

## Possibilities

### Location "Hala Jezero"



**Area:** 2.2 ha

**Purpose:** Hotel, business and shopping center

**Implementation:** Needed drafting of detailed regulation with a possibility of elaboration in accordance with the investors' demands.

Location is distinguished by its attractiveness and building potential.

It is placed in north-eastern brim of the city center with the most frequent traffic directions, in the entrance direction into the city from the highway and in the most important transit trait. Location is important not only for the city center development but for a general city image as well.

"Bubanj" lake, placed in the background, is a significant element and not only specificity of the location but of a city as well, and it gives a special note and imperative of protection and improvement and representative organization to the whole area.

### Location "Kolonija"



**Area:** 2.4 ha

**Purpose:** Residential-business complex

**Number of floors:** B+6

On the very location and in wide area, there is an architecture structure representing a specific form of typical brick and wooden barracks completely inadequate for residence standards of today. They are being removed and replaced with new modern residential and business objects whose implementation has already started. Building of business complex "Plaza" is in progress as well as the implementation of residential-business complexes by the City residential agency and other investors such as Nelt, Global Finance and others.

This part of the city, on one side leaning on the sports complex and Memorial park Šumarice and on the other side tangential with the highway - Boulevard Kraljice Marije, is growing to become one of the most attractive and inviting locations.

## Locations "Gradska kuca" and "Milenijum"



Location "Gradska kuca"

**Area:** 25 a

**Purpose:** Business complex

**Number of floors:** B+4

**Maximal CBA:** 12 650m<sup>2</sup>

Location "Milenijum"

**Area:** 25 a

**Purpose:** Business complex

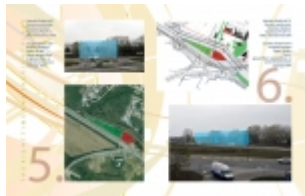
**Number of floors:** B+4

**Maximal CBA:** 12 650m<sup>2</sup>

With the aim of increasing the interest to use available space of the central city part "Prodor" and of establishing the identity and character of the narrowest city entity as the best-known city ambient, the City offers two most attractive locations.

Commercial programs of higher quality and regional level (banks, agencies, branch offices, etc.) which are able to sustain competition, will find their place in the most significant city location.

## Locations "Kruzni tok" 1 and 2



Location "Kruzni tok 1"

**Area:** 26.38a

**Purpose:** Business

**Number of floors:** B, up to B+2

**Maximal object area:** 60% of parcel area

Location "Kruzni tok 2"

**Area:** 36.48a

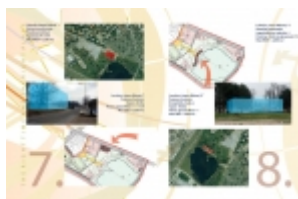
**Purpose:** Business

**Number of floors:** B, up to B+2

**Maximal object area:** 60% of parcel area

Location attractiveness is in its position next to the most frequent traffic corridor - highway Kragujevac-Batošina, its background is working zone "Lepenica", and in a close surrounding there are the objects of City fair, Metro shopping center and other business complexes being built.

## Locations "Jezero Bujanj 1 and 2"



Location "Jezero Bubanj 1"

**Area:** 22 a

**Purpose:** Business complex

**Number of floors:** B+1+Pt

**Maximal CBA:** 2200 m<sup>2</sup>

Location is distinguished by its great attractiveness for being in the surrounding of green park and water surface, with elements of sports, recreation, rest and entertainment that "Bubanj" lake offers as a characteristic of this area and city in general.

Location "Jezero Bubanj 2"

**Area:** 18.63 a

**Purpose:** Business (catering, tourism)

**Number of floors:** B+1

**Maximal CBA:** 2200 m<sup>2</sup>

**Construction zone:** 1100m<sup>2</sup> (jointed, without galleries)

Main purpose of the location - includes level of public or commercial services and contents, that is compatible to Jezero park, or in other words: activities, use, decoration and organization of the object which is supposed to raise the total level of the space. Object consists of three lamellas connected with galleries. Ground floor galleries are free to access the lake.

## Location "Metino brdo"



**Area:** 40ha

**Purpose:** Sports and relaxation, business, residing

**Implementation:** Drafting of detailed regulation is needed with a possibility of elaboration in accordance with the investors' demands.

The City of Kragujevac is planning to build two sports halls on this location on 6ha area.

In cooperation with the Government of Serbia Republic, the implementation of highway "Južna obilaznica" is continued by forming "Metino brdo" loop and building a tunnel which provides the location with direct and quick access to the city core as well as to the highway Kragujevac - Batošina.

## Possibilities

### Location "Aerodrom - Pijaca"



**Area:** 25 a

**Purpose:** Business

**Number of floors:** B+1+Pk

On the northern part of the city, Aerodrom complex was formed and has mostly been developed during the last decades so it is considered a new city part. It is, first of all, a big settlement of collective residing Aerodrom and residential areas take the biggest part of this complex. Directly connected with these residential areas there is a public district center with the following contents: Shopping center, Closed market, Maxi discount store as well as the shopping mall TUŠ that is being under construction.

Offered location is within this business center complex, close to Avalska street which represents city road and entrance into town from Topola direction.

### Location "Tankosiceva"



**Area:** 1.5 ha

**Purpose:** Business

**Number of floors:** B, up to B+2

**Maximal object area :** 60% of parcel area

Location is in the business zone, in a favorable position considering the traffic infrastructure. On the north there is an industrial track of the main railway Kraljevo-Kragujevac-Lapovo, and Tankosi?eva street connects the location with the highway Južna obilaznica and further with highway Kragujevac-Bato?ina.

## Location "Desna strana Sukine"



**Area:** 26 ha

**Purpose:** Business, high density level residing

**Implementation:** Drafting with detailed regulation is needed with a possibility of elaboration in accordance with the investors' demands.

Location is leaning on the projected Petrova?ka highway whose completion is expected in mid 2009, which will provide a direct and quick access to the highway Kragujevac-Bato?ina. Collective residing complex Aerodrom and family residing complexes are nearby as well as a newly-built City fair.

Moving the city bus station out to the neighborhood and many other contents planned for the surroundings prove that development and expansion of the City of Kragujevac is a strategic project of the City management for the coming period of time.

## Location "Jezero Sumarice"



**Area:** 18.63 a

**Purpose:** Business (hotel, restaurant)

**Number of floors:** B+1

**Maximal CBA:** 2200 m<sup>2</sup>

Šumarice lake with its water surface, surrounding strand and big green surface - surrounding forest park, makes the location very attractive.

This location - plateau surrounded by pine forest is planned for building of business hotelier and catering object with the emphasis on representative architectonic solution and decoration in accordance with the surroundings.

## Location "Denino brdo"



**Area:** 10.50 ha

**Purpose:** Business

**Number of floors:** B, up to B+2

On the north-western brim of the City, for the needs of small and medium companies, there is a business zone being formed and defined by 33 modules of 20-36 a area. Building of Severna obilaznica highway will provide an effective and quick access to other city parts and highways of the regional significance.

## Location "Južna obilaznica"



**Area:** 2.0 ha

**Purpose:** Business

**Number of floors:** B, up to B+2

**Maximal object area :** 60% of parcel area

This space is suitable for current economy organizing such as centers and business zones, or mixed purposes of economic achievements. Other purposes such as service routine, mixed business, business residing (occasional and temporary) are possible too. Location is leaning on the constructed arm of Južna obilaznica highway which provides a direct and quick access to highway Kragujevac-Batošina.

For the needs of FIAT, Government of Republic Serbia is obligated to finish the construction of Južna obilaznica highway by the end of 2010 and to connect it with the car factory complex by constructing the underground tunnel in Bresnica and Metino brdo (location 2) and by forming a traffic loop on that location. Thus, this transit corridor becomes the most frequent traffic direction in the close future, and location itself becomes even more attractive.