



Municipality of Maribor
University city of Maribor

Invest in **MARIBOR**

Catalog of Real Estate Investment Opportunities

www.investinmaribor.com

THE CITY VISION

Maribor, at all levels, tells a rich story about the intertwining of creativity, knowledge, and a focus on progress; about an environment where those who create and live in it feel good.

Thanks to its high-quality infrastructure, integration into the logistics network, and excellent geolocation, which places it in the very center of Europe, Maribor is a first-class business environment for developing or upgrading business opportunities.

It is ideally located, right in the middle of one of the world's strongest economic areas. Wherever you turn, it offers a prime starting point for accessing various target markets in Europe. One of the advantages of the Slovenian business environment, and thus Maribor, is that it is investor-friendly. This is made possible by a favorable tax policy, access to financing sources, and a highly skilled workforce. Slovenia, which is known worldwide as a green country, is also a place that is sustainably oriented and brings opportunities for balanced business and leisure. It is an example of coexistence with nature, sustainability and a focus on responsibility towards the most valuable things that the environment has to offer. Doing business in Maribor therefore also means being in contact with the authentic nature that surrounds the city and its surroundings.

Maribor is a place with a long historical tradition, with countless pieces of a carefree life from the past and cultural tradition, which spreads out before those who come into contact with it like an endless museum.

Welcome to the city of unimagined potential, a place of quality life and a meeting place for creative people.

Let Maribor become your investment opportunity.



Saša Arsenovič
Mayor

A handwritten signature in black ink, which appears to be 'Saša Arsenovič', written in a cursive style.

WHY MARIBOR?

The 5 Main Reasons Why Maribor is an Excellent Choice for Investment.

A favourable geostrategic location, numerous innovative companies, a well-educated and highly skilled workforce, a business-friendly environment open to foreign investment, pristine nature, and excellent infrastructure are the key factors that attract many domestic and international investors to Maribor.

In Maribor – and Slovenia in general – the level of digital literacy is high, and the information and communication infrastructure is exceptionally well developed.

Maribor is a city of exceptional opportunities in a rapidly growing real estate market, where we have seen record-breaking property price increases in recent years. Maribor is a city of great opportunities, tradition, and potential, with excellent logistical connections.

It is distinguished by outstanding human capital, with a highly educated and technically skilled workforce, and numerous opportunities for investment in research and development. Further opportunities lie in the construction sector through the renovation of the old town and the development of modern industrial zones in and around the city. Green technologies and environmentally friendly practices are actively promoted.

For these and many other reasons,
**MARIBOR IS A TOP INVESTMENT DESTINATION
IN THE HEART OF EUROPE.**

Geostrategic Location



Lying in the heart of Europe, with high-quality road, air, rail, and maritime infrastructure that ensures connections to Europe, while providing the perfect gateway to enter the markets of the Western Balkans.

1

Innovative Companies



Numerous innovative, research-oriented companies operating in the most competitive foreign markets, prominently positioned within the value chains of the world's most established suppliers and brands.

2

Highly-skilled Workforce



A well-educated workforce and talented individuals are the main assets Maribor can offer to investors. Employees with knowledge and skills are a crucial precondition for creating high added value jobs.

3

Development Opportunities



Maribor's investment environment is highly attractive and investor-friendly. Slovenia's openness to investment is highlighted by its OECD 2019 ranking, which places the country among the top three for having the fewest restrictions on attracting foreign direct investments.

4

Growing Real Estate Market



Maribor offers investors exceptional real estate investment opportunities. In recent years, property prices have increased by up to 35% compared to Ljubljana, the capital of Slovenia. The housing price growth index is expected to continue rising in the future.

5

AT THE HEART OF EUROPE

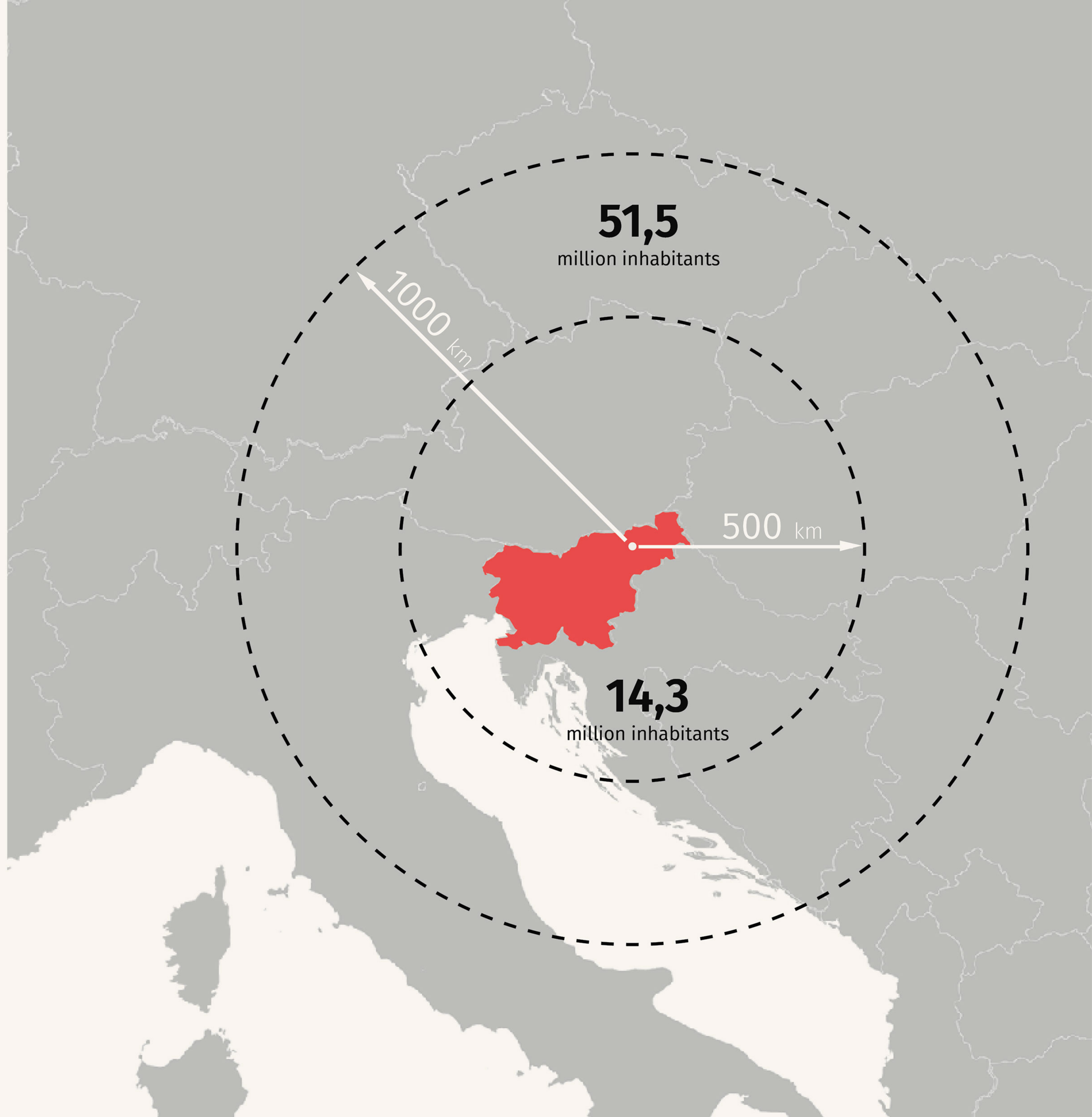
Slovenia and Maribor are located at the crossroads of the most important international transportation routes.

Slovenia is located along the 5th Pan-European Transport Corridor, which connects Barcelona and Kyiv, and also the 10th Pan-European Transport Corridor, which links Salzburg with Thessaloniki, the second-largest city in Greece. Due to the Adriatic-Baltic and Mediterranean corridors, international transport routes running along the north-south and east-west axes intersect in Slovenia.

Located in the heart of Slovenia, which offers all of the above, Maribor is a city that is equally well-connected to key strategic points lying in the north, south, east, and west. Maribor's location provides easy access to the European market, making it ideal for trade and overall distribution.

Facts SLOVENIJA

- Ranked among the most developed countries
- Modern information infrastructure
- One of the safest countries
- An educated, hardworking, and creative population
- High quality of life
- Favorable tax environment
- State support for strategic investments
- Exceptional access to financial resources

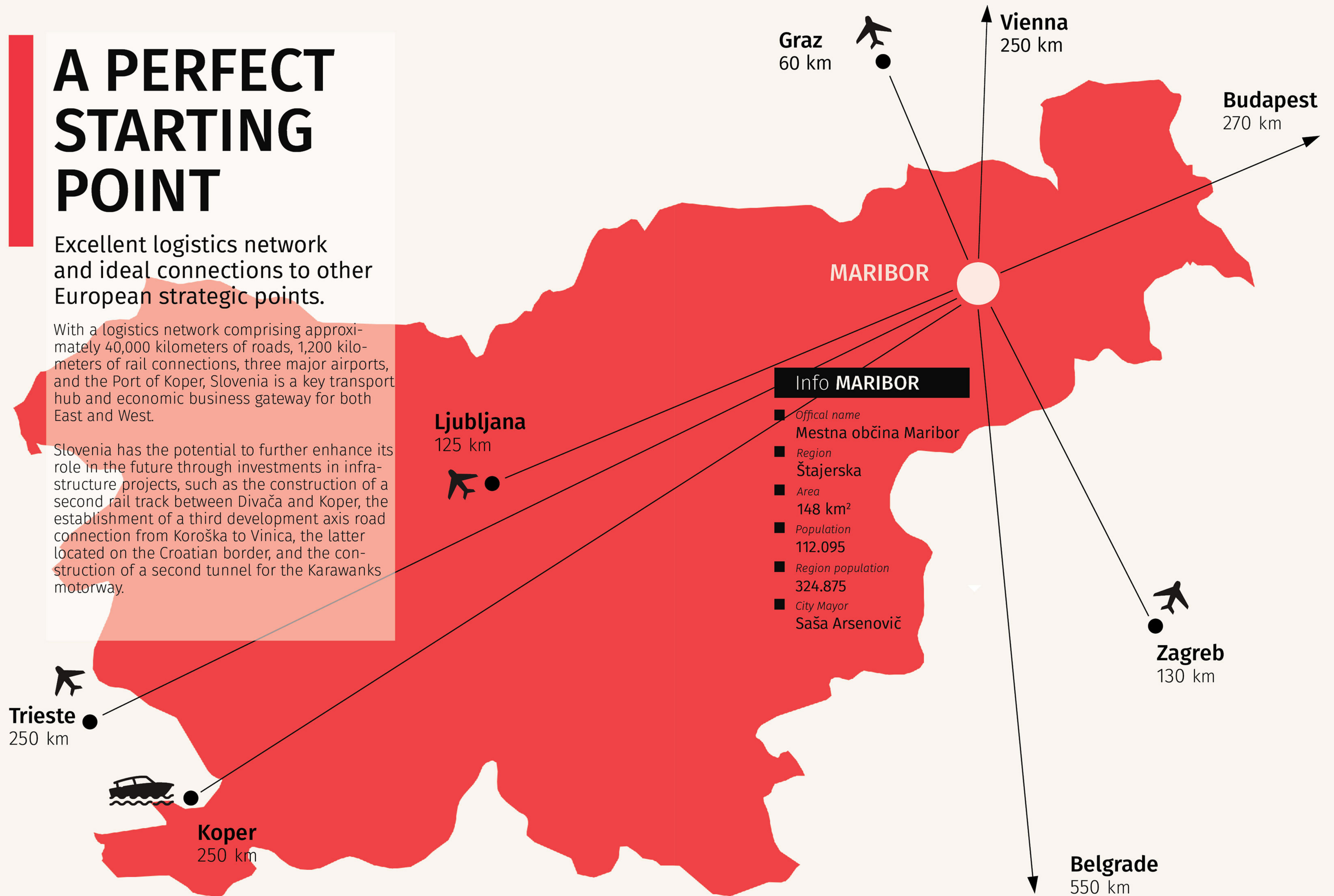


A PERFECT STARTING POINT

Excellent logistics network and ideal connections to other European strategic points.

With a logistics network comprising approximately 40,000 kilometers of roads, 1,200 kilometers of rail connections, three major airports, and the Port of Koper, Slovenia is a key transport hub and economic business gateway for both East and West.

Slovenia has the potential to further enhance its role in the future through investments in infrastructure projects, such as the construction of a second rail track between Divača and Koper, the establishment of a third development axis road connection from Koroška to Vinica, the latter located on the Croatian border, and the construction of a second tunnel for the Karawanks motorway.



COUNTLESS OPPORTUNITIES

Maribor, a city of opportunities and limitless investment potential.



TOURISM

A city of endless surprises

Unspoiled nature and unforgettable culinary experiences draw their uniqueness from the rich Styrian culinary tradition, blended with contemporary cuisine and world-class wine stories. Maribor and its surroundings offer it all—including the world's oldest grapevine, which has been growing in the very heart of the city for over 450 years. At every turn, you can feel the touch of culture, the embrace of history, the breath of modernity and progress, and the warmth of its people. Maribor is a destination for conference and congress tourism, seamlessly intertwined with sports and cultural activities. Top-tier cultural experiences and year-round festivals attract even the most discerning art lovers... a vibrant calendar of events keeps the city and its surroundings alive with energy.

Looking to invest in tourism?
Countless business ideas can flourish in a city where green meets urban.



CONSTRUCTION

Urban regional center

The city is experiencing rapid development in the areas of construction, infrastructure and energy rehabilitation, and the renovation of the city center. Maribor is steadily growing into an urban regional hub that offers everything needed for business operations and high-quality living. Increasing housing demand presents opportunities for the construction of residential units and housing estates.

Numerous investment opportunities are available in the renovation of the city center, which serves as the heart of urban life. With the renovation of the city center, the expansion of various industrial sectors, the need for the further development of quality road and information infrastructure is growing.

Find your business opportunity in residential construction.



INDUSTRY

A traditional industrial city

The Maribor area is known for its long-standing industrial tradition. This development was initially driven by the railway and later by the use of the Drava River's hydropower potential. As a result, the textile, chemical, and metal processing industries developed in Maribor — with the latter becoming particularly strong in the field of the automotive industry. Today, Maribor still hosts several industrial and business zones. One of the largest is TEZNO ZONE, which covers an area of approximately 100 hectares. The Tezno Business Zone is now home to the production of highly complex components and assemblies for major European car manufacturers.

At the same time, Tezno is seeing a growing presence of highly sophisticated information technology products and services, as well as postal-logistics, banking, and insurance services.

For many years now, the Tezno Industrial Zone has been connecting the most successful players.



MEETING INDUSTRY

Countless networking opportunities

An exceptional opportunity for trade fairs, sports, cultural, and culinary events the city centre and its immediate vicinity, amidst unspoiled nature.

The favorable location of Maribor is definitely one of the city's main assets. This provides convenient access to the European market, which is ideal for e-commerce and overall distribution. However, this is not the only benefit of global market accessibility due to its strategic position. Maribor is just 230 kilometers from the Port of Koper, a maritime gateway to the world, shortening shipping routes between Asia, Africa, and Oceania by at least six days. We should not neglect Edvard Rusjan Airport, which can represent an excellent starting point for investors in the fields of logistics, pilot training, and passenger aircraft maintenance.

Take advantage of Maribor's favorable geostrategic location and great access to European markets.

RECOGNIZED GLOBALLY

Maribor is a city with numerous international awards and a strong global reputation.

Numerous international awards highlight Maribor's rich cultural heritage, culinary scene, and natural beauty, attracting visitors from all over the world. Maribor is a city where art and culture intertwine with everyday life. In addition to numerous museums and galleries, the city also hosts various festivals and events throughout the year. It is known for its rich culinary scene and top-quality wines. Visitors can enjoy local wine tastings in numerous wine cellars and taste traditional Styrian dishes in renowned city restaurants. Maribor combines historical heritage, cultural diversity, and natural beauty, making it an attractive destination for visitors of all ages.

In recent years, Maribor has received several prestigious awards from European Best Destinations (EBD).

1. place, 2025

EUROPE'S BEST GREEN CAPITAL

Maribor entered the new year with a new title that the Maribor destination will proudly hold throughout 2025 in collaboration with the global platform European Best Destinations (EBD) – Europe's Best Green Capital.

Second and third place on the list of ten European cities offering a unique combination of natural assets, green spaces, well-being, and rich cultural life were awarded to Copenhagen and Riga.



1. place, 2023

EUROPE'S BEST CULINARY DESTINATION

In 2023, Maribor was awarded the title of Europe's Best Culinary Destination by the European Best Destinations competition.

With this recognition, it surpassed renowned tourist icons such as Vienna, London, Copenhagen, and Prague, as well as culinary capitals like Rome, Porto, and Paris. Maribor and its surrounding region boast top-tier chefs who have earned their place in prestigious culinary guides such as Michelin and Gault & Millau.



3. place, 2023

EUROPE'S BEST DESTINATION

The global platform European Best Destinations ranked Maribor at the top of the list of Europe's best destinations for 2023!

The city of the oldest vine in the world is nestled amidst the green forests of Pohorje and sun-kissed wine-growing hills. Experience exceptional culture, excellent wine and cuisine, and unforgettable family holidays!

All this and much more is offered by Maribor.



1. place, 2024

NAJBOLJŠA EVROPSKA JESENSKA DESTINACIJA

In 2024, Maribor was chosen by the European Best Destinations portal as the best European destination for autumn visits.

The city is renowned for its rich winemaking tradition, the picturesque nature of Pohorje, and numerous cultural and sports events. Autumn is especially notable for the harvest of The oldest vine in the world and the celebration of Martinovanje, the largest event of its kind in Slovenia.



2. place, 2024

EUROPE'S BEST SUSTAINABLE CHRISTMAS MARKET

The global platform European Best Destinations has ranked Maribor at the top of the list of Europe's best sustainable fairs for 2024.

Decorated Christmas trees and other ornaments, mostly made from environmentally friendly materials, illuminate the streets, while so-called "living trees," planted in special pots, line the pathways and bring lasting greenery to the festive atmosphere.



COMMITTED TO PROGRESS

Maribor is a city where it's easy to live and create with comfort.

Maribor is the **cultural, tourist, business, and economic center of the region** and is constantly evolving. In recent years, it has undergone numerous changes that have shaped its urban image and improved the quality of life for its residents.

The city focuses on sustainable development, infrastructure improvement, and the promotion of cultural and educational activities. Additionally, projects have been carried out in the areas of sewage systems, the arrangement of green spaces, and traffic management in the city center, which have contributed to greater orderliness and aesthetics.

We have enhanced the quality of road infrastructure, improved cycling paths, and increased pedestrian areas, which are crucial for greater safety and comfort for all users. Ensuring a good quality of life for everyone who lives and works in the city is one of our main priorities.

Recently, we have renovated numerous squares and streets and invested significant resources into refurbishing public spaces. Even more renovation projects are planned in the coming years.

Creating an attractive environment for investors is our long-term commitment.



Renovation **LENT PROMENADE**

The promenade along the river Drava under the medieval walls of Maribor is uniformly paved and gradually descends to the river with a staircase for sitting by the river. The landscaping complements the landscaped and restored promenade and opens up views of historic buildings and the World's Oldest Vine.

Project value:
9,3 mil. €



Renovation
**MAIN
SQUARE**

The narrower area of Main Square and Koroška Street has been revitalized with the goal of upgrading the streets in the old city center. With the development of appropriate infrastructure, the focus is placed on changing travel habits, promoting sustainable mobility, and enhancing the attractiveness of the city core.

Project value:
6,3 mil. €



Renovation
**CITY PARK
PROMENADE**

The renovated promenade in the City Park included public infrastructure to improve the urban environment and revitalise the city. It improved the accessibility of the park for all social groups, and enabled sports and other activities to take place.

Project value:
3,6 mil. €



New project
**SPLAVARSKA
FOOTBRIDGE**

The purpose of the new footbridge between Lent and Tabor is to reconnect parts of the city centre along the River Drava and to improve the public open space in urban areas.

Project value:
4,8 mil. €



Renovation
**VOJAŠNIŠKI
SQUARe**

The primary goal of the revitalization and renovation of Vojašniški Square is to preserve and promote Maribor's cultural heritage, expand spatial capacities for cultural activities, and enrich the western part of the old town with new programs.

Project value:
6,3 mil. €

REAL ESTATE INVESTMENT OPPORTUNITIES

Land and Properties for Sale



For sale

LIST OF PROPERTIES

LAND FOR SALE

For commercial industrial construction

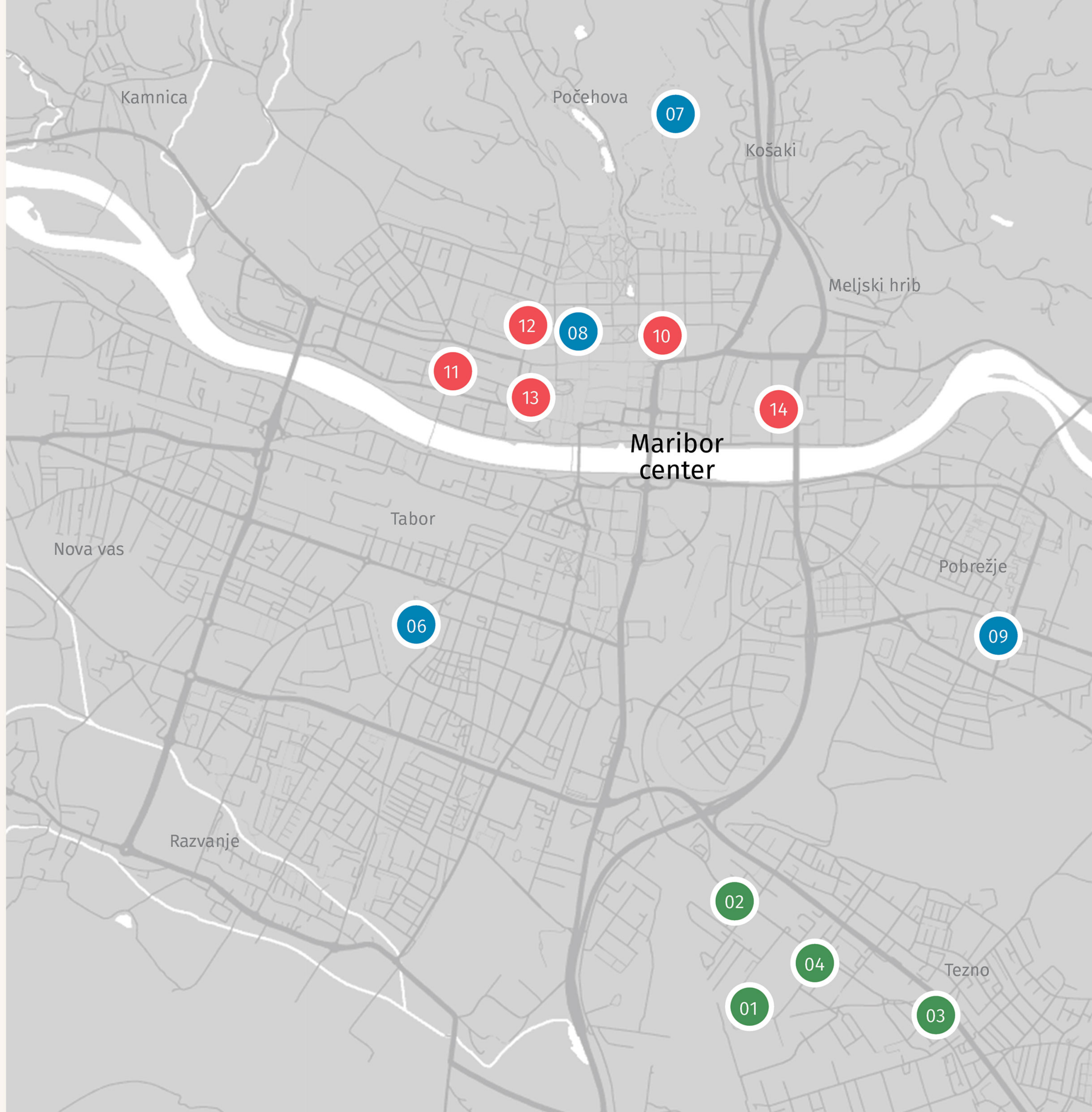
- 01 Perhačeva ulica, Industrial zone Tezno
- 02 Volodjeva ulica, Tezno
- 03 Ptujška cesta, Tezno
- 04 Tezno (Logistics centre)

For commercial residential construction

- 06 Betnavska Cesta, Tabor
- 07 Šentiljska cesta, Počehova
- 08 Razlagova ulica- Center
- 09 Puhova ulica, Pobrežje

BUILDINGS AND LAND FOR SALE

- 10 Prešernova ulica, Center
- 11 Slovenska ulica, Center
- 12 Ulica Heroja Tomšiča, Center
- 13 Koroška cesta, Center
- 14 Factory MTT, Melje



LAND FOR COMMERCIAL-INDUSTRIAL CONSTRUCTION

For sale



Catalogue no.: ZM-001-PG

LAND FOR COMMERCIAL-INDUSTRIAL CONSTRUCTION

Address:	Perhačeva ulica
Location:	Industrial zone Tezno
Purpose:	Indust. commerc. construction
Size:	10.716 m ²
Other:	/
Info:	 ugd@maribor.si
	 +386 (2) 2201-380

The land is located in the Tezno business zone, along the newly constructed K5-K8 road, with all utility connections available.

The land consists of independent building plots, which are measured according to the detailed municipal spatial plan (OPPN).

According to the adopted OPPN, the land is designated for industrial activities, i.e. warehouses, production halls, offices, workshops, and other related uses.

Urban indicators	
Building factor:	0,80 max
Green area factor:	0,20 min
Utilisation factor:	/
Max gross floor area above ground	
Send an enquiry	
Municipal contribution	Building land use compensation
Send an enquiry	Send an enquiry



Catalogue no.: ZM-002-PG

LAND FOR COMMERCIAL-INDUSTRIAL CONSTRUCTION

Address:	Volodjeva ulica
Location:	Tezno
Purpose:	Indust. commerc. construction
Size:	24.970 m ²
Other:	/
Info:	 ugd@maribor.si  +386 (2) 2201-380

The land with plot number 1249/13, cadastral municipality Tezno, is located along Volodjeva ulica (Volodjeva Street).

The land consists of an unprotected forest covering an area of 24,970 m². According to the currently adopted municipal spatial plan, the land is designated for central activities. Prior to development, a detailed municipal spatial plan (OPPN) must be adopted. All utility connections are located in close proximity to the land.

Urban indicators	
Building factor:	0,60 max
Green area factor:	0,15 min
Utilisation factor :	1,30 max
Max gross floor area above ground	
32.461 m ²	
Municipal contribution	Building land use compensation
Send an enquiry	Send an enquiry



Catalogue no.: ZM-003-PG

LAND FOR COMMERCIAL-INDUSTRIAL CONSTRUCTION

Address:	Ptujska cesta
Location:	Tezno
Purpose:	Indust. commerc. construction
Size:	66.891 m ²
Other:	/
Info:	 ugd@maribor.si  +386 (2) 2201-380

The land is located directly along Ptujska cesta (Ptuj Road), only 150 meters from the entrance to the Šentilj - Ljubljana highway.

The land is currently designated as an unprotected forest. In accordance with the currently adopted municipal spatial plan, the land is designated for central activities. Prior approval of a detailed municipal spatial plan (OPPN) is required. All utility connections are located in close proximity to the land.

Urban indicators	
Building factor:	0,60 max
Green area factor:	0,15 min
Utilisation factor:	1,30 max
Max gross floor area above ground	
86.958,30 m ²	
Municipal contribution	Building land use compensation
Send an enquiry	Send an enquiry



Catalogue no.: ZM-004-PG

LAND FOR COMMERCIAL-INDUSTRIAL CONSTRUCTION

Address:	Post logistic centre
Location:	Tezno
Purpose:	Indust. commerc. construction
Size:	33.172 m ²
Other:	/
Info:	 ugd@maribor.si  +386 (2) 2201-380

The land is located directly next to the Post-al Logistics Center in Tezno.

The land consists of an unprotected forest. In accordance with the approved detailed municipal spatial plan (OPPN), the land is designated for industrial activities (warehouses, production halls, offices, etc.).

The land is partially equipped with utilities (sewer system, electricity, road).

Urban indicators	
Building factor:	0,80 max
Green area factor:	0,20 min
Utilisation factor :	/
Max gross floor area above ground	
26.537,60 m ² (for each floor)	
Municipal contribution	Building land use compensation
Send an enquiry	Send an enquiry



LAND FOR COMMERCIAL-RESIDENTIAL CONSTRUCTION

For sale



Catalogue no.: ZM-001-SG

LAND FOR COMMERCIAL-RESIDENTIAL CONSTRUCTION

Address:	Puhova ulica
Location:	Pobrežje
Purpose:	Residential construction
Size:	9.248 m²
Other:	/
Info:	✉ ugd@maribor.si ☎ +386 (2) 2201-380

The land is located directly along Puhova cesta (Puhova Road) in Pobrežje, only 400 meters away from the entrance to the highway. The land consists of a meadow covered with shrubs and small trees. According to the spatial planning document currently in force, the areas are designated for residential and supplementary activities. An OPPN (detailed municipal spatial plan) needs to be adopted prior to development. All utility connections are located in the immediate vicinity of the land, while a school, post office, and several shopping centers also lie in close proximity.

Urban indicators	
Building factor:	0,60 max
Green area factor:	0,15 min
Utilisation factor:	1,30 max
Max gross floor area above ground	
12.022,40 m² (detailed municipal spatial plan needs to be adopted)	
Municipal contribution	Building land use compensation
1,836.776,44 €	35.500 € (per year)



Catalogue no.: ZM-002-SG

LAND FOR COMMERCIAL-RESIDENTIAL CONSTRUCTION

Address:	Razlagova ulica - Mb Grad
Location:	Pobrežje
Purpose:	Residential construction
Size:	1.690 m²
Other:	/
Info:	✉ ugd@maribor.si ☎ +386 (2) 2201-380

The land designated as parcel no. 916/4, cadastral municipality Maribor-Grad, is located along Razlagova ulica (Razlagova Street), directly next to the administrative building of the Municipality of Maribor. The land is currently a gravel parking lot. According to the detailed municipal spatial plan (OPPN) for part of the Rotovž 3 C area, the land is intended for the construction of a parking garage, as well for an addition to the administrative building of the Municipality of Maribor, which is to include a mixed-use residential and business space.

All utility connections are located in the land’s immediate vicinity.

Urban indicators <i>In accordance with the current detailed municipal spatial plan (OPPN)</i>	
Max gross floor area above ground 9.750 m²	
Municipal contribution 431.267,95 €	Building land use compensation 19.000 € (per year)

Public-Private Partnership Opportunity



Catalogue no.: ZM-003-SG

LAND FOR COMMERCIAL-RESIDENTIAL CONSTRUCTION

Address:	Betnavska cesta
Location:	Pobrežje
Purpose:	Residential construction
Size:	8.333 m ²
Other:	Owner / Mestne nepremičnine d.o.o
Info:	✉ ugd@maribor.si ☎ +386 (2) 2201-380

The land is located directly along Betnavska cesta (Betnavska Road) in Tabor.

It currently consists of a gravel parking lot and a meadow, with a total area of 8,333 m². According to the current detailed municipal spatial plan (OPPN), the site is designated for the construction of multi-family residential buildings with an underground garage.

A school, shopping center, and post office are located in the immediate vicinity. All utility connections are available nearby.

Urban indicators <i>In accordance with the current detailed municipal spatial plan (OPPN)</i>	
Max gross floor area above ground 12.650 m ²	
Municipal contribution 532.565,58 €	Building land use compensation 18.000 € (per year)

Public-Private Partnership Opportunity



Catalogue no.: ZM-004-SG

LAND FOR COMMERCIAL-RESIDENTIAL CONSTRUCTION

Address:	Šentiljska cesta
Location:	Pobrežje
Purpose:	Residential construction
Size:	14.521 m ²
Other:	/
Info:	✉ ugd@maribor.si ☎ +386 (2) 2201-380

The land is located along Šentiljska cesta (Šentiljska Road), directly adjacent to the Veterinary Hospital Maribor. The land consists of a meadow covered with some shrubbery. According to the spatial plan currently in force, the land is partially designated for green areas and partially for central activities.

A detailed municipal spatial plan (OPPN) must first be adopted, which would then permit for the construction of residential buildings throughout the area. All utility connections are located in the immediate vicinity of the land parcel.

Urban indicators	
Building factor:	0,60 max
Green area factor:	0,15 min
Utilisation factor :	1,30 max
Max gross floor area above ground	
18.877,30 m ² (detailed municipal spatial plan needs to be adopted)	
Municipal contribution	Building land use compensation
490.738,02 €	7.430 € (per year)



BUILDINGS, PARTS OF BUILDINGS AND LAND

For sale



Catalogue no.: OBJ-001-ZEM

LAND AND BUILDING

Address: **Prešernova ulica 6, Center**

Type: **Zemlj. in poslovna stavba**

Cons. year: **1962**

Building: **1.174 m²**

Land: **311 m²**

Info: ✉ ugd@maribor.si

☎ +386 (2) 2201-380

The land with business/commercial property is located in the Maribor city center, along Prešernova ulica (Prešernova Street), and is comprised of a ground floor and five upper floors. Access to the building is via the city access road over Titov Bridge (Titov most).

The building is not registered in the cadastre of buildings. The property is used for business activities and houses offices. The land use designation is for central activities.

The central activity areas are predominantly intended for retail, hospitality, and business activities, social infrastructure activities, and residential purposes. Potential complementary activities include residential units, small-scale manufacturing, services, and other activities that do not detract from the immediate living and working environment.



Catalogue no.: OBJ-002-BZ

LAND AND BUILDING

Address:	Slovenska ulica 40, 42
Type:	Land and part of building
Cons. year:	1891, 1949 (GURS)
Building:	1.570 m² (5 floors / K+P+2+M)
Land:	/
Info:	✉ ugd@maribor.si ☎ +386 (2) 2201-380

The business sections of the building are located in an older structure first built in 1891, and which was expanded after World War II. It includes a basement, ground floor, two upper floors, and an attic. The older part of the building consists of the ground floor and two upper floors with a neo-ba-roque 15th-century facade. The attic as well as the western section of the building were added at a later date.

The part of the building dating from 1891 is protected as a cultural heritage site and is listed in the Register of Cultural Heritage under (number) EID 1-15790 - Hiša Slovenska 40.

The building is situated in a continuous row of buildings lying to the northwest of the Cathedral Church, on the left bank of the Drava River. The building is registered in the cadastre of buildings. The property is used for business activities and currently houses offices.



Catalogue no.: OBJ-003-ZEM

LAND AND BUILDING

Address:	Ul. heroja Tomšiča
Type:	Land and part of building
Cons. year:	1910
Building:	1.617 m² (5 floors / K+P+2+M)
Land:	/
Info:	✉ ugd@maribor.si ☎ +386 (2) 2201-380

The land with business/commercial property is located in the Maribor city center, next to Maribor's Central Park.

The building was constructed in 1910 and includes a basement, ground floor, three upper floors, and an attic. The building is protected as a cultural heritage site and is listed in the Register of Cultural Heritage under (number) EID 1-11597 – stavba Mastrova 2.

According to the current zoning plan, the area's designated land use is intended for central activities.

The building is currently used for business purposes and houses offices. The designated land use for the property is also for central activities.



Catalogue no.: OBJ-004-ST A

BUSINESS PREMISES AND APARTMENTS

Address:	Koroška cesta
Type:	Business prem. & apartm.
Cons. year:	17.st, 18.st, 19.st
Bus. premi.:	19 x busin. premises (1.779 m²)
App.:	8 x apartment (546 m²)
Info:	✉ ugd@maribor.si ☎ +386 (2) 2201-380

The business premises and apartments are located in various buildings (house numbers between 5 and 24) along the renovated Koroška cesta (Koroška Road). The business premises are situated on the buildings' ground floors, whereas the apartments are located on the first and second floors.

The business premises vary in size, ranging from smaller units (approx. 20 m²) to larger ones (approx. 250 m²). The apartments are mostly two-bedroom units, measuring between approx. 50 m² and 80 m². These business premises and apartments are housed in buildings that are among the oldest in Maribor, and are thus fully protected as cultural heritage sites along this part of Koroška cesta.

This area primarily consists of mixed-use business and residential buildings, with commercial spaces located on the ground floor. The business/commercial parts of the buildings are mainly used for various retail and service activities.



Catalogue no.: OBJ-005-ZEM

LAND AND BUILDING

Address:	Kraljeviča Marka ul. 19
Type:	Land & industrial buildings
Cons. year:	from year 1926
Building:	30.267 m²
Purpose:	Manufacturing
Info:	✉ ugd@maribor.si ☎ +386 (2) 2201-380

The land consists of twelve parcels measuring a total area of 30,267 m², and is situated in close proximity to the Maribor bypass, next to a two-story bridge on the left bank of the Drava River.

The buildings represent the former industrial complex of the Maribor Textile Factory. The first buildings date back to 1926, and the industrial complex has been progressively expanded to its current size.

The property is located in a cultural heritage protection area – Maribor Textile Factory – EID 1-30437.

Currently, parts of the property are used for business activities, storage, and production purposes.

Public-Private Partnership Opportunity





INVEST IN MARIBOR

RRA Podravje - Maribor
Pobreška cesta 20
2000 Maribor

www.investinmaribor.com

