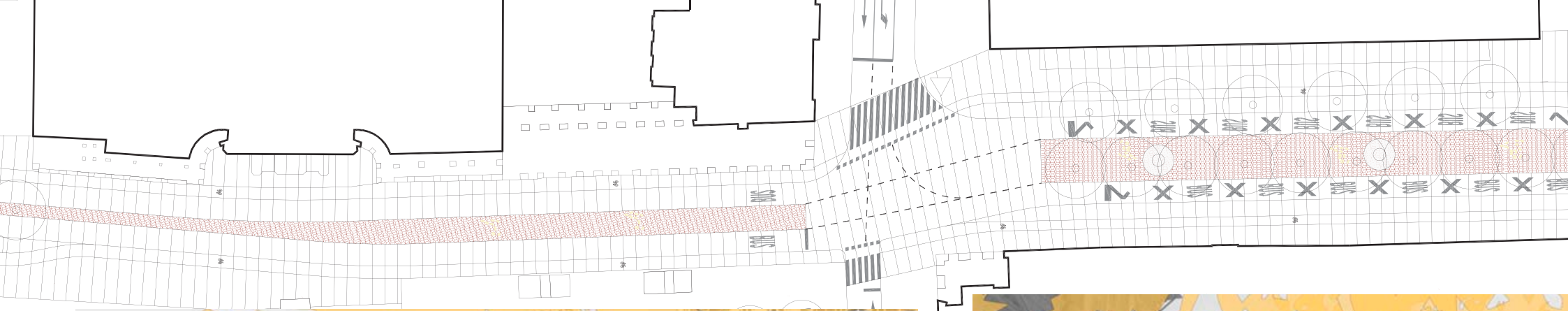
The traffic restrictions, the typical avenue, the energy cones, the even paving of the traffic areas and the distinctive central median create an environment, which becomes the new place of the capital’s identity.



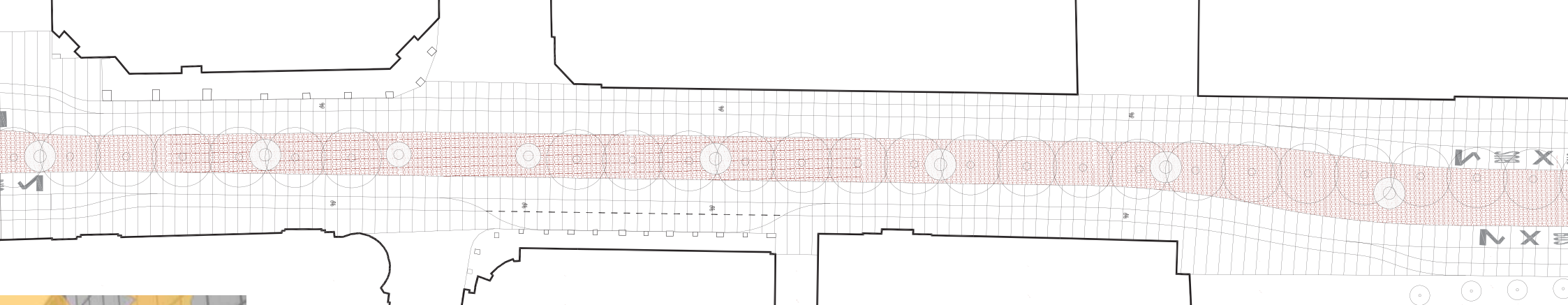




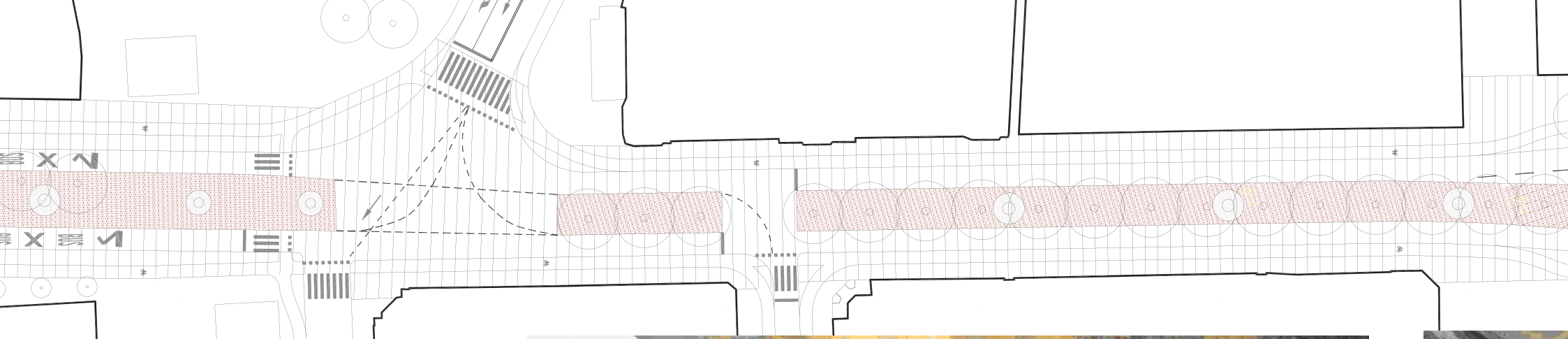




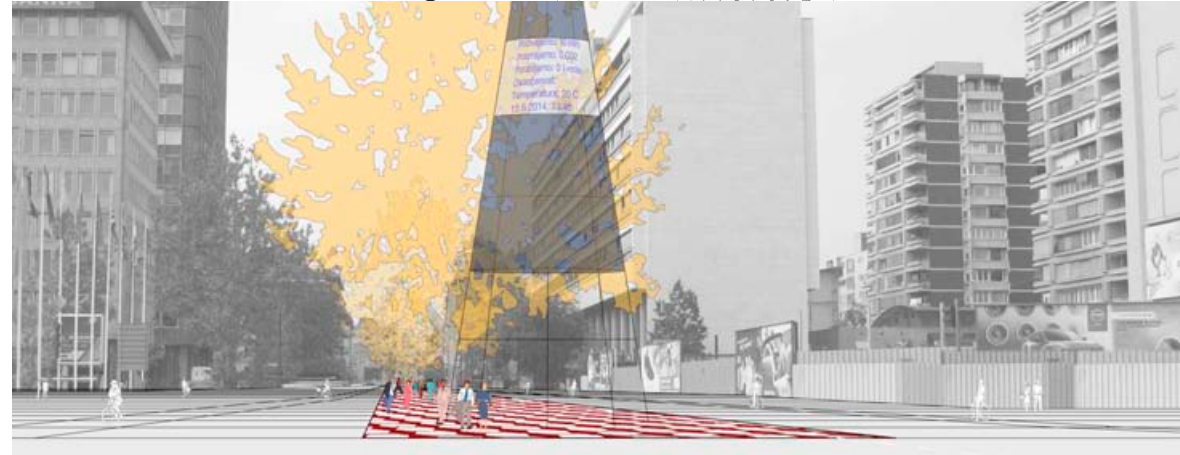
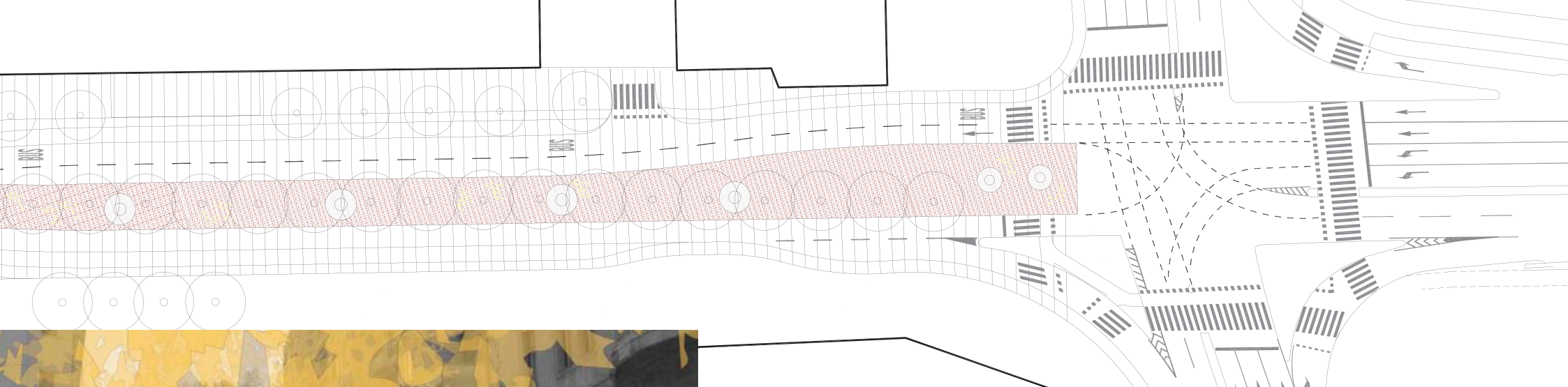














# SLOVENIAN WAY

## City of Ljubljana and SPIRIT Slovenia presentation at MIPIIM 2013

SPIRIT Slovenia independently performs professional and **development activities** aimed at boosting competitiveness, taking responsibility for promoting the Slovenian economy, promoting Slovenia as a tourist destination, developing entrepreneurship, and promoting innovation, technological development, foreign investments and the internationalisation of companies. The **main tasks of SPIRIT Slovenia** include:

- Planning and implementing programmes marketing a comprehensive Slovenian tourist offer and the country as a tourist area,
- Managing the brand of Slovenia as a tourist destination, Implementing policies on economic competitiveness,
- Ensuring support for companies in international business,
- Promoting Slovenia and its regions and favourable locations for foreign investment,
- Implementing programmes for entrepreneurship and innovation, and implementing measures to improve the performance of Slovenian products and services and thereby increase the economic competitiveness and efficiency of companies and other organisations in Slovenia,
- Cooperating on planning national entrepreneurial and innovation policy,
- Proposing measures aimed at increasing the economic performance and efficiency of the economy and other organisations in Slovenia,
- Becoming the national access point for comprehensive support for companies at all levels of development.

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SLOVENSKA CESTA REFURBISHMENT PROJECT

PROPOSAL: **Boštjan Vuga, Jurij Sadar, Jurij Ličen, Jure Sadar, Nina Vuga, SADAR+VUGA Architects**

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