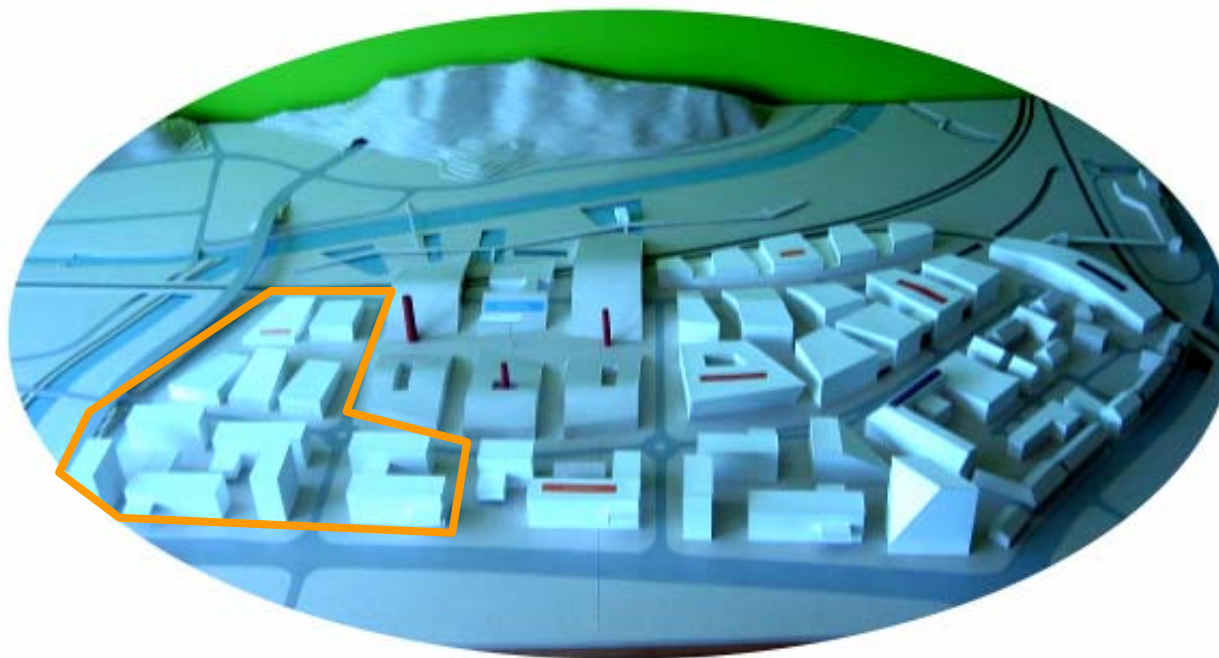


TEHNOLOGY PARK CELJE



Number of buildings (objects): 12
Number of square meters in buildings: 50.170 m²

TECHNOLOGY PARK CELJE

Technology Park Celje is a main subprogram content of the integral project Tehnopolis Celje, which consists of 7 key subprograms.

On 170.000 m² area of Technological city Celje the Technological Park is situated and this again covers 50.170 m² of land. There will be 12 buildings meant for different purposes such as technological companies, developmental institutions, technological centres and educational centres from Slovenia, Europe and rest of the world.

Technology Park Celje containing technological companies and developmental institutions, will be in constant connection with the international University Herman Celjski, and therefore it will present the key development and innovative infrastructure of a platform constructed for the faster development of Savinja Region, east cohesive regions and the starting point for transfer of technologies and “know how” into south east Europe.

CONSTRUCTION OF FIRST BUILDING IN TECHNOLOGICAL PARK CELJE

TECHNOLOGICAL PARK – ZONE A

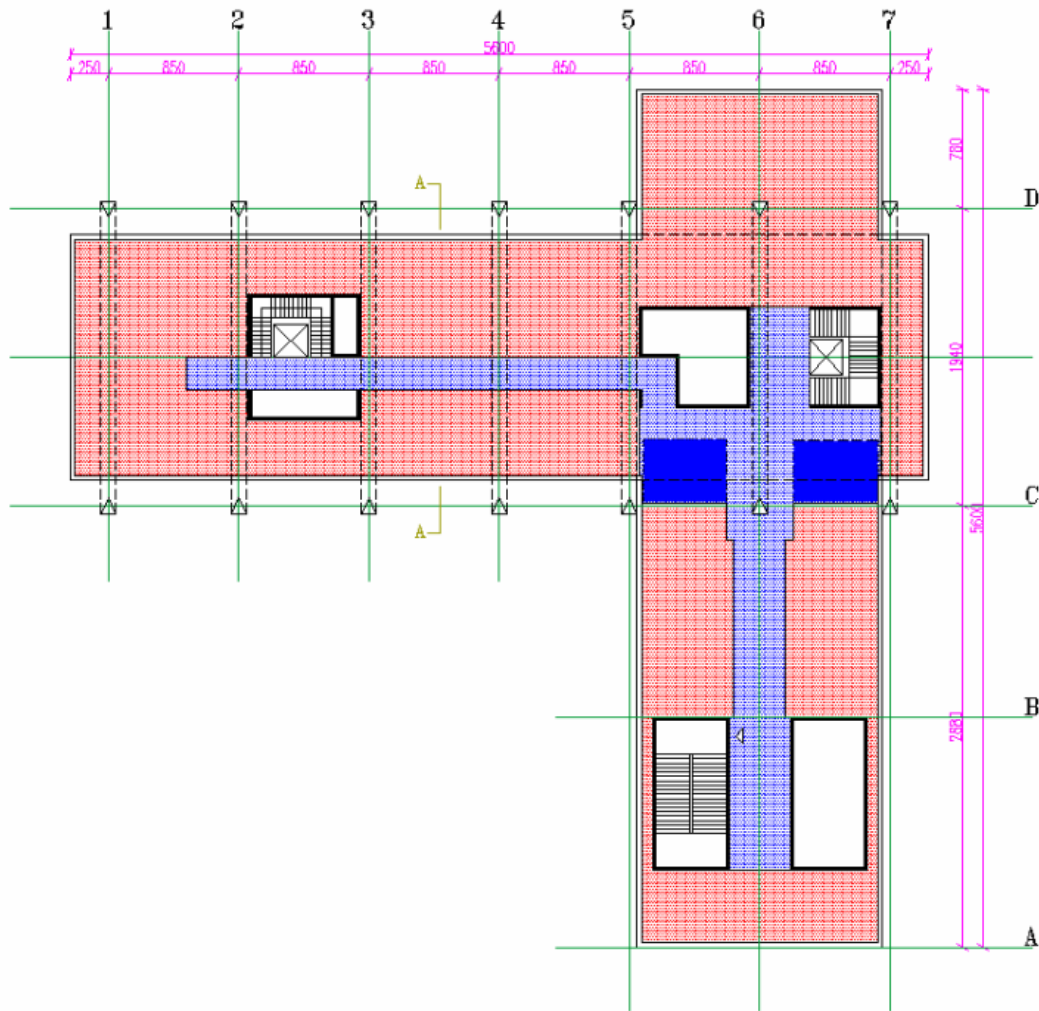


TEHNOLOGY PARK – ZONE A - BUILDING 1



BUILDING 1 – TECHNOLOGICAL PARK





- POSLOVNE POVRŠINE
- KOMUNIKACIJE
- VEČNAMENSKE POVRŠINE
- SKUPNE POVRŠINE

RRA CELJE
TEHNOPOLIS 1
 1. ETARŽA
 2. ETARŽA
 IDEJNA ZASNOVA

TECHNOLOGICAL PARK – 1. BUILDING SURFACE (m²)

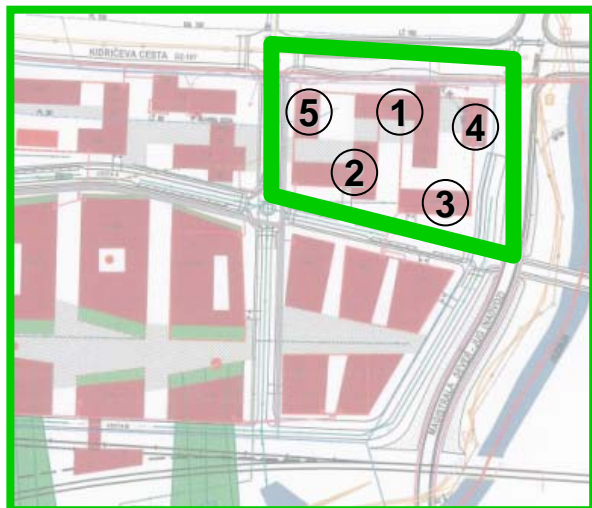
TECHNOLOGICAL PARK / 1. BUILDING	SURFACE m² (net)
CELLAR	3.805,48
GROUND FLOOR	341,62
1. FLOOR	1.000,07
2. FLOOR	1.095,99
3. FLOOR	576,79
4.FLOOR	576,79

CONSTRUCTION OF TECHNOLOGICAL PARK IN CELJE 2006-2013

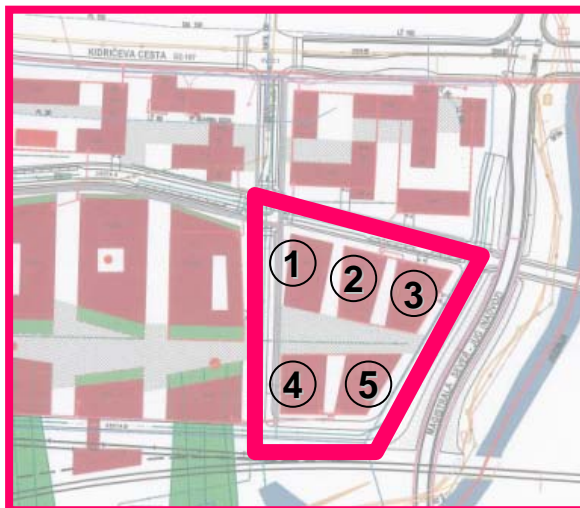
Technological park zone A	2006 – 2010	5 buildings	20.840 m ²
Technological park zone B	2009 – 2012	5 buildings	16.393 m ²
Technological park zone C	2012 – 2013	2 buildings	12.937 m ²

TOTAL = 12 buildings | 50.170 m²

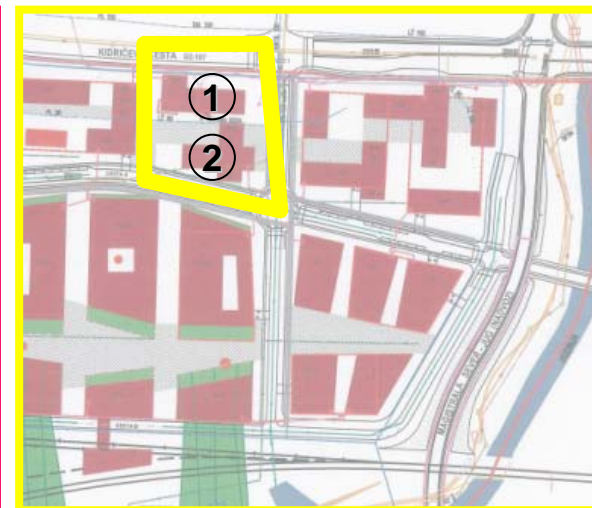
zone A



zone B



zone C



BUILDING PLAN OF SEGMENTS IN ZONES OF TECHNOLOGY PARK CELJE

ZONE A + ZONE B + ZONE C

***Possibility of renting: cca. 9 €/ m²**

***Possibility of buying: cca. 1800 €/ m²**

ZONE A

ZONE B

ZONE C

Building 1 = 5.000 m² = 9.000.000 €
 Building 2 = 5.000 m² = 9.000.000 €
 Building 3 = 4.000 m² = 7.200.000 €
 Building 4 = 3.420 m² = 6.156.000 €
 Building 5 = 3.420 m² = 6.156.000 €

Building 1 = 3.200 m² = 5.760.000 €
 Building 2 = 3.200 m² = 5.760.000 €
 Building 3 = 3.593 m² = 6.467.400 €
 Building 4 = 3.200 m² = 5.760.000 €
 Building 5 = 3.200 m² = 5.760.000 €

Building 1 = 6.469 m² = 11.644.200 €
 Building 2 = 6.468 m² = 11.642.400 €

Total 1-5 = 20.840 m²

Total 1-5 = 16.393 m²

Total 1-2 = 12.937 m²

Zone A + zone B + zone C = 1200 parking places

DYNAMIC PLAN OF CONSTRUCTING TECHNOLOGY PARK CELJE in years 2005 - 2013

	2004-2005	2006	2007	2008	2009	2010	2011	2012	2013	TOTAL
iNITIAL phaze	Construct. zone 2 ha	Construct. zone 2 ha	Construct. zone 2 ha	Construct. zone 2 ha	Construct. zone 2 ha	Construct. zone 5 ha	Construct. zone 2 ha	Construct. zone 2 ha	-	17 ha
Construct. TP zone A		1 building 5000 m ²		2 buildings 5000 m ² 4000 m ²	2 buildings 3420 m ² 3420 m ²					5 buildings 20.840m ²
Construct. TP zone B						2 buildings 3.200 m ² 3.200 m ²	3 buildings 3.593 m ² 3.200 m ² 3.200 m ²			5 buildings 16.393m ²
Construct. TP zone C								1 building 6.469m ²	1 building 6.469 m ²	2 buildings 12.937m ²
Total buildings per years		1 building		2 buildings	2 buildings	2 buildings	3 buildings	1 building	1 building	12 buildings 50.170m ²

CONNECTING BRIDGE – PASS BETWEEN RITS CELJE AND TEHNOLOGY PARK IN TEHNOPOLIS

**1. building of
Tehnological park**

RITS



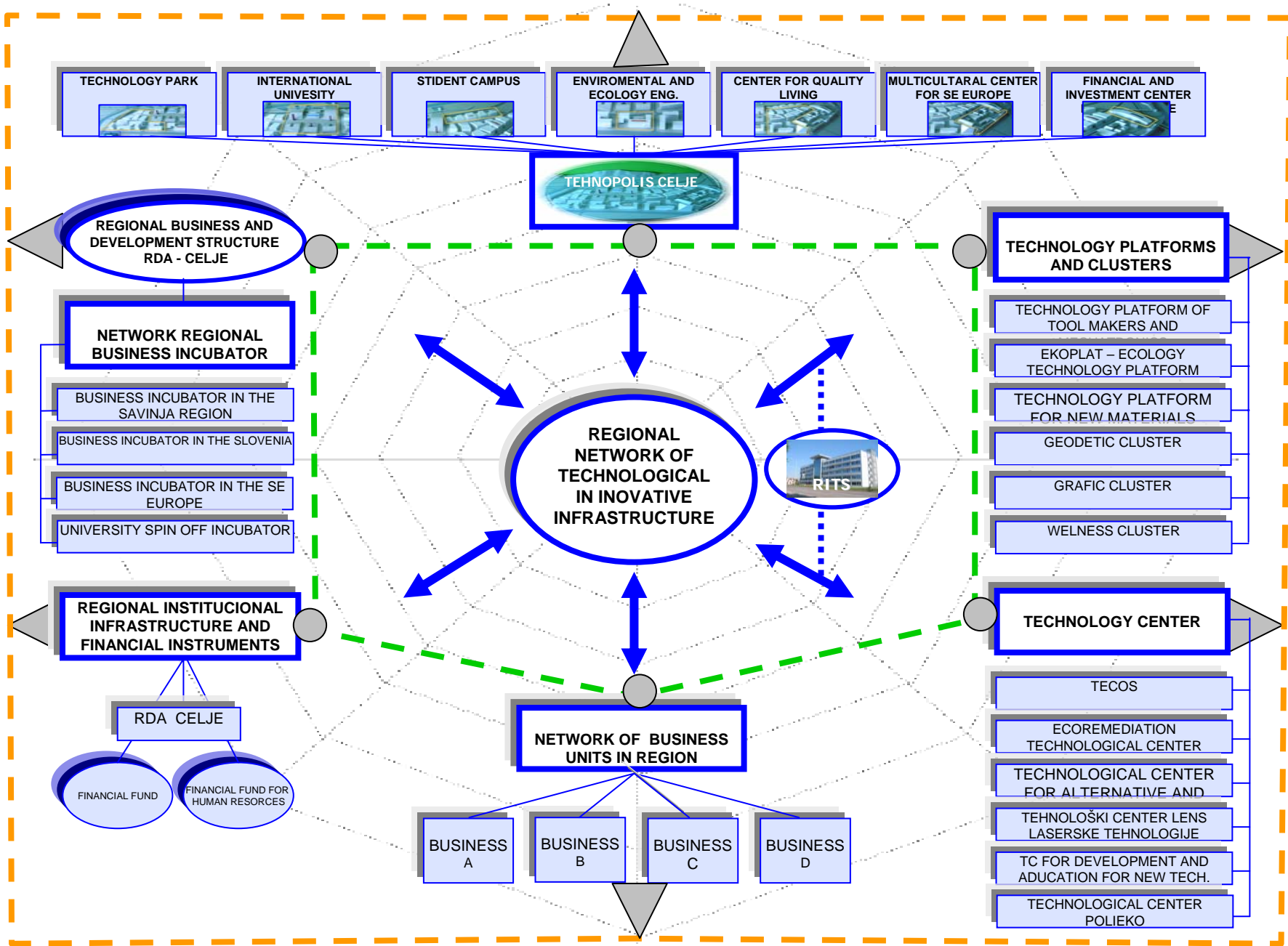
TEHNOLOGY PARK CELJE – Simulation of building plan and filling Tehnology park with companies

Buildings	m ² gross	m ² net	Number of institut. and companies	Number of employers	GDP / company in thousand €
1	5.000	4.250	25	250	17.500
2	5.000	4.250	25	250	17.500
3	4.000	3.400	20	200	14.000
4	3.240	2.900	17	170	11.900
5	3.240	2.900	17	170	11.900
SUM A	20.840	17.714	87	870	60.900
6	3.200	2.720	16	160	11.200
7	3.200	2.720	16	160	11.200
8	3.593	3.100	19	190	13.300
9	3.200	2.720	16	160	11.200
10	3.200	2.720	16	160	11.200
SUM B	16.393	13.934	83	830	58.100
11	6.469	5.500	30	300	21.000
12	6.468	5.500	30	300	21.000
SUM C	12.937	11.000	64	600	42.000
SUM A+B+C	51.170	43.494	234	2.300	161.000

*GDP per employer = 70.000 €

*Average company = 170 m² in 10 employers

THE NETWORK SYSTEM OF TECHNOLOGY AND INNOVATIVE INFRASTRUCTURE IMPORTANT FOR DEVELOPMENT OF RECONSTRUCTION OF SAVINJA REGION 2005 - 2013



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