



KRIŽ
VILLAGE

YOUR IMAGE

Zagreb, Croatia



LOCATION

The Križ Village Company Store is in a renowned area of breathtaking beauty, just a stone's throw away from the Lonjsko Polje Nature Park and Croatia's "European Stork Village", Čigoč. It is also in the county right next to the capital, a city with the highest per capita income in Croatia.

Less than 40 km from the nation's capital, the Križ Village Company Store is situated by the most important highway in the country that connects Zagreb and Belgrade, used annually by over 10 million vehicles. Located right off the Križ highway exit, the Village's hundreds of meters of storefronts are quite the sight to see by all travelling the highway. It is also accessible from local roads and by train.

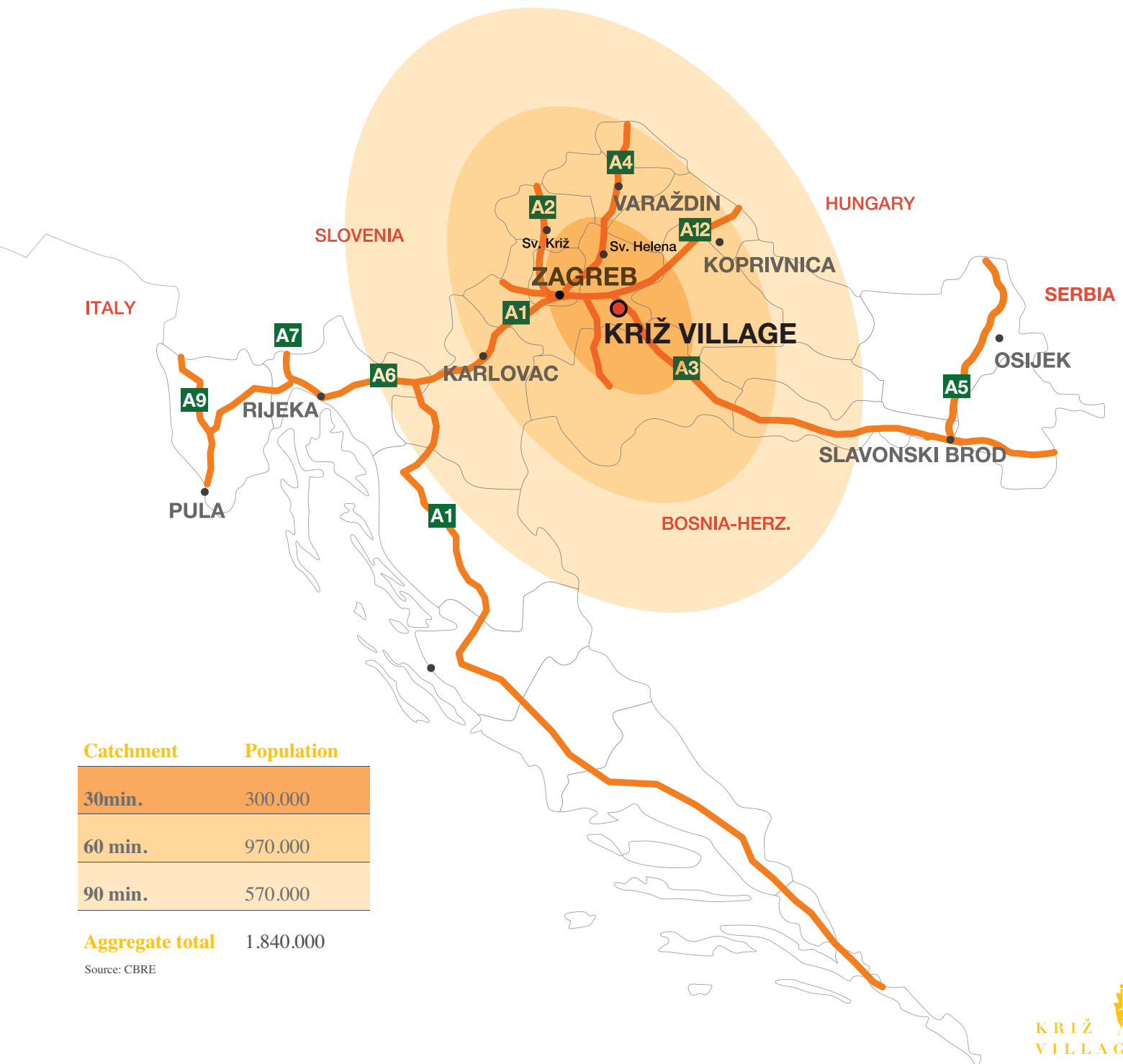
The Križ Village Company Store with its proximity to major highways connecting the Adriatic Coast with Central Europe will become a new landmark with exceptional commercial potential, as it will be visited by both local residents and numerous foreign and domestic tourists. Zagreb County and the capital city, itself, are host to over two million overnights per year.

DISTANCE FROM MAJOR URBAN AREAS

Zagreb	39 km
Sisak	40 km
Bijelovar	51 km
Varaždin	94 km
Slavonski brod	147 km
Rijeka	215 km
Osijek	244 km
Ljubljana	190 km
Beograd	356 km
Budapest	370 km

SUMMARY

- Just 40 km away from downtown Zagreb
- Great visibility and access
- 10 million vehicles per year
- Major highway route to Belgrade leading all the way to Greece and Turkey.





THE KRIŽ VILLAGE COMPANY STORE

Nestled in a splendid natural environment and in perfect harmony with the architecture of the surrounding Križ community, the Križ Village Company Store skillfully combines a historic village atmosphere with a modern and innovative shopping concept in an exclusive and comfortable setting that respects local traditions. The special care given to green spaces, services and catering guarantee an extended stay of shoppers in the center. The Križ Village company store, will be developed in three phases totaling 21.300 m², featuring 107 store units and 1.800 car parking spaces.

SUMMARY:

- Beautiful surroundings
- Architecture inspired by the old town street in Zagreb - Tkalčićeva
- Modern shopping concept
- Attractive catering and food court facilities





INFO

- **Total site surface:** 150.000 square meters
- **Total Gross Area:** 21.300 square meters
- **Total Gross Rentable Area:** 20.300 square meters
- **Parking:** 1.800 vehicles
- **Phase I:** 9.200 m² (47 units)
- **Phase II:** 6.100 m² (36 units)
- **Phase III:** 4.750 m² (24 units)





CROATIA

A meeting point between East and West, between Southern and Central Europe, Croatia is a country rich in history and culture. Its Central European atmosphere and strong Mediterranean flavor, together with over 5.000 km of coastline attract many tourists each year. Its strong tourist industry has been growing considerably thanks also to a plethora of events and exhibits including art, culture and sports. Its well developed system of highways and motorways, six maritime ports and seven international airports render Croatia easy to reach for its foreign visitors. Its population is 4.5 million with about 1 million residing in the nation's capital, Zagreb, which is the political, cultural, commercial and economic fulcrum of the entire country.

In recent years the Croatian economy has shown excellent results with the increased internal demand, banking system development, new investments, increased tourism, as well as increased output of the small, medium and industrial sectors. Looking back at the past six years the GDP has had an average growth of over 4% with the inflation rate being kept in check.

The World Bank honored Croatia as the best reformer in Europe and ranked it second overall in its "Doing Business" Project. Preparations are also on track for Croatia's imminent succession to the European Union.

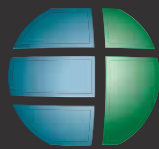
	2005	2006	2007	2008
GDP per capita EUR	7.038	7.704	8.803	8.949
GDP (%)	4.3	4.8	5.5	4.7
UNEMPLOYMENT (average%)	12.7	11.2	10.2	9.4
PUBLIC DEB/GDP (%)	43.7	40.8	39.2	38.1

The purchasing power of the Zagreb population is generally higher than the Croatian Average (estimate about 20%).



REASONS TO JOIN KRIŽ VILLAGE

- High quality outlet village
- Excellent visibility and access
- Beautiful surroundings
- Appealing architecture and ambiance
- Located next to the main highway (A3) to Belgrade and the “East”
- Critical mass
- Pure outlet concept retailing
- Quality tenant mix with a focus on Italian brands and style



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VILLAGE
COMPANY STORE

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Rodagradnja d.o.o.

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