



NOVA
GORICA
Sustainability First



ABOUT THE PROJECT

Situated in the valley just on the outskirts of Nova Gorica, this peaceful and beautiful plot is surrounded by the forest. Carefully chosen for its marvelous surrounding this plot imposed the architecture that is in harmony with nature. Therefore the architectural concept envisions the buildings with timber structures and partly timber façade that will stay surrounded by trees and nature. Façade planned from timber will not distract the natural environment and will imbed in the surroundings whereas the parts of the façade planned as metal sheets will perfectly represent the traditional construction styles in this region.

The development consists of 15 beautifully designed buildings. The footprint of each building is 18x15m, out of which 7 buildings have three floors with gross floor area of 810 m² and 8 buildings have additional fourth floor with roof top totaling in 972 m² gross floor area. The area of the plot is 19.812 m² and the total gross floor area of buildings is 13.446 m².

It is envisioned that each building will have 11 beautifully designed and comfort flats with areas ranging from 40-100 m², totaling in 165 flats for the whole complex. Between each to buildings is one communal swimming pool.

The whole compound is surrounded by the children's playgrounds which is ideal for the families. Electricity for the buildings will come from the solar plants on roofs. Car pooling, bike sharing spots and electric chargers will be positioned around the complex. Due to the size of the whole complex, the natural environment surrounding it and carefully designed trails, the dwellers can hike, ride bicycle in "forest" just outside of their homes. Everything mentioned and many more make this development outstand of others in Nova Gorica and neighboring cities.



LOCATION

Nova Gorica is a town at the boarder with Italy, in the heart of sunny Goriška region, a region most famous for its vineyards. Together with Gorizia in Italy it creates a unique example in Europe, the two towns are located at the boarder with no border crossing and living in a greater co-existence at all levels. Nova Gorica is a gaming town where two entertainments centers and several casinos are spread around the town.

The population of Nova Gorica is 13.000 inhabitants whereas Gorizia has 34.000 people. This is total of 47.000 inhabitants of the whole urban conglomerate, making it self-sustainable during the whole year.

The green and wine-growing valley stretches out to the East of the town. These places are home of the best Slovenian wines and equally famous for its restaurants and cuisine. Therefor this region with Nova Gorica is famous as a weekend getaway region for Slovenians and Italians.

Nova Gorica is just 1 hour and a half from Venice, 1 hour from Slovenian capitol Ljubljana and international airport, 30 minutes from closest sea in Italy, and 1 hour from Slovenian and Croatian sea coast.

1.5H
to Venice

1H
to Ljubljana
& Airport

0.5H
to Sea in Italy

1H
to Sea in Slovenia
& Croatia



QUALITY AND ARCHITECTURE

The sustainability of the whole complex has been put on the first place regarding the architectural design.

The functionality and comfort of each apartment has been thoroughly thought through making each apartment ideal for a permanent residence/ second home or tourist rental.

Just like in every project of ours, as an investor, we deeply care about the environment, the quality of materials and the quality of living of dwellers. Planned timber construction and timber façade can be completely supplied by the neighboring wooden factories. The façade and the roof will be efficiently insulated according to highest standards and floor-to-ceiling windows will be triple glazed increasing the passiveness of the house. Furthermore, solar plants will be installed on the roofs of the buildings and the system for monitoring energy consumption of the apartments will be installed.

Only first-class finishes will be installed - ceramics, parquet, doors, windows and other. These materials are carefully chosen from the factories and their design and production process is audited with our partners from the industry.

Flats are designed bearing in mind the wellbeing of its users. Our design team is dedicated to providing the best spatial solutions that insure lots of light, pleasant microclimate with natural ventilation and amazing views of the surroundings.

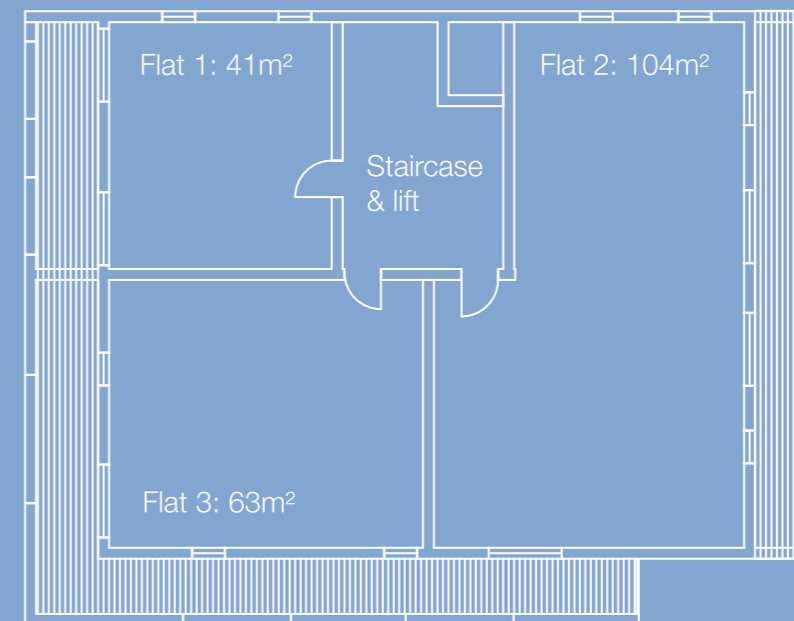
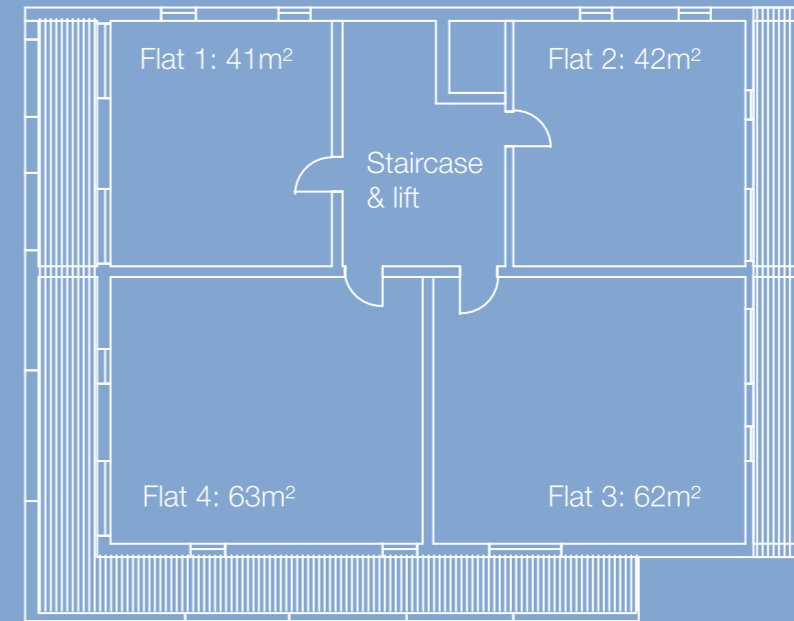
We offer a pay-per service to design and completely furnish the interior with eco-friendly and highest quality furniture on the owner's request, helping avoid the hassle of furnishing a property in a foreign country. We provide better value for money with our tailor-made service.



TYPICAL FLOOR PLAN



NOVA GORICA



1 : 200

DEVELOPMENT INFORMATION

19.812 m² Area of the plot

165 Number of Apartment Units

2022 design phase for building permit will start

13.446 m² Gross developed area

2024 The apartments will be delivered



INVESTMENT VALUE

8.100.000 € Estimated Total Investment

1.000.000 € Land Acquisition Cost

2.100.000 € Estimated Development Cost

5.000.000 € Estimated Construction Cost

