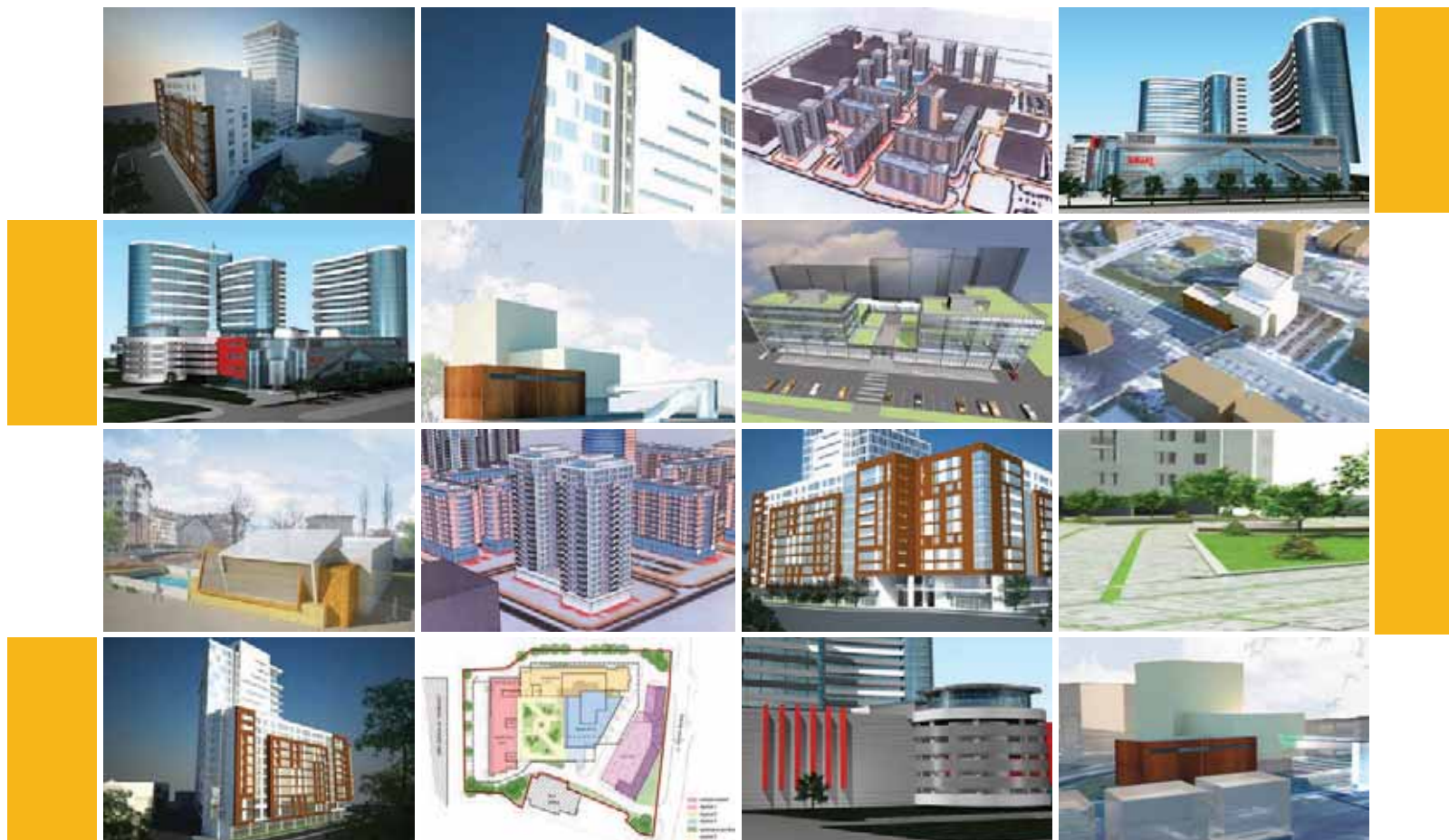


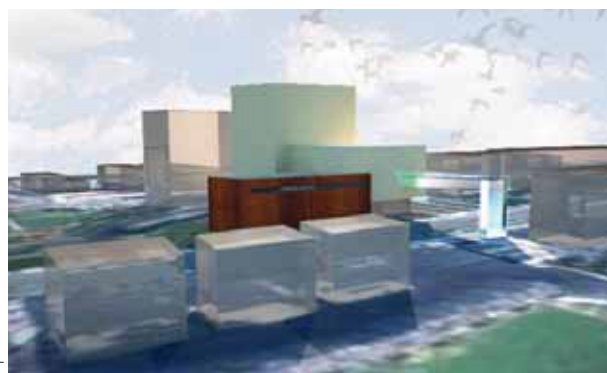
AKTUELNI PROJEKTI NA OPĆINI NOVI GRAD SARAJEVO 2013

CURRENT PROJECTS IN THE MUNICIPALITY OF NOVI GRAD SARAJEVO 2013



PROJEKAT: KONGRESNI CENTAR SARAJEVO

KRATKI OPIS: Svi detalji o sadržajima Kongresnog centra Sarajevo će biti definisani urbanističkim planom. Glavni fokus će biti na sljedećim sadržajima: Općinski trg kao buduće mjesto okupljanja ljudi, kongresna sala, press centar sa svom pratećom opremom, multifunkcionalna dvorana – kino, prodajni centri, hoteli i catering mogućnosti. Krovovi bi trebali biti iskorišteni kao sportski tereni. Pješački komunikacijski most (pasarela) će povezivati naselje Alipašino Polje sa Bulevarom Meša Selimović, a pješački most će biti poveznica sa desnom obalom rijeke Miljacke. Takođe, predviđen je zid za video projekcije koji bi služio kao kino na otvorenom za vrijeme ljetnog perioda, otvorena ljetna pozornica, sportske aktivnosti, garaže za auta i parking mjesta za autobuse. Južni dio lokacije na kojoj je planirana izgradnja bi trebao biti u obliku zelene površine prilagođene urbanom stilu života.



NOSILAC PROJEKTA : Općina „ Novi Grad Sarajevo“

REGULATIVA	Građevinsko zemljište	<input checked="" type="checkbox"/>
	Idejni projekat	<input type="checkbox"/>
	Glavni projekat	<input type="checkbox"/>
	Urbanistička saglasnost	<input type="checkbox"/>
	Odobrenje za građenje	<input type="checkbox"/>
	Upotrebna dozvola	<input type="checkbox"/>

REGULACIONI PLAN Prema RTV regulacionom planu ova lokacija je predviđena za izgradnju poslovnih objekata.

Mogućnost korekcije važećeg regulacionog plana: DA NE

POTREBAN : Investitor

LOKACIJA: Opis: Centralno područje Općine „ Novi Grad Sarajevo“, pored Meša Selimović Bulevara, na lijevoj strani rijeke Miljacke.

Katastarska čestica:

Vlasništvo: 10% Kanton Sarajevo
90 % RTV Državni servis

Površina lokacije: 30000 m2

Opremljenost infrastrukturom

Potpuno
Djelomično
Nije opremljeno

Urbanističkim planom Kantona Sarajevo za period 2003 do 2023, ovo područje je namijenjeno za izgradnju objekata društvenog sadržaja.

PROJECT: SARAJEVO CONGRESS CENTER

SHORT DESCRIPTION: The Urban project will elaborate all details of Congress Center contents. The focus will be on the next areas: the Municipality square as a future place of people gathering, congress hall, press center with all equipment, multifunctional hall – Cinema, shopping centres, hotel and catering facilities, roofs should be used for sports facilities, a pedestrian communication by the bridge - Alipašino polje settlement – Meša Selimović Boulevard, a pedestrian bridge as a connection with the right bank of Miljacka river, a video wall which would be an open air cinema during the summer time, summer open stage, sports activities, cars garage and parking space for buses. South border of location should be planned as green surface in accordance to urban style.



COMPANY :

Municipality „ Novi Grad Sarajevo“

LOOKING FOR: Investor

REGULATION

- Building land
- The project's concept
- The main project
- The urban permission
- The construction approval
- The occupancy permission

LOCATION

Description: Central area of Municipality „ Novi Grad Sarajevo“, along Meša Selimović Boulevard, on the left side of Miljacka river.

The cadastral plot:

Ownership: 10% Canton Sarajevo 90 % RTV State service

Location surface: 30000 m2

The infrastructure existence

- In total
- Partially
- Doesn't exist



REGULATION PLAN

Due to RTV Regulation plan this location is supposed to become a business area.

Spatial plan of Sarajevo Canton for period from 2003 to 2023 provides this area for social infrastructure.

The correction possibility of the existing regulation plan: YES NO

PROJEKAT: SPORTSKI I REKREATIVNI CENTAR DOBRINJA

KRATKI OPIS: Prema urbanističkom planu, predviđena površina zemljišta iznosi 4000 m² i nalazi se u državnom vlasništvu. Lokacija namijenjena za Sportski i rekreativni centar Dobrinja, nalazi se na lijevoj obali rijeke Dobrinje, iza (zapadna strana) zgrade gimnazije i predviđena je regulacionim planom. Urbanističkim planom, definisat će se svi detalji Sportskog i rekreativnog centra s tim da će akcenat biti najviše na sljedećim sadržajima: unutrašnji i vanjski bazen, sportska igrališta (odbojka na pijesku, univerzalna sportska igrališta, teniski tereni itd.) i moguće catering usluge.



NOSILAC PROJEKTA : Općina Novi Grad Sarajevo

REGULATIVA:	Građevinsko zemljište	<input checked="" type="checkbox"/>
	Idejni projekat	<input type="checkbox"/>
	Glavni projekat	<input type="checkbox"/>
	Urbanistička saglasnost	<input type="checkbox"/>
	Odobrenje za građenje	<input type="checkbox"/>
	Upotrebna dozvola	<input type="checkbox"/>

REGULACIONI PLAN Prema regulacionom planu Kantona Sarajevo i urbanističkom planu grada Sarajeva, na ovoj lokaciji je predviđena za objekte stambene namjene.

Mogućnost korekcije važećeg regulacionog plana: DA NE

POTREBAN: Investitor

LOKACIJA:	Opis: 50 m od gimnazije Dobrinja.
	Katastarska čestica:
	Vlasništvo: 1/1 Općina Novi Grad Sarajevo
	Površina lokacije: 4000 m ²
	Opremljenost infrastrukturom
	Potpuno <input checked="" type="checkbox"/>
	Djelomično <input type="checkbox"/>
	Nije opremljeno <input type="checkbox"/>

Prema regulacionom planu, veći dio zemljišta je namijenjen za zelene površine.

PROJECT: SPORT AND RECREATION CENTER DOBRINJA

SHORT DESCRIPTION: Size of the surface, for Urban project development is 4000 m² and it is in state ownership. Provided location for future Sport and recreation Center Dobrinja is placed on the left side of Dobrinja river, behind (west side) the high school and it is envisioned by Dobrinja Regulation plan. The Urban project will elaborate all details of Sports and recreation Center and in the main focus will be : Indoor and outdoor pulls, sports grounds (beach volleyball, universal sports facilities, tennis courts etc.), accompanying catering facilities etc.



COMPANY : Municipality „Novi Grad Sarajevo“

REGULATION	Building land	<input checked="" type="checkbox"/>
	The project’s concept	<input type="checkbox"/>
	The main project	<input type="checkbox"/>
	The urban permission	<input type="checkbox"/>
	The construction approval	<input type="checkbox"/>
	The occupancy permission	<input type="checkbox"/>

REGULATION PLAN Due to Sarajevo Canton’s Spatial plan and Sarajevo City Urban plan, location is positioned in living area.

The correction possibility of the existing regulation plan: YES NO

LOOKING FOR: Buyer/Investor

LOCATION	Description: 50 m from high school Dobrinja.
	The cadastral plot:
	Ownership: 1/1 Municipality Novi Grad Sarajevo
	Location surface: 4000 m ²
	The infrastructure existence
	In total <input checked="" type="checkbox"/>
	Partially <input type="checkbox"/>
	Doesn’t exist <input type="checkbox"/>

According to Regulation plan, the greater part of the land should be the green surface



PROJEKAT: A-Gradnja ASA Group, „Convenience of living – Quality of business“

KRATKI OPIS: Prema regulacionom planu na datoj lokaciji čije zemljište iznosi 34000 m², planirana je izgradnja stambeno-poslovnih objekata. Lokacija namijenjena za izgradnju objekata se nalazi u veoma atraktivnom dijelu grada, na 4 km od centra grada i 5 km od termalnog centra, u blizini zdravstvenog centra Kumrovec, glavne gradske ceste, tramvajskog čvora, autobuske stanice i pijace. Ukupan iznos investicije je cca. 42 miliona eura, s tim da je u ovaj projekat već investirano 35% sredstava (zemljište, dokumenti, vodovodna i kanalizaciona mreža, kao i osnovna betonska konstrukcija).



NOSILAC PROJEKTA: ASA Group

REGULATIVA

Građevinsko zemljište	<input checked="" type="checkbox"/>
Idejni projekat	<input checked="" type="checkbox"/>
Glavni projekat	<input checked="" type="checkbox"/>
Urbanistička saglasnost	<input checked="" type="checkbox"/>
Odobrenje za građenje	<input type="checkbox"/>
Upotrebna dozvola	<input type="checkbox"/>

REGULACIONI PLAN

Regulacioni plan predviđa poslovno-stambeni kompleks caa. 35000 m² bpg spratnosti maksimalno 15 spratova

Mogućnost korekcije važećeg regulacionog plana: DA NE

POTREBAN: Kupac/ Investitor

LOKACIJA

Opis: Direktno na ulici Džemal Bijedić

Katastarska čestica:

Vlasništvo: ASA ALeasing, Sarajevo (51%)
BP Projektni Biro, Sarajevo (49%)

Površina Lokacije: 34000 m²

Opremljenost infrastrukturom

Potpuno	<input checked="" type="checkbox"/>
Djelomično	<input type="checkbox"/>
Nije opremljeno	<input type="checkbox"/>

PROJECT: A-Gradnja ASA Group, „Convenience of living – Quality of business“

SHORT DESCRIPTION: According to regulation plan, this location on 34 000 m2 size, provides possibility for residential and business building construction. Location predicted for future buildings, is placed in very attractive part of the city, 4km away from downtown Sarajevo and cca 5 km away from famous resorts and thermal spas, near health center Kumrovec, main city road, tram station, bus station and market place. Total project´s investment is approx. 42 millions €, with 35% exception of total found investment which has already been invested (land acquisition, design documents, water and sewage connection networks, underground concrete structure).



COMPANY: ASA Group

REGULATION	Building land	<input checked="" type="checkbox"/>
	The project´s concept	<input checked="" type="checkbox"/>
	The main project	<input checked="" type="checkbox"/>
	The urban permission	<input checked="" type="checkbox"/>
	The construction approval	<input type="checkbox"/>
	The occupancy permission	<input type="checkbox"/>

REGULATION PLAN The regulation plan of Canton Sarajevo

The correction possibility of the existing regulation plan: YES NO

LOOKING FOR: Buyer/Investor

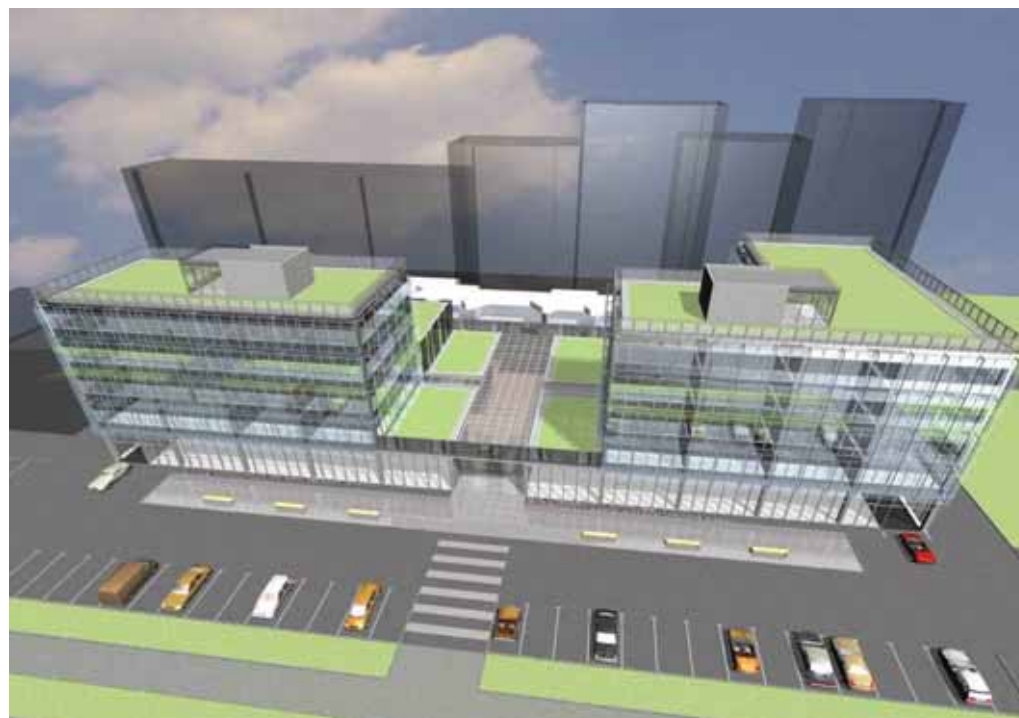
LOCATION: **Description:** directly on the Džemal Bijedić street and main road to the city center.
The cadastral plot:
Ownership: ASA ALeasing, Sarajevo (51%) BP Project Bureau, Sarajevo (49%)
Location surface: 34000 m2
The infrastructure existence:
 In total
 Partially
 Doesn't exist

Actually regulation plan predict this location for residential and business building construction on approx. 35000 m2 of gross building area, with max 18 levels



PROJEKAT: POSLOVNI CENTAR UNIGRADANJA

KRATKI OPIS: Ukupna površina lokacije je 10623,53 m². Broj spratova: 2 podrumaska nivoa sa 128 parking mjesta. Prizemlje i prva četiri sprata su predviđeni za kancelarijske prostore. Dizajn objekta daje mogućnost dijeljenja planiranog prostora u zavisnosti od zahtjeva tržišta, gdje prostori mogu biti korišteni za uslužne djelatnosti (administraciju, komercijalizaciju, zdravstvene usluge i sl.). Ukupna investiciona ulaganja iznose 8,8 miliona eura, sa već postojećim uloženim sredstvima od strane vlasnika u visini od 1,8 miliona eura i budućim partnerskim ulaganjem od 7 miliona eura.



NOSILAC PROJEKTA: Unigradanja LLC

REGULATIVA	Građevinsko zemljište	<input checked="" type="checkbox"/>
	Idejni projekat	<input checked="" type="checkbox"/>
	Glavni projekat	<input checked="" type="checkbox"/>
	Urbanistička saglasnost	<input checked="" type="checkbox"/>
	Odobrenje za građenje	<input checked="" type="checkbox"/>
	Upotrebna dozvola	<input type="checkbox"/>

REGULACIONI PLAN Prostorni plan Kantona Sarajevo

Mogućnost korekcije važećeg regulacionog plana: DA NE

POTREBAN: Kupac/ Investitor

LOKACIJA	Opis: Trg Međunarodnog prijateljstva-Alipašino polje pored glavne ceste uz postojeću poslovnu zonu.
	Katastarska čestica:
	Vlasništvo: 1/1 Unigradanja LLC
	Površina lokacije: 10623 m ²
	Opremljenost infrastrukturom
	Potpuno <input checked="" type="checkbox"/>
	Djelomično <input type="checkbox"/>
	Nije opremljeno <input type="checkbox"/>

Prostornim planom Kantona Sarajevo, ova lokacija je naimjenjena za proizvodno-stambeno-poslovnu zonu.

PROJECT: BUSINESS CENTAR UNIGRADANJA

SHORT DESCRIPTION: The total property area is 10623.53 m2. The floors number: 2 basement floors are predicted for parking with 128 parking spaces. The ground floor will be used for 4 separate office spaces. The first floor will be used for three separate business units, while second, third and fourth floor will be used for two separate units. The designed object's concept gives the possibility for dividing existing business premises into independent functional units in accordance to market needs which means selling the units intended for business and services sectors (administration, commerce, health services). The planned value of investment is 8.8 million €, the capital investment was 1.8 million € and investment by potential partner is 7 million €.



COMPANY : Unigradanja LLC

REGULATION	Building land	<input checked="" type="checkbox"/>
	The project's concept	<input checked="" type="checkbox"/>
	The main project	<input checked="" type="checkbox"/>
	The urban permission	<input checked="" type="checkbox"/>
	The construction approval	<input checked="" type="checkbox"/>
	The occupancy permission	<input type="checkbox"/>

REGULATION PLAN Spatial plan of the Canton Sarajevo

The correction possibility of the existing regulation plan: YES NO

LOOKING FOR: Buyer/Investor

LOCATION Description: Trg Međunarodnog prijateljstva-Alipašino polje along the main road in existing business area.
The cadastral plot:
Ownership: 1/1 Unigradanja LLC
Location surface: 10623 m2
The infrastructure existence
 In total
 Partially
 Doesn't exist

Spatial Plan of the Canton Sarajevo predicts this location as production-residential-business zone.

PROJEKAT: DALLAS

STAMBENO-POSLOVNI CENTAR

KRATKI OPIS: Stambeno-poslovni centar Dallas je odlično uvezan u saobraćajnu, tramvajsku i autobusku mrežu koja omogućava pristup širem broju posjetilaca. Poslovni sadržaji su predviđeni od prizemne etaže do IV sprata a dva stambena bloka su smještena u tornjevima A maksimalne spratnosti XVI etaža i B XIII etaža. Etaže su povezane stepeništima, liftovima, eskalatorima, rampama i podijeljene su u požarne sektore koji zadovoljavaju svojom infrastrukturom i opremom važeće standarde protivpožarne zaštite i zaštite na radu.



NOSILAC PROJEKTA: Dallas d.o.o.

REGULATIVA

- Građevinsko zemljište
- Idejni projekat
- Glavni projekat
- Urbanistička saglasnost
- Odobrenje za građenje
- Upotrebna dozvola

REGULACIONI PLAN

- Aktuelni regulacioni plan Alipašin most
- Mogućnost korekcije važećeg regulacionog plana: DA NE

POTREBAN: Kupac/ Investitor

LOKACIJA

- Opis:** Na glavnom sarajevskom bulevaru M.Selimovića između VI. do VII. transferzale
- Katastarska čestica:**
- Vlasništvo:** 1/1 Šipad D.D.
- Površina Lokacije:** 15000 m²
- Opremljenost infrastrukturom**
- Potpuno
- Djelomično
- Nije opremljeno

Predviđa stambeno-poslovni kompleks maksimalne spratnosti P+ 16.

PROJECT: LIVING AND BUSINESS CENTER „DALLAS“

SHORT DESCRIPTION: Residential and Business Center Dallas has a great connection in traffic, which include tram and bus network. This connection provides a good access to a larger number of visitors. Business facilities are provided from ground level up to the fourth floor. The two residential blocks are placed at A tower with maximum number of XVI floors and in B tower with maximum number of XII floors. Floors are connected by stairs, elevators, escalators, ramps, divided into fire sectors that satisfy infrastructure and equipment facilities, as well as current protection and safety standards.



COMPANY : Dalas d.o.o.

REGULATION	Building land	<input checked="" type="checkbox"/>
	The project's concept	<input type="checkbox"/>
	The main project	<input type="checkbox"/>
	The urban permission	<input type="checkbox"/>
	The construction approval	<input type="checkbox"/>
	The occupancy permission	<input type="checkbox"/>

REGULATION PLAN The regulation plan of Sarajevo Canton

The correction possibility of the existing regulation plan: YES NO

LOOKING FOR: Buyer/Investor

LOCATION Description: On the main boulevard of Sarajevo Meša Selimović, between VI. and VII transversal

The cadastral plot Ownership: 1/1 Šipad D.D.

Location surface: 15000 m2

The infrastructure existence

In total	<input checked="" type="checkbox"/>
Partially	<input type="checkbox"/>
Doesn't exist	<input type="checkbox"/>

It predicts constructing a residential and business complex with maximum P+16 floors.



PROJEKAT: KOMPLEKS STARE LIVNICE

KRATKI OPIS: Ukupna površina zatvorenog i otvorenog prostora je 22500m². Ranija namjena objekta bila je proizvodnog karaktera. Zatvoreni i otvoreni prostori sada su u funkciji skladišta. Važeći regulacioni plan Kantona Sarajevo omogućuje izgradnju stambeno-poslovnih objekata na kompletnoj površini lokacije. Rušenjem postojećih objekata otvorile bi se mogućnosti za projektovanje i izgradnju novih objekata sa poslovno-proizvodnim i stambenim sadržajima ukupne površine 100.000,00m² b.g.p. Vrijednost dosadašnjih vlastitih ulaganja je 8.000.000,00 Eura. Preostala potrebna ulaganja (partnera) iznose 50.000.000,00 eura.



NOSILAC PROJEKTA: Unigradanja d.o.o

REGULATIVA	Građevinsko zemljište	<input checked="" type="checkbox"/>
	Idejni projekat	<input type="checkbox"/>
	Glavni projekat	<input type="checkbox"/>
	Urbanistička saglasnost	<input type="checkbox"/>
	Odobrenje za građenje	<input type="checkbox"/>
	Upotrebna dozvola	<input type="checkbox"/>

REGULACIONI PLAN Važeći regulacioni plan predviđa proizvodno-stambeno-poslovnu zonu

Mogućnost korekcije važećeg regulacionog plana: DA NE

POTREBAN: Kupac/ Investitor

LOKACIJA Opis: Džemala Bijedića 162 Novi Grad Sarajevo u neposrednoj blizini RTV BIH (150m od RTV-a) uz glavnu saobraćajnicu koja vodi prema centru grada

Katastarska čestica:

Vlasništvo: 1/1 Unigradanj d.o.o.

Površina Lokacije: 22500 m²
Opremljenost infrastrukturom
Potpuno
Djelomično
Nije opremljeno

PROJECT: THE FORMER “FOUNDRY,, COMPLEX

SHORT DESCRIPTION: The total open and closed area size is 22500m2. This facility was used as a production place. At the moment it is used as a warehouse. There is a possibility to use both indoor and outdoor space and to build construction on whole area. With reconstruction of the existing buildings, this location gives the opportunity to construct a new business - living buildings on the surface of 100.000,00 m2.



COMPANY :

The former „Foundry“ complex

REGULATION

- Building land
- The project’s concept
- The main project
- The urban permission
- The construction approval
- The occupancy permission

REGULATION PLAN

Canton Sarajevo

The correction possibility of the existing regulation plan: YES NO

LOOKING FOR: Buyer/Investor

LOCATION

Description: Street Džemala Bijedića , near the RTV Public Tv Service Building (150m) along the main traffic street leading to the center of the city.

The cadastral plot:

Ownership:1/1 Unigradanja LLC

Location surface: 22500 m2

The infrastructure existence

- In total
- Partially
- Doesn't exist

Regulatory Plan of the Canton Sarajevo purpose production-residential-business zone.



PROJEKAT: PENNY PLUS POSLOVNI OBJEKAT

KRATKI OPIS: Objekat predstavlja zasebnu zgradu koja se nalazi u top poslovnoj zoni Općine Novi Grad Sarajevo, na lokaciji Alipašino polje, u neposrednoj blizini ostalih poslovnih subjekata: PINK TV, Hyppo Alpe Adria Group, Grawe osiguranje, Merkator, ASA Holding, BH TV 1, TV Dom, općinska zgrada i glavna pješačka zona. Objekat je sastavljen od 5 etaža, od toga je jedna etaža podrum (cca.626,80 m²), ostale 4 su spratovi (cca.900 m²) svaki. Zgrada ukupno ima 3968 m². Objekat je izgrađen po najvišim građevinskim standardima, od visoko kvalitetnih materijala, sa akcentom na alu-staklo fasadu renomiranog njemačkog proizvođača alu profila „SCHUCKO“.



NOSILAC PROJEKTA: Penny plus d.o.o.

REGULATIVA

Građevinsko zemljište	<input checked="" type="checkbox"/>
Idejni projekat	<input checked="" type="checkbox"/>
Glavni projekat	<input checked="" type="checkbox"/>
Urbanistička saglasnost	<input checked="" type="checkbox"/>
Odobrenje za građenje	<input checked="" type="checkbox"/>
Upotrebna dozvola	<input type="checkbox"/>

REGULACIONI PLAN

Mogućnost korekcije važećeg regulacionog plana: DA NE

POTREBAN: Kupac

LOKACIJA

Opis: Bulevar Meše Selimovića, IX Transverzala, Tramvajska stanica 20 m.

Katastarska čestica:

Vlasništvo:1/1 Penny +

Površina Lokacije:

Opremljenost infrastrukturom

Potpuno

Djelomično

Nije opremljeno

PROJECT: PENNY PLUS BUSINESS BUILDINGS

SHORT DESCRIPTION: This building represents a separated building, which is located in central business zone of Municipality Novi Grad, at Alipašino polje settlement, close to other business buildings - PINK TV, Hippo Alpe Adria Group, Grawe Insurance, Mercator, ASA Holding, BH TV 1, TV Dom, Municipality building, shopping streets and market place. The building is composed on 5 levels. One floor is basement (approx. 626, 80 m²), and the other 4 floors are approx. 900 m² each. A building size is approx. 3968 m². The building is built on highest construction standards, with high quality materials, with an emphasis on aluminum-glass facade by renowned German manufacturer of aluminum profiles, "Schuck".



COMPANY: Penny +

REGULATION

- Building land
- The project's concept
- The main project
- The urban permission
- The construction approval
- The occupancy permission

REGULATION PLAN

The correction possibility of the existing regulation plan: YES NO

LOOKING FOR : Buyer

- LOCATION:** **Description:** Bulevar Meše Selimovića, IX Transversal, Tram station 20m
- The cadastral plot:**
- Ownership:** 1/1 Penny +
- Location surface:**
- The infrastructure existence**
- In total
 - Partially
 - Doesn't exist



PROJEKAT: INTEREUROPA- KONTEJNERSKI TERMINAL

KRATKI OPIS: Aktuelni projekat predviđa izgradnju kontejnerskog terminala za istovar, utovar, pretovar i privremeno skladištenje roba, za što je i izdata urbanistička saglasnost. Terminal predviđa pored platoa terminala i parking za kamione i putnička vozila te pokretni kancelarijski kontejner.



NOSILAC PROJEKTA: Intereuropa RTC D.D.

REGULATIVA	Građevinsko zemljište	<input checked="" type="checkbox"/>
	Idejni projekat	<input type="checkbox"/>
	Glavni projekat	<input type="checkbox"/>
	Urbanistička saglasnost	<input type="checkbox"/>
	Odobrenje za građenje	<input type="checkbox"/>
	Upotrebna dozvola	<input type="checkbox"/>

REGULACIONI PLAN Regulacioni plan RTC u skladu sa prostornim planom Kantona Sarajevo 2003-2023

Mogućnost korekcije važećeg regulacionog plana: DA NE

POTREBAN: Kupac/ Investitor

LOKACIJA Opis: Lokacija se nalazi odmah uz carinski terminal u Halilovićima.
Katastarska čestica: 4154/5
Vlasništvo: 1/1 Intereuropa RTC D.D.
Površina Lokacije: 7642 m2
Opremljenost infrastrukturom
 Potpuno
 Djelomično
 Nije opremljeno

Predviđa stambeno poslovni –proizvodni kompleks.

PROJECT: INTEREUROPA - THE CONTAINER TERMINAL

SHORT DESCRIPTION: The current project predicts a container terminal constructing, intended for transferring and temporary storage of goods. This project has a urban approval. Terminal provides also, beside the terminal plateau, a parking for trucks, cars and mobile office container.



COMPANY: Intereuropa RTC D.D.

REGULATION	Building land	<input checked="" type="checkbox"/>
	The project's concept	<input type="checkbox"/>
	The main project	<input type="checkbox"/>
	The urban permission	<input type="checkbox"/>
	The construction approval	<input type="checkbox"/>
	The occupancy permission	<input type="checkbox"/>

REGULATION PLAN Regulative plan RTC is in collision with spatial plan of Sarajevo Canton for 2003-2023 period

The correction possibility of the existing regulation plan: YES NO

LOOKING FOR: Buyer/Investor

LOCATION **Description:** The location is placed next to customs terminal Halilovići

The cadastral plot: 4154/5

Ownership: 1/1 Intereuropa RTC D.D.

Location surface: 7642 m2

The infrastructure existence

In total	<input checked="" type="checkbox"/>
Partially	<input type="checkbox"/>
Doesn't exist	<input type="checkbox"/>

It predicts constructing a residential-business – production complex.

PROJEKAT: TMZ STUP-VRANICA D.D. SARAJEVO

KRATKI OPIS: Na katastarskoj čestici veličine 76000 m2 urbanističkim planom je moguće graditi zgrade poslovne namjene. Predložene korekcije važećeg regulacionog plana omogućuju gradnju i objekata kolektivnog stanovanja. Maksimalna spratnost je 20 nivoa, a moguće je izgraditi kompleks objekata poslovno-stambene namjene veličina 500.000,00 m2 bgp. Cijena preuzimanja kompanije je caa. 20 miliona € u čijem vlasništvu je pored ove građevinske čestice još više manjih parcela, objekata i opreme u Sarajevu, Mostaru, Varešu i Tuzli procijenjene knjigovodstvene vrijednosti caa. 19 miliona €. Projekat TMZ Stup Vranica je obima ulaganja cca. 200 miliona € sa procijenom ostvarenja bruto dobiti od cca. 80 miliona €.



NOSILAC PROJEKTA: „Vranica D.D.”u stečaju

REGULATIVA	Građevinsko zemljište	<input checked="" type="checkbox"/>
	Idejni projekat	<input type="checkbox"/>
	Glavni projekat	<input type="checkbox"/>
	Urbanistička saglasnost	<input type="checkbox"/>
	Odobrenje za građenje	<input type="checkbox"/>
	Upotrebna dozvola	<input type="checkbox"/>

REGULACIONI PLAN Regulacioni plan TMZ Stup Vranica
 Mogućnost korekcije važećeg regulacionog plana: DA NE

POTREBAN: Kupac/ Investitor

LOKACIJA Opis: XII Transferzala, Željeznica, Sjeverna longitudinalna, Aerodrom
Katastarska čestica:
Vlasništvo: 1/1 Vranica d.d
Površina Lokacije: 76000m2
Opremljenost infrastrukturom
 Potpuno
 Djelomično
 Nije opremljeno

Poslovni prostori spratnosti 38 m

Podnesen zahtjev za korekciju-moguća maksimalna gradnja visine 20 spratova, ukupna građevinska bruto površina veća od 500000 m2

PROJECT: TMZ STUP-VRANICA D.D. SARAJEVO

SHORT DESCRIPTION: On the cadastral plot, size 76,000 m², by urban plan, it is possible to build a building for business purposes. With correction of regulation plan, this location would provide a possibility for residential constructions. Maximum floor number is 20, and it is possible to build a complex of business and residential buildings on 500,000.00 m² area size. Selling price of company is approx. 20 million €. Beside this building, company owns more smaller parcels, buildings and equipment in Sarajevo, Mostar, Tuzla and Vares, with estimated book value of approx. 19 mioina €. The investment volumen for Project TMZ Column Vranica is approx. 200 million €, with realization assessment of 80 million €, in gross profit.



COMPANY : „Vranica” D.D. in liquidation process

REGULATION	Building land	<input checked="" type="checkbox"/>
	The project's concept	<input type="checkbox"/>
	The main project	<input type="checkbox"/>
	The urban permission	<input type="checkbox"/>
	The construction approval	<input type="checkbox"/>
	The occupancy permission	<input type="checkbox"/>

REGULATION PLAN **Regulative plan for TMZ Stup Vranica**

The correction possibility of the existing regulation plan: YES NO

LOOKING FOR: Buyer/Investor

LOCATION	Description: XII Transversal, Relway station, North longitudinale, Airoport
	The cadastral plot:
	Ownership: 1/1 Vranica d.d
	Location surface: 76000m ²
	The infrastructure existence
	In total <input checked="" type="checkbox"/>
	Partially <input type="checkbox"/>
	Doesn't exist <input type="checkbox"/>

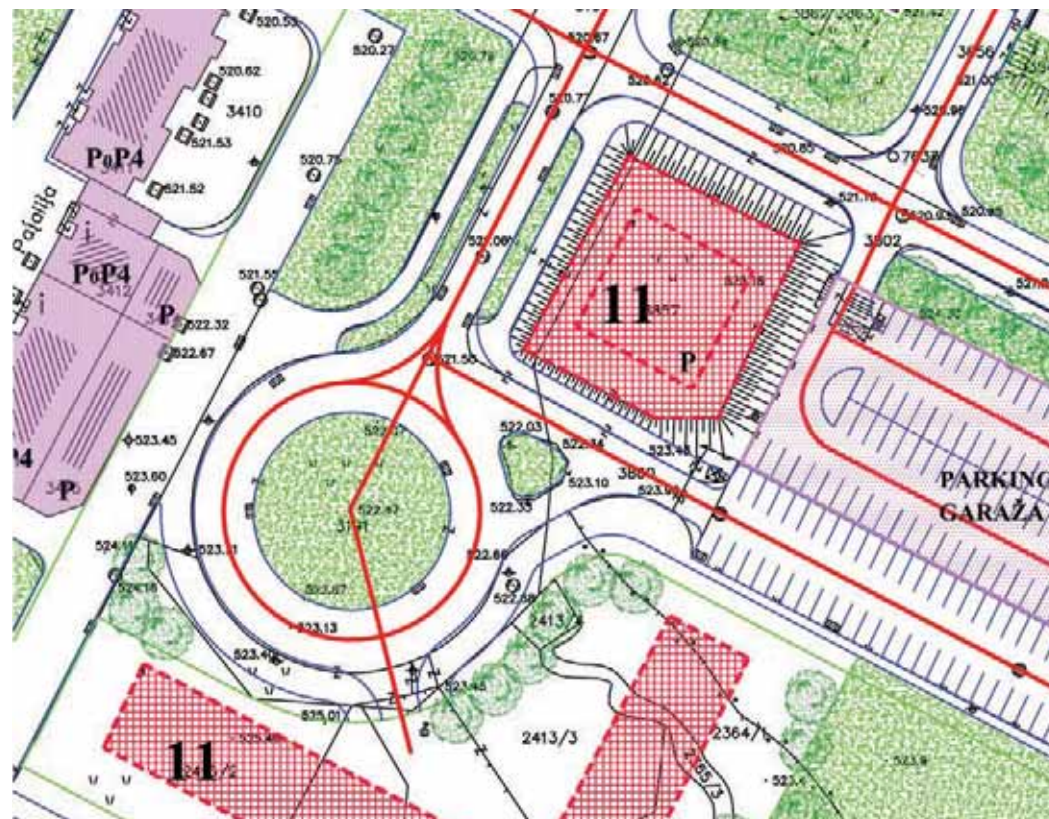
Possible business constructions with 38 m number of storeys

The application submitted for correction-with possible maximum building high of 20 levels. The total gross building area - more than 500,000 m²



PROJEKAT: POSLOVNI OBJEKAT DOBRINJA I

KRATKI OPIS: Regulacioni plan predviđa izgradnju poslovnog objekta spratnosti do maksimalno do visine prizemlja. Ukupna bruto građevinska površina objekata je 400 m². Objekat je predviđen u okviru urbanog naselja Dobrinja, cca. 50000 stanovnika, u okruženju postojećih uređenih stambenih područja. Dodjelu-prodaju lokacije će obaviti Općina putem javnog poziva.



NOSILAC PROJEKTA: Općina „Novi Grad Sarajevo“

POTREBAN: Kupac/ Investitor

REGULATIVA

- Građevinsko zemljište
- Idejni projekat
- Glavni projekat
- Urbanistička saglasnost
- Odobrenje za građenje
- Upotrebna dozvola

LOKACIJA

Opis: Urbano naselje Dobrinja I, direktno na trolejbuskoj trasi. Udaljenost od aerodroma 1500 m.

Katastarska čestica:

Vlasništvo: 100% Općina

Površina Lokacije: 1429 m²

Opremljenost infrastrukturom

- Potpuno
- Djelomično
- Nije opremljeno

REGULACIONI PLAN

Regulacioni plan „Dobrinja“

Predviđa gradnju poslovnog objekta ukupne BGP cca. 400 m².

Mogućnost korekcije važećeg regulacionog plana: DA NE

PROJECT: A BUSINES BUILDING DOBRINJA I

SHORT DESCRIPTION: Due to regulation plan, this location will be used for building a business object on one floor – ground floor. Total gross building area size is 400 m². The building is planned to be placed at Dobrinja V settlement, with approx. 50000 habitants, in already existing residential area. A Municipality Novi Grad Sarajevo will be responsible for selling this location by announcing the public tender.



COMPANY: Municipality „Novi Grad Sarajevo“

REGULATION	Building land	<input checked="" type="checkbox"/>
	The project's concept	<input type="checkbox"/>
	The main project	<input type="checkbox"/>
	The urban permission	<input type="checkbox"/>
	The construction approval	<input type="checkbox"/>
	The occupancy permission	<input type="checkbox"/>

REGULACIONI PLAN Regulation plan „Dobrinja“

The correction possibility of the existing regulation plan: YES NO

LOOKING FOR: Buyer/Investor

LOCATION Description: In the residential settlement Dobrinja I, next to trolleybus route and 1500 m away from airport.

The cadastral plot:

Ownership: 100% Municipality

Location surface: 1429 m²

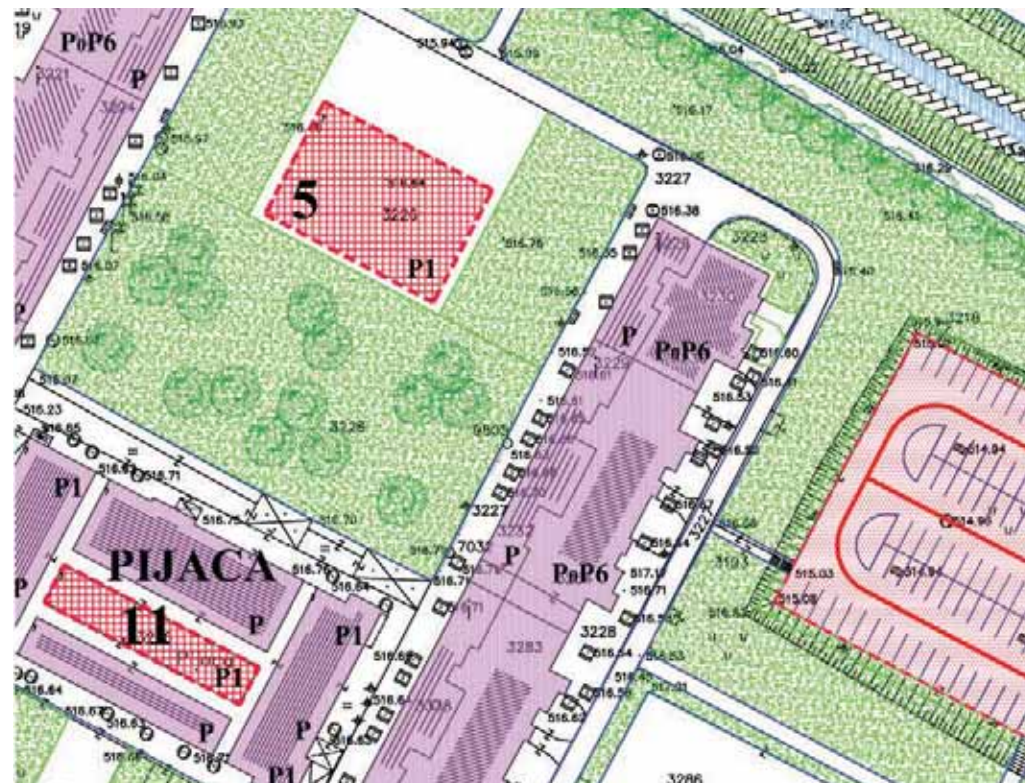
The infrastructure existence

In total	<input checked="" type="checkbox"/>
Partially	<input type="checkbox"/>
Doesn't exist	<input type="checkbox"/>

By the regulation plan this location is predicted for constructing a business building on gross building area of 400 m².

PROJEKAT: POSLOVNI OBJEKAT DOBRINJA V

KRATKI OPIS: Regulacioni plan predviđa izgradnju poslovnog objekta spratnosti do maksimalne visine prizemlje + 1 sprat. Ukupna bruto građevinska površina objekata je cca. 600 m². Objekat je predviđen u okviru urbanog naselja Dobrinja V, cca. 50000 stanovnika, u okruženju postojećih uređenih stambenih područja. Dodjelu-prodaju lokacije će obaviti Općina putem javnog poziva.



NOSILAC PROJEKTA: Općina „Novi Grad Sarajevo“

REGULATIVA

Građevinsko zemljište

Idejni projekat

Glavni projekat

Urbanistička saglasnost

Odobrenje za građenje

Upotrebna dozvola

REGULACIONI PLAN

Regulacioni plan „Dobrinja“

Mogućnost korekcije važećeg regulacionog plana: DA NE

POTREBAN: Kupac/ Investitor

LOKACIJA

Opis: Urbano naselje Dobrinja V, direktno na trolebuskoj trasi. Udaljenost od aerodroma 1000 m, ulica Dobrinjske Bolnice.

Katastarska čestica:

Vlasništvo: 100% Općina

Površina Lokacije: 10512 m²

Opremljenost infrastrukturom

Potpuno

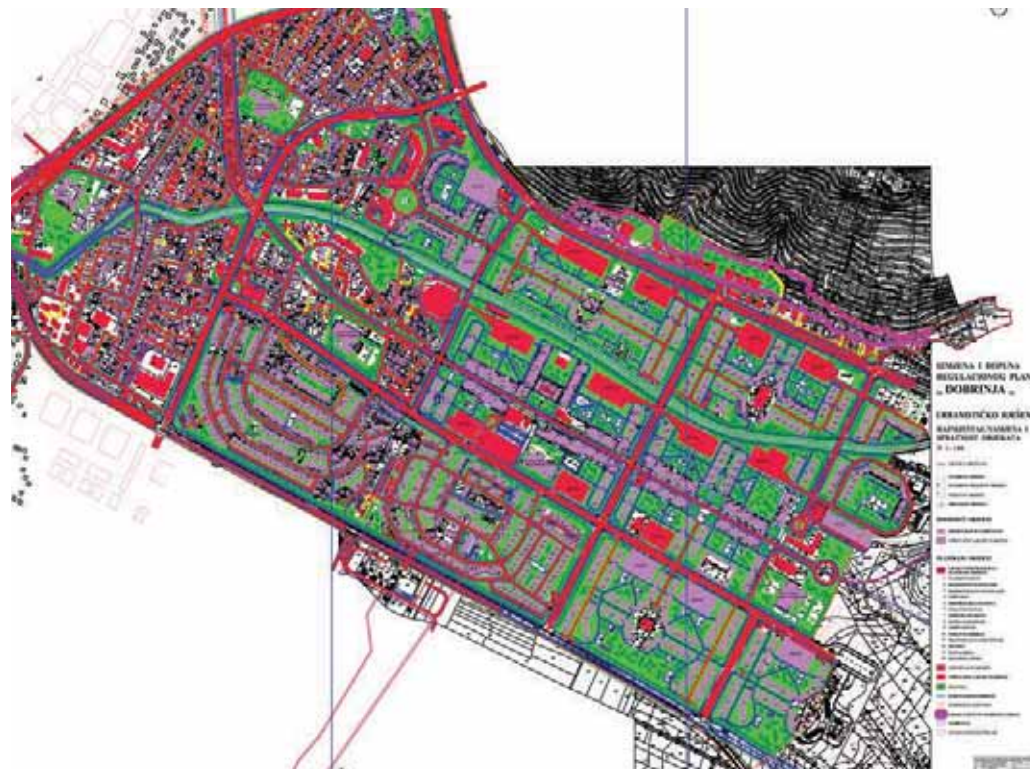
Djelomično

Nije opremljeno

Predviđa gradnju poslovnog objekta ukupne BGP cca. 600 m².

PROJECT: A BUSINESS BUILDING DOBRINJA V

SHORT DESCRIPTION: Due to regulation plan, this location is predicted for building object with maximum ground floor + one floor. Total gross building area size is approx. 600 m2. The building is planned to be placed at Dobrinja V settlement, with approx. 50000 habitants, in already existing residential area. A Municipality Novi Grad Sarajevo will be responsible for selling this location by announcing the public tender.



COMPANY: Municipality „Novi Grad Sarajevo“

REGULATION	Building land	<input checked="" type="checkbox"/>
	The project's concept	<input type="checkbox"/>
	The main project	<input type="checkbox"/>
	The urban permission	<input type="checkbox"/>
	The construction approval	<input type="checkbox"/>
	The occupancy permission	<input type="checkbox"/>

REGULATION PLAN Regulation plan „Dobrinja“

The correction possibility of the existing regulation plan: YES NO

LOOKING FOR: Buyer/Investor

LOCATION Description: In the residential settlement Dobrinja V, next to trolleybus route and 1000 m away from airport in Dobrinjske bolnice street.

The cadastral plot:

Ownership: 100% Municipality

Location surface: 10512 m2

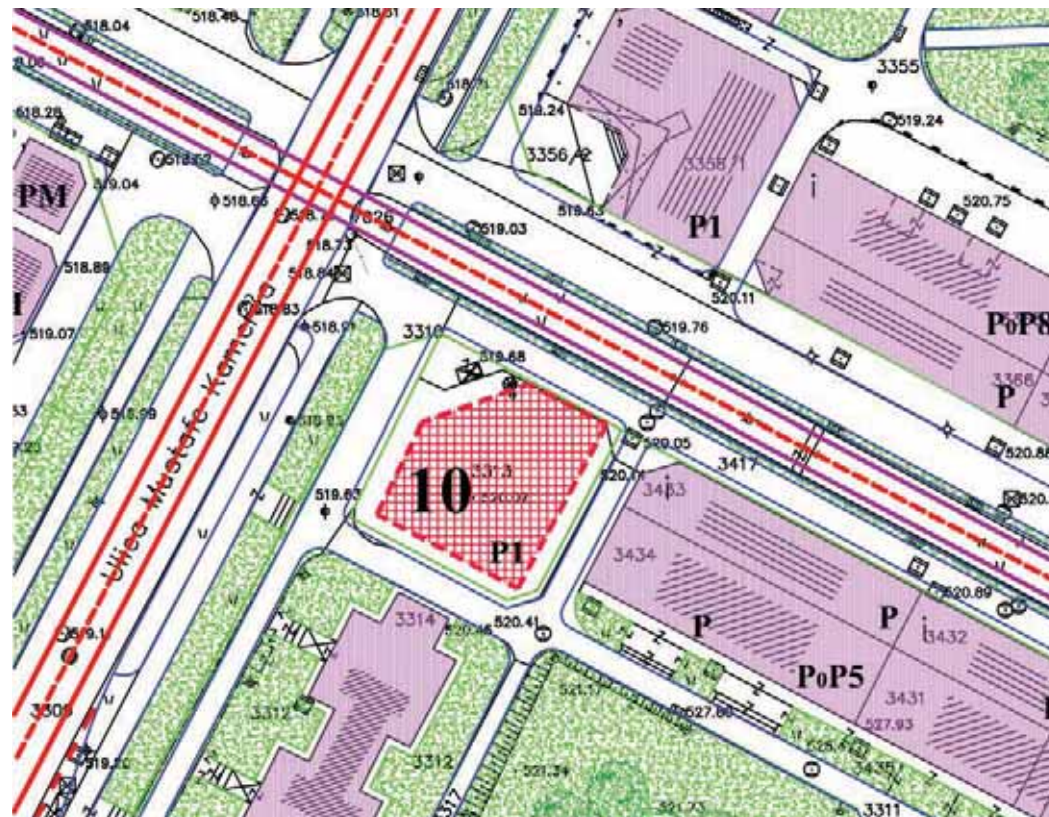
The infrastructure existence

In total	<input checked="" type="checkbox"/>
Partially	<input type="checkbox"/>
Doesn't exist	<input type="checkbox"/>

By the regulation plan this location is predicted for constructing a business building on gross building area of 600 m2

PROJEKAT: POSLOVNI OBJEKAT DOBRINJA MUSTAFE KAMERIĆA

KRATKI OPIS: Regulatorni plan predviđa izgradnju poslovnog objekta maksimalne spratnosti prizemlje + 1 sprat. Ukupna bruto građevinska površina objekata je cca. 900 m². Objekat je predviđen u okviru urbanog naselja Dobrinja u kojem živi cca. 50000 stanovnika, ulica M.Kamerića u okruženju postojećih uređenih stambenih područja. Dodjelu-prodaju lokacije će obaviti Općina putem javnog poziva.



NOSILAC PROJEKTA: Općina „Novi Grad Sarajevo“

REGULATIVA	Građevinsko zemljište	<input checked="" type="checkbox"/>
	Idejni projekat	<input type="checkbox"/>
	Glavni projekat	<input type="checkbox"/>
	Urbanistička saglasnost	<input type="checkbox"/>
	Odobrenje za građenje	<input type="checkbox"/>
	Upotrebna dozvola	<input type="checkbox"/>

REGULACIONI PLAN Regulacioni plan „Dobrinja“

Mogućnost korekcije važećeg regulacionog plana: DA NE

POTREBAN: Kupac/ Investitor

LOKACIJA	Opis: Urbano naselje Dobrinja, direktno na trolejbuskoj trasi. Udaljenost od aerodroma 1000 m, ulica M.Kamerića
	Katastarska čestica:
	Vlasništvo: 100% Općina
	Površina Lokacije: 707 m ²
	Opremljenost infrastrukturom
	Potpuno <input checked="" type="checkbox"/>
	Djelomično <input type="checkbox"/>
	Nije opremljeno <input type="checkbox"/>

Predviđa gradnju poslovnog objekta ukupne BGP cca. 900 m².

PROJECT: BUSINESS BUILDING DOBRINJA II, M.KAMERIĆA STREET

SHORT DESCRIPTION: Due to regulation plan, this location is predicted for object construction with maximum ground floor + one floor. Total gross building area size is approx. 900 m2. The building is planned to be placed at Dobrinja V settlement, with approx. 50000 habitants, in already existing residential area – Mustafe Kamerića street. A Municipality Novi Grad Sarajevo will be responsible for selling this location by announcing the public tender.



COMPANY: Municipality „Novi Grad Sarajevo“

REGULATION	Building land	<input checked="" type="checkbox"/>
	The project's concept	<input type="checkbox"/>
	The main project	<input type="checkbox"/>
	The urban permission	<input type="checkbox"/>
	The construction approval	<input type="checkbox"/>
	The occupancy permission	<input type="checkbox"/>

REGULATION PLAN: Regulation plan „Dobrinja“

The correction possibility of the existing regulation plan: YES NO

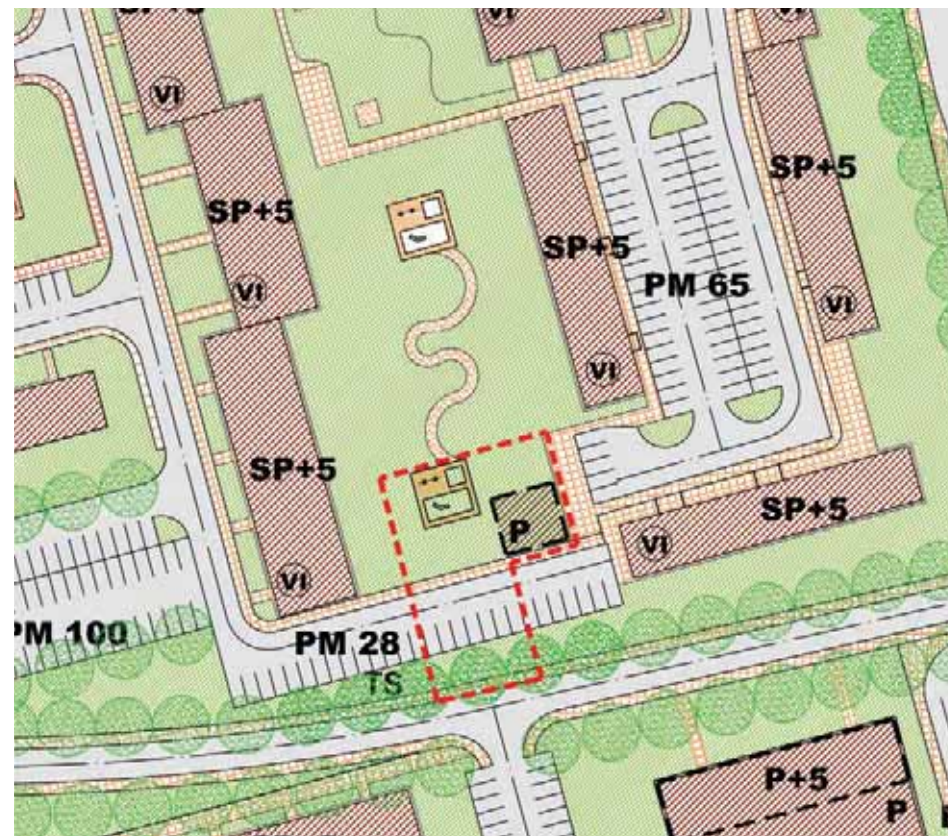
LOOKING FOR: Buyer/Investor

LOCATION	Description: In the residential settlement Dobrinja II, next to trolleybus route and 1000 m away from airport in M. Kamerića street.
	The cadastral plot:
	Ownership: 100% Municipality
	Location surface: 707 m2
	The infrastructure existence
	In total <input checked="" type="checkbox"/>
	Partially <input type="checkbox"/>
	Doesn't exist <input type="checkbox"/>

By the regulation plan this location is predicted for constructing a business building on gross building area of 900 m2

PROJEKAT: POSLOVNI OBJEKAT ČENGIĆ VILA III

KRATKI OPIS: Regulacioni plan predviđa izgradnju poslovnog objekta spratnosti do maksimalne visine prizemlja. Ukupna bruto građevinska površina objekta je 110 m². Objekat je predviđen u okviru naselja Čengić Vila u okruženju postojećih uređenih stambenih područja. Dodjelu-prodaju lokacije će obaviti Općina putem javnog poziva.



NOSILAC PROJEKTA: Općina „Novi Grad Sarajevo“

REGULATIVA	Građevinsko zemljište	<input checked="" type="checkbox"/>
	Idejni projekat	<input type="checkbox"/>
	Glavni projekat	<input type="checkbox"/>
	Urbanistička saglasnost	<input type="checkbox"/>
	Odobrenje za građenje	<input type="checkbox"/>
	Upotrebna dozvola	<input type="checkbox"/>

REGULACIONI PLAN Regulacioni plan „Hepok Čengić Vila III“

Mogućnost korekcije važećeg regulacionog plana: DA NE

POTREBAN: Kupac/ Investitor

LOKACIJA Opis: Urbano naselje Čengić Vila, direktno na trolebujskoj trasi i 100 m od tramvajske trase.

Katastarska čestica:

Vlasništvo: 100% Općina

Površina Lokacije: 5481 m²

Opremljenost infrastrukturom

Potpuno	<input checked="" type="checkbox"/>
Djelomično	<input type="checkbox"/>
Nije opremljeno	<input type="checkbox"/>

Predviđa gradnju poslovnog objekta ukupne BGP 110 m².

PROJECT: BUSINESS BUILDING „ČENGIĆ VILA III“

SHORT DESCRIPTION: Due to regulation plan, this location will be used for building a business object on one floor – ground floor. Total gross building area size is 110 m2. The building is planned to be placed at Cengić Vila settlement, in already existing residential area. A Municipality Novi Grad Sarajevo will be responsible for selling this location by announcing the public tender.



COMPANY: Municipality „Novi Grad Sarajevo“

REGULATION	Building land	<input checked="" type="checkbox"/>
	The project's concept	<input type="checkbox"/>
	The main project	<input type="checkbox"/>
	The urban permission	<input type="checkbox"/>
	The construction approval	<input type="checkbox"/>
	The occupancy permission	<input type="checkbox"/>

REGULATION PLAN Regulation plan „Hepok Čengić Vila III“

The correction possibility of the existing regulation plan: YES NO

LOOKING FOR: Buyer/Investor

LOCATION Description: In the residential settlement Čengić Vila, next to trolleybus route and 100 m away from tram route.

The cadastral plot:

Ownership: 100% Municipality

Location surface: 5481 m2

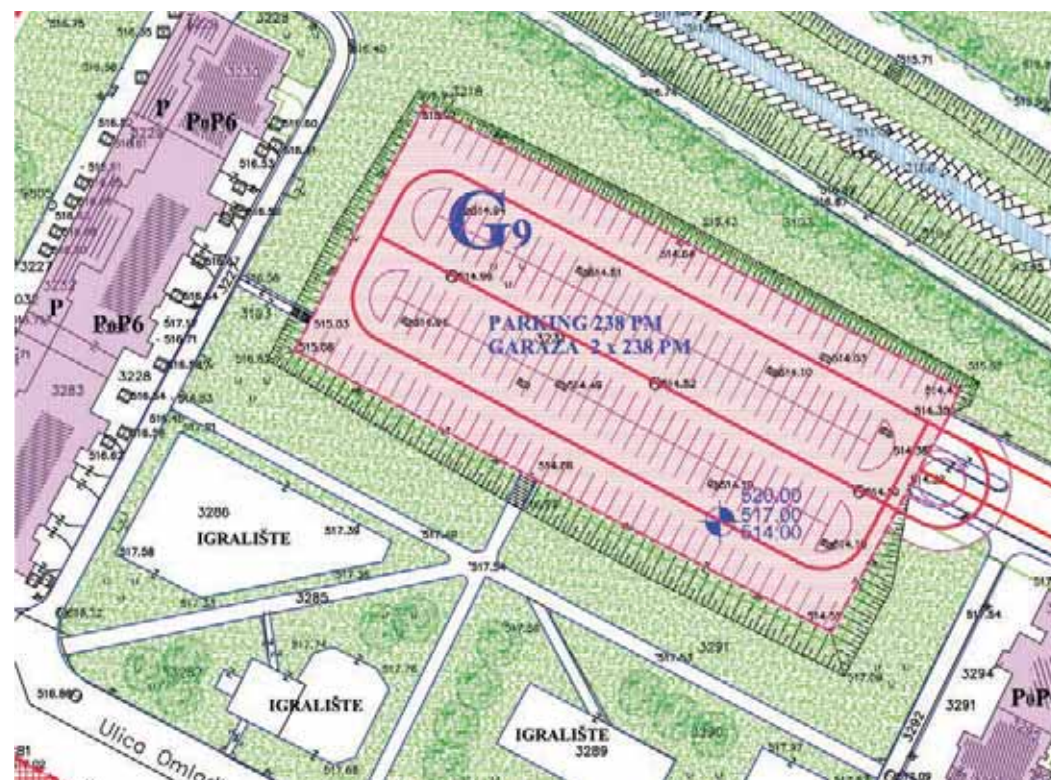
The infrastructure existence

In total
Partially
Doesn't exist

By the regulation plan this location is predicted for constructing a business building on gross building area of 110 m2.

PROJEKAT: KOLEKTIVNA GARAŽA „DOBRINJA“

KRATKI OPIS: Regulatorni plan predviđa izgradnju objekta kolektivne garaže spratnosti suteran + prizemlje. Ukupna bruto građevinska površina objekata je cca. 5200 m². Objekat je predviđen u okviru urbanog naselja Dobrinja u kojem živi cca. 50000 stanovnika, ulica Dobrinjske bolnice, u okruženju postojećih uređenih stambenih područja. Dodjelu-prodaju lokacije će obaviti Općina putem javnog poziva. Objekti izgradnje kolektivnih garaža su oslobođeni plaćanja rente općini.



NOSILAC PROJEKTA: Općina „Novi Grad Sarajevo“

REGULATIVA	Građevinsko zemljište	<input checked="" type="checkbox"/>
	Idejni projekat	<input type="checkbox"/>
	Glavni projekat	<input type="checkbox"/>
	Urbanistička saglasnost	<input type="checkbox"/>
	Odobrenje za građenje	<input type="checkbox"/>
	Upotrebna dozvola	<input type="checkbox"/>

REGULACIONI PLAN Regulatorni plan „Dobrinja“

Mogućnost korekcije važećeg regulacionog plana: DA NE

POTREBAN: Kupac/ Investitor

LOKACIJA **Opis:** Urbano naselje Dobrinja V, direktno na trolejbuskoj trasi. Udaljenost od aerodroma 1000 m, ulica Dobrinjske bolnice.
Katastarska čestica:
Vlasništvo: 100% Općina
Površina Lokacije: 7003 m²
Opremljenost infrastrukturom
 Potpuno
 Djelomično
 Nije opremljeno

Predviđa gradnju kolektivne garaže ukupne BGP cca. 5250 m².

PROJECT: A COLLECTIVE GARAGE „DOBRINJA“

SHORT DESCRIPTION: Due to regulation plan, this location is predicted for constructing a collective garage with basement and ground floor. Total gross building area size is approx. 5200 m2. The building is planned to be placed at Dobrinja II settlement, with approx. 50000 habitants, in already existing residential area – Dobrinjske bolnice street. A Municipality Novi Grad Sarajevo will be responsible for selling this location by announcing the public tender. Those objects will be exempt from paying the rent to municipality.



COMPANY: Municipality „Novi Grad Sarajevo“

REGULATION	Building land	<input checked="" type="checkbox"/>
	The project's concept	<input type="checkbox"/>
	The main project	<input type="checkbox"/>
	The urban permission	<input type="checkbox"/>
	The construction approval	<input type="checkbox"/>
	The occupancy permission	<input type="checkbox"/>

REGULATION PLAN Regulation plan „Dobrinja“

The correction possibility of the existing regulation plan: YES NO

LOOKING FOR: Buyer/Investor

LOCATION Description: In the residential settlement Dobrinja II, next to trolleybus route and 1000 m away from airport in Dobrinjske bolnice street.

The cadastral plot:

Ownership: 100% Municipality

Location surface: 7003 m2

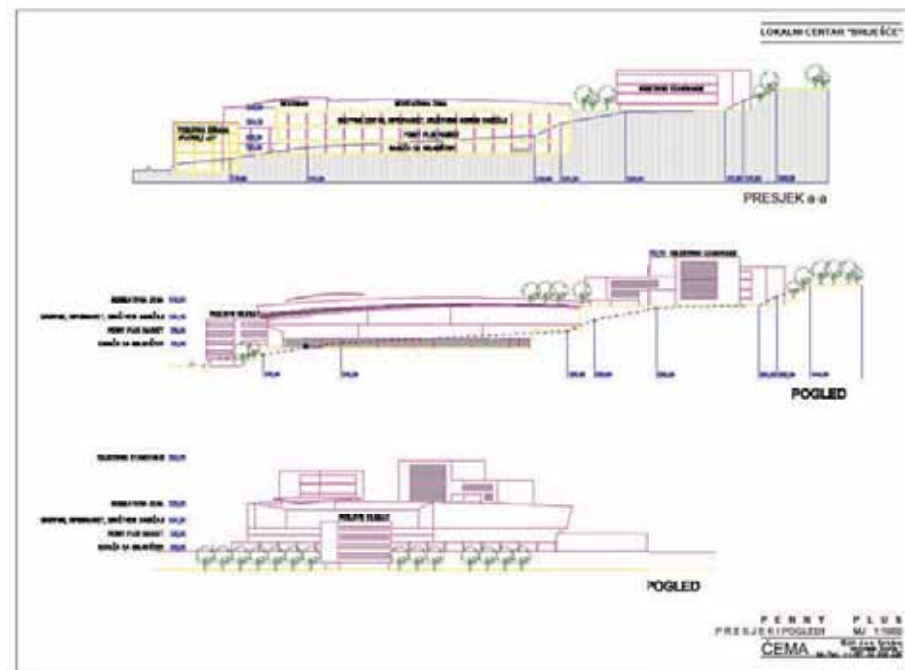
The infrastructure existence

In total	<input checked="" type="checkbox"/>
Partially	<input type="checkbox"/>
Doesn't exist	<input type="checkbox"/>

By the regulation plan this location is predicted for constructing a collective garage building on gross building area of 5250 m2.

PROJEKAT: PENNY PLUS POSLOVNO-STAMBENI KOMPLEKS BRIJEŠĆE

KRATKI OPIS: Predmetna parcela je nepravilnog oblika, veličine 3,40 ha. Teren je podijeljen na tri platoa. Najveću površinu (cca. P=14.000,0 m²) čini plato na koti 513,0 m, dok se preostala dva, manja, nalaze na visini od cca 530,0 i 540,0 m. Između platoa su nasipi u padu od 30-60 %. Na prvom nivou smještena je garaža i parking. Spratnost centralnog objekta je P+2, bruto građevinska površina prizemlja iznosi cca 11.670,0 m². Drugi nivo 518,00 prostor marketa, nalazi se na cijeloj površini prvog sprata, na koti 518,0 i zauzima površinu od cca 11.850,10 m². Gabarit ovog nivoa je nepravilnog oblika. Treći nivo na koti 524,50 je prostor shopping centra sa hipermarketom i prostorima od društveno-korisnog značaja. Cijela površina drugog sprata na koti 524,5 je veličine cca 11.648,90 m². Na četvrtoj nivou, kota 530,00 nalazi se zona stambenih jedinica A+B, odnosno zona stanovanja, koja raspolaže sa cca 6.854,00 m² bruto građevinske površine, kao i rekreativna zona na ozelenjenom ravnom krovu centralnog objekta.



NOSILAC PROJEKTA: Penny plus d.o.o

REGULATIVA	Građevinsko zemljište	<input checked="" type="checkbox"/>
	Idejni projekat	<input checked="" type="checkbox"/>
	Glavni projekat	<input type="checkbox"/>
	Urbanistička saglasnost	<input type="checkbox"/>
	Odobrenje za građenje	<input type="checkbox"/>
	Upotrebna dozvola	<input type="checkbox"/>
REGULACIONI PLAN	“Brijesće” poslovno - stambena namjena, projekat 50000 m ² bgp izveden u skladu sa važećim regulacionim planom, nema potreba za korekciju.	
	Mogućnost korekcije važećeg regulacionog plana: DA <input type="checkbox"/> NE <input checked="" type="checkbox"/>	

POTREBAN: Kupac/ Investitor

LOKACIJA	Opis: Direktno na glavnoj saobraćajnici Safeta Zajke i XII-te transferzale
	Katastarska čestica: Vlasništvo: 1/1 Penny + d.o.o Površina lokacije: 34000 m ² Opremljenost infrastrukturom Potpuno <input type="checkbox"/> Djelomično <input checked="" type="checkbox"/> Nije opremljeno <input type="checkbox"/>

PROJECT: PENNY + „THE BUSINESS AND RESIDENTIAL COMPLEX“ BRIJEŠĆE

SHORT DESCRIPTION: According to urban plan „Briješće“, this location is predicted as a focus point of local community business zone center. The land shape is irregular in size of 3,40 ha. The terrain is divided into three plateaus. The largest area (approx. 14000.0 m²) makes a plateau at high of 513,0 m, while the other two, smaller, are located at 530.0 and 540.0 m high. The decline dykes are placed between plateaus in amount of 30-60%. Garage and parking are located on the I floor. The central object - floors P +2, has a ground floor on gross building area which is approx. 11,670.0 m². The market is placed on the second floor (approx. 518.00m), and it covers an area of approx. 11,850.10 m². Market space is located on the entire surface of the first floor, at a level of 518.0 and covers an area of approx. 11,850.10 m². The land shape is also irregular at this level, III level 524,50. Shopping center, hypermarket and social service area, are placed on entire surface of the second floor, on 524,50 and covers area of approx. 11.648,90 m². IV level - This level is predicted for residential units A+B, on the surface of approx. 6.854,00 m² size - gross building area, as well as, recreation zone placed on central building roof which is flat and green.



COMPANY: „Penny +“ d.o.o

REGULATION	Building land	<input checked="" type="checkbox"/>
	The project's concept	<input checked="" type="checkbox"/>
	The main project	<input type="checkbox"/>
	The urban permission	<input type="checkbox"/>
	The construction approval	<input type="checkbox"/>
	The occupancy permission	<input type="checkbox"/>

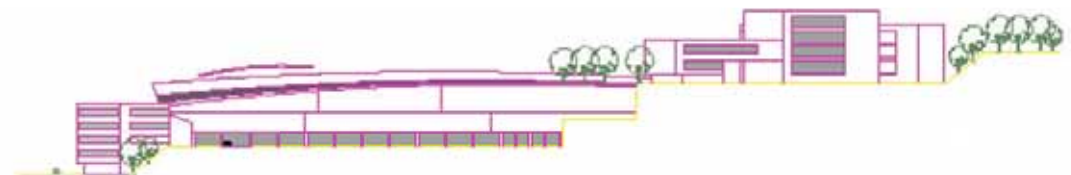
REGULATION PLAN Regulation Plan of the Canton Sarajevo

The correction possibility of the existing regulation plan: YES NO

LOOKING FOR: Buyer/Investor

LOCATION	Description: On the main road Safet Zajko and XII transversal
	The cadastral plot:
	Ownership: 1/1 Penny + d.o.o
	Location surface: 34000 m ²
	The infrastructure existence
	In total <input type="checkbox"/>
	Partially <input checked="" type="checkbox"/>
	Doesn't exist <input type="checkbox"/>

“Briješće”, residential and business area, project based on 5000 m² gross building area, in a line with regulation plan, plan correction - not needed .



PENNY PLUS

PROJEKAT: SPORTSKO –EDUKATIVNI CENTAR ZABRĐE

KRATKI OPIS: U segmentu definisanja objekta započeta izgradnja u ovom trenutku ima univerzalni karakter namjene, što omogućava prilagođenje nekim novim potrebama npr. smještaja, sportskih sadržaja, terapijskih sadržaja, uređenja zemljišta kao parkovske površine, administrativnih kao i komercijalnih sadržaja. Objekat je izgrađen u prvoj etaži – prizemlje sa kombinovanim skladišno administrativnim dijelom. Ukupna dosadašnja investicija je cca. 540.000,00 KM u postojeći objekat veličine 500 m². Projektovana investicija u ovisnosti od sadržaja je između 1-3 miliona KM. U ovisnosti od privredne ili neke druge namjene dodatna investicija bila bi od 0,5 do 2,5 miliona KM, za gradnju dodatnih sadržaja reda veličine 2500 m² bgp.



NOSILAC PROJEKTA: Amphibia d.o.o.

REGULATIVA	Građevinsko zemljište	<input checked="" type="checkbox"/>
	Idejni projekat	<input checked="" type="checkbox"/>
	Glavni projekat	<input checked="" type="checkbox"/>
	Urbanistička saglasnost	<input checked="" type="checkbox"/>
	Odobrenje za građenje	<input checked="" type="checkbox"/>
	Upotrebna dozvola	<input checked="" type="checkbox"/>

REGULACIONI PLAN Regulacioni plan Zabrđe

Mogućnost korekcije važećeg regulacionog plana: DA NE

POTREBAN: Kupac/ Investitor

LOKACIJA Opis: U srcu naselja Zabrđe .
Katastarska čestica:
Vlasništvo: 1/1 Amphibia d.o.o.
Površina Lokacije: cca.3000 m²
Opremljenost infrastrukturom
 Potpuno
 Djelomično
 Nije opremljeno

Definira izgradnju poslovno-stambenog objekta

PROJECT: SPORT AND EDUCATION CENTER „ZABRĐE“

SHORT DESCRIPTION: At this stage of project, construction of building has already started with no defined context. It allows adjustment of building facilities which depends of investor needs : housing, recreational facilities, therapeutic facilities, park area, administrative facilities and commercial facilities that would reduce the volume and provide higher quality of further construction financing. The ground floor has been built at the first stage of constructing and it will be used as warehouse sector and administrative office. The total current investment is approx. 540.000,00 KM, used for constructing the existing building on 500 m2 area size. The project investment depends on building's content and it is approx. 1-3 milion KM. For economy sector constructing, the amount of investment will increase from 0,5 to 2,5 milion KM. It will be used for constructing a new facilities on 2500 m2 gross building area size.



COMPANY: „ Amphibia d.o.o.“

REGULATION	Building land	<input checked="" type="checkbox"/>
	The project's concept	<input checked="" type="checkbox"/>
	The main project	<input checked="" type="checkbox"/>
	The urban permission	<input checked="" type="checkbox"/>
	The construction approval	<input checked="" type="checkbox"/>
	The occupancy permission	<input checked="" type="checkbox"/>

REGULATION PLAN Regulation plan of „Zabrđe“

The correction possibility of the existing regulation plan: YES NO

LOOKING FOR: Buyer/Investor

LOCATION	Description: In the center of Zabrđe settlement .
	The cadastral plot:
	Ownership: 1/1 Amphibia d.o.o.
	Location surface: approx.3000 m2
	The infrastructure existence
	In total <input checked="" type="checkbox"/>
	Partially <input type="checkbox"/>
	Doesn't exist <input type="checkbox"/>

By the regulation plan this area is predicted for constructing a business-residential buildings



PROJEKAT: DVA STAMBENA OBJEKATA „HEPOK ČENGIĆ VILA III“

KRATKI OPIS: Regulacioni plan predviđa izgradnju dva stambena objekta spratnosti do maksimalno 7 spratova. Ukupna bruto građevinska površina objekata je 4300 m². Objekti su predviđeni u okviru naselja Čengić Vila u okruženju postojećih uređenih stambenih područja. Dodjelu-prodaju lokacije će obaviti Općina putem javnog poziva.



NOSILAC PROJEKTA: Općina Novi Grad Sarajevo

POTREBAN: Kupac/ Investitor

REGULATIVA	Građevinsko zemljište	<input checked="" type="checkbox"/>
	Idejni projekat	<input type="checkbox"/>
	Glavni projekat	<input type="checkbox"/>
	Urbanistička saglasnost	<input type="checkbox"/>
	Odobrenje za građenje	<input type="checkbox"/>
	Upotrebna dozvola	<input type="checkbox"/>

LOKACIJA Opis: Urbano naselje Čengić Vila, direktno na trolebujskoj trasi i 100 m od tramvajске trase.

Katastarska čestica:

Vlasništvo: 100% Općina

Površina Lokacije: 7582 m²

Opremljenost infrastrukturom

Potpuno

Djelomično

Nije opremljeno

REGULACIONI PLAN Regulacioni plan „Hepok Čengić Vila III“

Predviđa stambenu gradnju ukupne BGP 4300 m².

Mogućnost korekcije važećeg regulacionog plana: DA NE

PROJECT: TWO RESIDENTIAL BUILDINGS „HEPOK ČENGIĆ VILA III“

SHORT DESCRIPTION: According to regulation plan, this location will be used for constructing a two residential buildings with maximum seven floors. Total gross building area size is 4300 m². Buildings are planned to be placed at Cengić Vila settlement, in already existing residential area. A Municipality Novi Grad Sarajevo will be responsible for selling this location by announcing the public tender.



COMPANY: Municipality „Novi Grad Sarajevo“

REGULATION	Building land	<input checked="" type="checkbox"/>
	The project's concept	<input type="checkbox"/>
	The main project	<input type="checkbox"/>
	The urban permission	<input type="checkbox"/>
	The construction approval	<input type="checkbox"/>
	The occupancy permission	<input type="checkbox"/>

REGULATION PLAN Regulation plan „Hepok Čengić Vila III“

The correction possibility of the existing regulation plan: YES NO

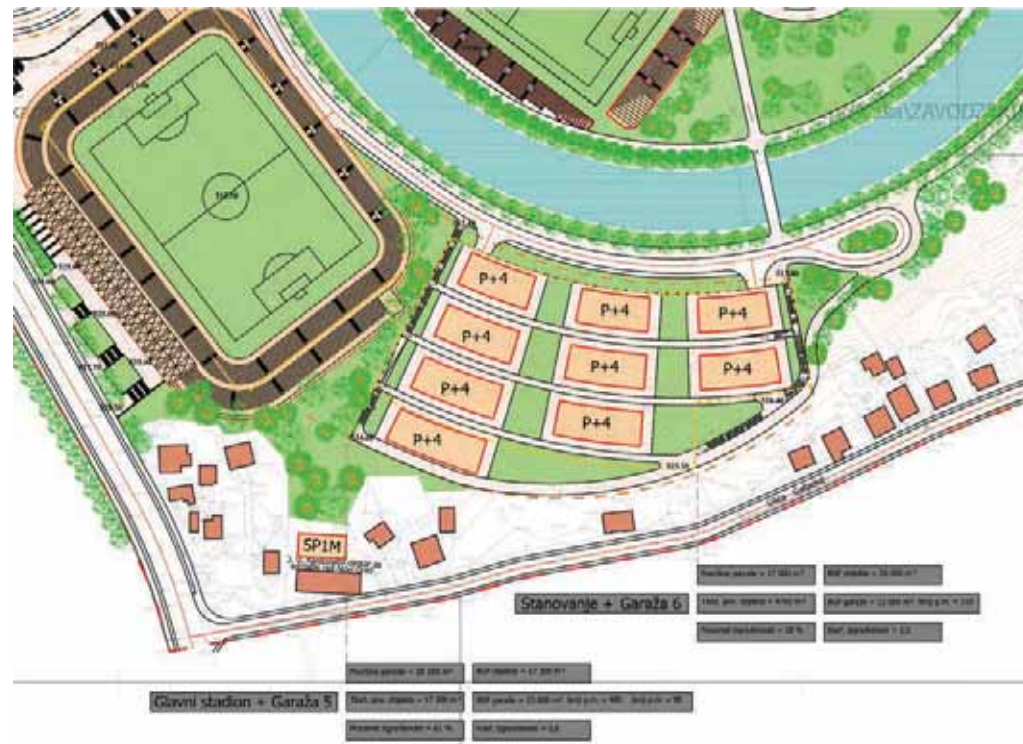
LOOKING FOR: Buyer/Investor

LOCATION	Description: In the residential settlement Čengić Vila, next to trolleybus route and 100 m away from tram route.
	The cadastral plot:
	Ownership: 100% Municipality
	Location surface: 7582 m ²
	The infrastructure existence
	In total <input checked="" type="checkbox"/>
	Partially <input type="checkbox"/>
	Doesn't exist <input type="checkbox"/>

By the regulation plan this location is predicted for constructing a residential buildings on gross building area of 4300 m².

PROJEKAT: STAMBENI KOMPLEKS „OTOKA-MEANDAR“

KRATKI OPIS: Planirano je devet stambenih objekata spratnosti P+4, radijalno i terasasto postavljenih u odnosu na Meandar, za čije je stanovnike planirana garaža sa potrebnih 310 garažnih mjesta. Obzirom na prirodne uslove (klizište, nagib terena) i stepen izgrađenosti, formiranje zone stanovanja zahtjeva značajne građevinske radove, kako na saniranju klizišta, tako i za savladavanje prevelikih nagiba. Predmetni obuhvat nije opremljen komunalnom infrastrukturom. U okviru planiranih građevinskih parcela predviđen je obavezan postotak od min. 15% zelenih površina, uređenih biološkom komponentom i urbanim mobilijarom. Zelenilo uz stambene objekte oplemenjeno je sadržajima za djecu i omladinu. Planirana podzemna garaža 12000 m² i stambeni objekti ukupne veličine 26000 m² bruto građevinske površine.



NOSILAC PROJEKTA: Općina Novi Grad Sarajevo

POTREBAN: Kupac/ Investitor



REGULATIVA

- Građevinsko zemljište
- Idejni projekat
- Glavni projekat
- Urbanistička saglasnost
- Odobrenje za građenje
- Upotrebna dozvola

LOKACIJA

Opis: Direktno nalonjena Bulevar Meše Selimovića, VI Transferzala.
Katastarska čestica:
Vlasništvo: 90% Općina 10% privatno.
Površina Lokacije: 17000 m²
Opremljenost infrastrukturom
 Potpuno
 Djelomično
 Nije opremljeno

REGULACIONI PLAN

Regulacioni plan „Otoka-Meandar“

Predviđa stambenu gradnju ukupne tlocrtne veličine 4756 m², ukupne BGP 26000 m² i 12000 m² podzemne garaže.

Mogućnost korekcije važećeg regulacionog plana: DA NE

PROJECT: RESIDENTIAL COMPLEX „OTOKA-MEANDAR“

SHORT DESCRIPTION: According to project plan, it is planned nine residential buildings with P+4 levels to be build. Those buildings will be set as terraces according to Meander with 310 garage places. Due to natural conditions (landslide, slope) and the level of development, the formation of residence zone requires significant construction works in landslides repairing and excessive slope recovery. Location is not equipped with utility infrastructure. By the construction plan it is planned min 15% of green surface with biological components and urban facilities. Green surface with specialized facilities will be adjusted to youth and children needs. Project provides possibility for underground garage parking construction and residential buildings on 12,000 m2. The gross building area size is 26,000 m2.



COMPANY: Municipality „Novi Grad Sarajevo“

REGULATION		
Building land		<input checked="" type="checkbox"/>
The project's concept		<input type="checkbox"/>
The main project		<input type="checkbox"/>
The urban permission		<input type="checkbox"/>
The construction approval		<input type="checkbox"/>
The occupancy permission		<input type="checkbox"/>

LOOKING FOR: Buyer/Investor

LOCATION		
Description: Next to Boulevard Meša Selimović, VI Transversal.		
The cadastral plot:		
Ownership: 90% Municipality 10% private.		
The location size: 17000 m2		
The infrastructure existence:		
In total		<input type="checkbox"/>
Partially		<input checked="" type="checkbox"/>
Doesn't exist		<input type="checkbox"/>

REGULATION PLAN The regulation plan „Otoka-Meandar“

Project plan predicts residential constructions on 4756 m2 size, with total gross building area size of 26000 m2 and 12000 m2 underground parking garage.

The correction possibility of the existing regulation plan: YES NO

PROJEKAT: STAMBENI OBJEKTI „BUĆA POTOK I“

KRATKI OPIS: Regulacioni plan predviđa izgradnju tri stambena objekta maksimalne ukupne spratnosti do 5 spratova, suterena+prizemlje + 3 sprata. Ukupna bruto građevinska površina objekata je cca. 3000 m². Objekti su predviđeni u okviru naselja Buća Potok, ulica Adema Buće, u okruženju postojećih uređenih stambenih područja kako kolektivnog tako i individualnog stanovanja. Dodjelu-prodaju lokacije će obaviti Općina putem javnog poziva.



NOSILAC PROJEKTA: Općina Novi Grad Sarajevo

REGULATIVA	Građevinsko zemljište	<input checked="" type="checkbox"/>
	Idejni projekat	<input type="checkbox"/>
	Glavni projekat	<input type="checkbox"/>
	Urbanistička saglasnost	<input type="checkbox"/>
	Odobrenje za građenje	<input type="checkbox"/>
	Upotrebna dozvola	<input type="checkbox"/>

REGULACIONI PLAN Regulacioni plan „Buća Potok I“

Mogućnost korekcije važećeg regulacionog plana: DA NE

POTREBAN: Kupac/ Investitor

LOKACIJA	Opis: Urbano naselje Buća Potok, direktno na glavnoj prometnici Adema Buće
	Katastarska čestica:
	Vlasništvo: 100% Općina
	Površina Lokacije: m ²
	Opremljenost infrastrukturom
	Potpuno <input checked="" type="checkbox"/>
	Djelomično <input type="checkbox"/>
	Nije opremljeno <input type="checkbox"/>

Predviđa gradnju objekata kolektivnog stanovanja ukupne BGP 3000 m².

PROJECT: THREE RESIDENTIAL BUILDINGS „BUĆA POTOK I“

SHORT DESCRIPTION: According to regulation plan, this location will be used for constructing a three residential buildings with max 5 floors, basement+ground floor+3 floors. Total gross building area size is 3000 m2. Buildings are planned to be placed at Buća Potok settlement- Adema Buće street, in already existing residential area for collective and individual way of living. A Municipality Novi Grad Sarajevo will be responsible for selling this location by announcing the public tender



COMPANY: Municipality „Novi Grad Srajevo“

REGULATION	Building land	<input checked="" type="checkbox"/>
	The project's concept	<input type="checkbox"/>
	The main project	<input type="checkbox"/>
	The urban permission	<input type="checkbox"/>
	The construction approval	<input type="checkbox"/>
	The occupancy permission	<input type="checkbox"/>

REGULATION PLAN

Regulation plan „Buća Potok I“

The correction possibility of the existing regulation plan: YES NO

LOOKING FOR: Buyer/Investor

LOCATION	Description: In the residential settlement Buća Potok, on Adema Buće street
	The cadastral plot:
	Ownership: 100% Municipality
	Location surface: m2
	The infrastructure existence
	In total <input checked="" type="checkbox"/>
	Partially <input type="checkbox"/>
	Doesn't exist <input type="checkbox"/>

By the regulation plan this location is predicted for constructing a residential buildings on gross building area of 3000 m2 .

PROJEKAT: POSLOVNO-PROIZVODNA ZONA BAČIĆI

KRATKI OPIS: Zona privrede i malih preduzeća zauzima najveći dio ukupnog prostora i ima nepravilnu formu približnog oblika potkovice. Planiran je smještaj 54 proizvodna objekta. Veličina parcela se kreće od 1.100m² do 5.000m², a planirano je 39 parcela za lociranje navedenih objekata. Bruto građevinska površina objekata je 56.805m². Maksimalna površina koju mogu zauzeti objekti iznosi 50% raspoloživog prostora svake pojedine parcele. Tlocrtna površina svih objekata u ovoj zoni iznosi 37.870m². Visina objekata je maksimalno 12m izuzev postojećih objekata. Zona privrede i malih preduzeća je većim dijelom izgrađena u zapadnom dijelu (parcele u vlasništvu Općine Novi Grad Sarajevo će biti dodjeljene putem javnog poziva), kao i dijelom u jugoistočnom dijelu zone, dok su slobodne parcele u sjeveroistočnom i centralnom dijelu ove zone u privatnom vlasništvu. Planirane parcele moguće je zavisno od potrebe potencijalnih investitora cijepati ili spajati u više parcela, pri čemu se ne može remetiti postojeći saobraćajni koncept.



NOSILAC PROJEKTA: Općina Novi Grad Sarajevo

REGULATIVA	Građevinsko zemljište	<input checked="" type="checkbox"/>
	Idejni projekat	<input type="checkbox"/>
	Glavni projekat	<input type="checkbox"/>
	Urbanistička saglasnost	<input type="checkbox"/>
	Odobrenje za građenje	<input type="checkbox"/>
	Upotrebna dozvola	<input type="checkbox"/>

REGULACIONI PLAN Regulacioni plan Bačići

Mogućnost korekcije važećeg regulacionog plana: DA NE

POTREBAN: Kupac/ Investitor

LOKACIJA Opis: Direktno nalonjena na XII Transferzalu, Ulicu Safeta Zajke i glavni željezničku trasu.
Katastarska čestica:
Vlasništvo: 95% privatno 5% željeznice FBiH.
Površina Lokacije: 164000 m²
Opremljenost infrastrukturom
 Potpuno
 Djelomično
 Nije opremljeno

Predviđa stambeno poslovni –proizvodni kompleks. Ne postoji mogućnost nove stambene gradnje.

PROJECT: „BUSINESS AND PRODUCTION ZONE BAČIĆI“

SHORT DESCRIPTION: The economy and small enterprises zone, occupies the largest part of the total area with irregular land shape. On this area, it is planned 54 production buildings to be build. The lot size is different in a range of 1.100 m² to 5.000 m² and it provides a possibility for construction 39 production buildings. Gross building area for buildings construction is 56.805m². The maximum area size, which may be occupied by buildings, is 50% of the available area of each plot. Total building surface size in this zone is 37.870 m². The maximum height of buildings is 12m. The economy and small enterprises zone has been already constructed in western part of the area (parcels owned by the Municipality of Novi Grad Sarajevo have been assigned by tender procedures), partially at south-eastern area, while the free land area is placed in north-eastern and central part, which is in private ownership. It is possible to divide or merge the existing parcels intended for new building constructions. All new construction can't have an impact on the existing facilities which have been already built.



COMPANY: Municipality „Novi Grad Sarajevo“

LOOKING FOR: Buyer/Investor

REGULATION	Building land	<input checked="" type="checkbox"/>
	The project's concept	<input type="checkbox"/>
	The main project	<input type="checkbox"/>
	The urban permission	<input type="checkbox"/>
	The construction approval	<input type="checkbox"/>
	The occupancy permission	<input type="checkbox"/>

LOCATION	Description: Next to XII Transversal, Safeta Zajke Street and main railway route
	The cadastral plot:
	Ownership: 95% private 5% Federation of Bosnia and Herzegovina railways.
	Location surface: 164000 m ²
	The infrastructure existence:
	In total <input checked="" type="checkbox"/>
	Partially <input type="checkbox"/>
	Doesn't exist <input type="checkbox"/>

REGULATION PLAN Regulation plan Bačići

It predicts residential-business and production complex to be build. There is no possibility to build a new residential buildings.

The correction possibility of the existing regulation plan: YES NO

PROJEKAT: POSLOVNO-PROIZVODNA ZONA DONJE TELALOVO POLJE

KRATKI OPIS: Privredno-poslovna zona „Donje Telalovo polje“ predstavlja najperspektivniji privredni prostor ne samo u Kantonu Sarajevo nego i u državi BiH. Na prostoru od cca. 34 hektra predviđen je smještaj moderne poslovno proizvodne zone u kojoj je maksimalno dozvoljena spratnost objekata prizemlje+4 sprata. Namjena je definirana na slijedeći način: cca. 40% odnosno 13,24 hektara je namijenjeno građenju proizvodnih kapaciteta, 10,67 h tj. 31,76% namijenjeno je poljoprivrednoj proizvodnji u obliku staklenika, plastenika i rasadnika, 11 % tj. 3,7 hektara predviđa poslovno-stambenu namjenu, 10% tj. 3,4 hektara namijenjeno je slobodno-carinskoj zoni i 2.6 hektara odpada na gradski autoput. Teren je ravan sa ukupnim nagibom od 5% i nadmorskom visinom od 490 m. Zemljište je 98% u privatnom vlasništvu a 2% pripada željeznicama FBiH. Cijena zemljišta je u ovom momentu procijenjena na maksimalno 50 KM/m2 zbog nepostojanja osnovne infrastrukture. Procijene su da bi cijelokupan projekat stavljanja zone u fazu uređenih parcela i infrastukture sa riješenim imovinsko-pravnim odnosima iznosio cca.15 miliona €.



NOSILAC PROJEKTA: Općina „ Novi Grad Sarajevo“

REGULATIVA	Građevinsko zemljište	<input checked="" type="checkbox"/>
	Idejni projekat	<input type="checkbox"/>
	Glavni projekat	<input type="checkbox"/>
	Urbanistička saglasnost	<input type="checkbox"/>
	Odobrenje za građenje	<input type="checkbox"/>
	Upotrebna dozvola	<input type="checkbox"/>

REGULACIONI PLAN Regulacioni plan Donje Telalovo polje

Mogućnost korekcije važećeg regulacionog plana: DA NE

POTREBAN: Kupac/ Investitor

LOKACIJA **Opis:** Uz samu trasu Gradskog autoputa sa juga i uz glavnu željezničku trasu sa istoka, 250 m od XII transferzale i 100 m od ulice Safeta Zajke.

Katastarska čestica:

Vlasništvo: 98% privatno 2% željeznice FBiH.

Površina Lokacije: 336000 m2

Opremljenost infrastrukturom

Potpuno	<input type="checkbox"/>
Djelomično	<input type="checkbox"/>
Nije opremljeno	<input checked="" type="checkbox"/>

Predviđa poslovno –proizvodnu zonu maksimalne spratnosti objekata P+4.

PROJECT: BUSINESS AND PRODUCTION ZONE „DONJE TELALOVO POLJE“

SHORT DESCRIPTION: Business and production zone “Donje Telalovo polje” represents the most promising space for economy development, not only for Sarajevo Canton, but also for whole state of Bosnia and Herzegovina. On the area of approx. 34 hectares, it is planned to construct a modern business and production zone with maximum of 4 floors + ground floor. Land will be divide as it follows: 13,24 hectares (40%) will be used for production sector building, 10,67 hectares (31,76%) are planned to be used for agricultural production sector - greenhouse and nurseries, 3,7 hectares (11%) are planned for constructing a business-residential facilities, 3,4 hectares (10%) for free-custom zone and 2,6 hectares will be used as a part of City highway. Terrain is flat with an overall slope of 5% and height of 490 m. Land is 98% privately owned and 2% belongs to the FB&H Railways. The price of land at this moment is max. 50 KM/m2 because of lack of basic infrastructure. The entire project, parcels and infrastructure - adopting to investor or buyer needs, as well as property rights defining, will cost approximately 15 milion €.



COMPANY: Municipality „Novi Grad Sarajevo“

REGULATION	Building land	<input checked="" type="checkbox"/>
	The project's concept	<input type="checkbox"/>
	The main project	<input type="checkbox"/>
	The urban permission	<input type="checkbox"/>
	The construction approval	<input type="checkbox"/>
	The occupancy permission	<input type="checkbox"/>

REGULATION PLAN Regulation plan „Donje Telalovo polje“

The correction possibility of the existing regulation plan: YES NO

LOOKING FOR: Buyer/Investor

LOCATION **Description:** Next to city highway, main railway road, 250 m away from XII transversal and 100 m from Safeta Zajke street.

The cadastral plot:

Ownership: 98% private 2% the FB&H Railways.

Location surface: 336000 m2

The infrastructure existence

In total	<input checked="" type="checkbox"/>
Partially	<input type="checkbox"/>
Doesn't exist	<input type="checkbox"/>

By the regulation plan this location is predicted for constructing a business and production zone with maximum P+4 floors.

Aktuelni projekti na općini Novi Grad Sarajevo obuhvataju cca. 250000 m2 građevinskog zemljišta, kako u općinskom tako i u privatnom vlasništvu, za različite namjene: poslovne, proizvodne i stambene izgradnje.

Na ovom zemljištu je po važećim regulacionim planovima predviđena gradnja objekata od preko 1 milion bruto građevinske površine kao i 500.000 m2 predviđenih za dvije poslovne zone, „Donje Telalovo polje“ i „Bačići“ a koje predstavljaju budućnost za razvoj općine, kantona i cijele regije.

Current projects in the municipality of Novi Grad Sarajevo include approx. 250,000 m2 of building land(both the municipal and private property included) for different purposes such as, commercial, industrial and housing development.

According to the current regulatory plans this area of building land has been envisaged for the construction of buildings of more than 1 million gross building area as well as 500,000 m2 allocated for the two business zones - “Lower Telalovo field” and “Bačići” - which represent the future for the development of municipality, canton and the entire region.



OPĆINA NOVI GRAD SARAJEVO

www.novigradsarajevo.ba

E-mail ngsa@bih.net.ba