



Land

Kranj

Ljubljana, May 2025



triglavnepremičnine

Triglav, Upravljanje nepremičnin, d.o.o.



The land is located between the old part of the center of Kranj and the Kokra recreational area, more precisely between Gregorčičeva ulica and the canyon of the Kokra river. All important infrastructure is in the immediate vicinity.



Location



triglavnepremičnine

Triglav, Upravljanje nepremičnin, d.o.o.

We are selling 5 plots of land with a total surface area of **13,504 m²**.

Cadastral municipality	Plot	Area (m ²)	Basic intended use	Detailed intended use	Share of intended use
KRANJ (2100)	265/2	2089	BUILDING LAND	Road area	12%
				Main areas of central activities	88%
	267/6	536	BUILDING LAND	Main areas of central activities	100%
	267/17	10520	BUILDING LAND	Road area	1%
				Main areas of central activities	99%
	267/34	286	BUILDING LAND	Main areas of central activities	100%
	267/35	73	BUILDING LAND	Main areas of central activities	100%

Data from the municipal spatial plan and basic development characteristics:

- Basic intended use – Building land.
- Detailed intended use – C – areas of central activities intended for care, service and social activities and accommodation and P – areas of transport infrastructure intended for the implementation of activities of economic services in the field of transport.
- Regulatory area – KR J 3 and KR J 38.



The area is intended for a business-administrative center with possible housing, catering and trade activities. The construction of a cultural event venue, a parking garage, a retirement home or assisted-living residential facilities is also allowed. Until the construction of the business and urban center, it is permissible to arrange parking lots, including for motorhomes.



Urban design: circumferential construction.



FI 2.0.



FZ 0.5.



Legal pre-emption right of the Municipality.



Types of protected areas: for plot 265/2 – "Protected areas (ARSO) – Kokra River Canyon"; for other plots, the "Cultural heritage protection regimes – Kranj – City Center – monument" apply.



The conceptual design (IDZ) for the construction of a business and residential center has been prepared. The complex is grouped around a small square, from where a framed view of the city center opens on one side and of the Kokra river and the village of Huje on the other.

**Subject
of sale**



triglavnepremičnine

Triglav, Upravljanje nepremičnin, d.o.o.

Photo gallery



triglavnepremičnine

Triglav, Upravljanje nepremičnin, d.o.o.

Conceptual project

- A conceptual design has been developed for the construction of a modern and attractive neighborhood that emphasizes the quality of life in this area.
- The construction covers 25,484 m² of gross floor area with a total of six attractive buildings, which are interconnected by underground garages.

- The buildings are designed in a typologically diverse manner.
- The project is designed in a way that allows for the possibility of phased construction.



triglavnepremičnine

Triglav, Upravljanje nepremičnin, d.o.o.

**Conceptual
project**



triglavnepremičnine

Triglav, Upravljanje nepremičnin, d.o.o.

**Conceptual
project**



triglavnepremičnine

Triglav, Upravljanje nepremičnin, d.o.o.

Conceptual project



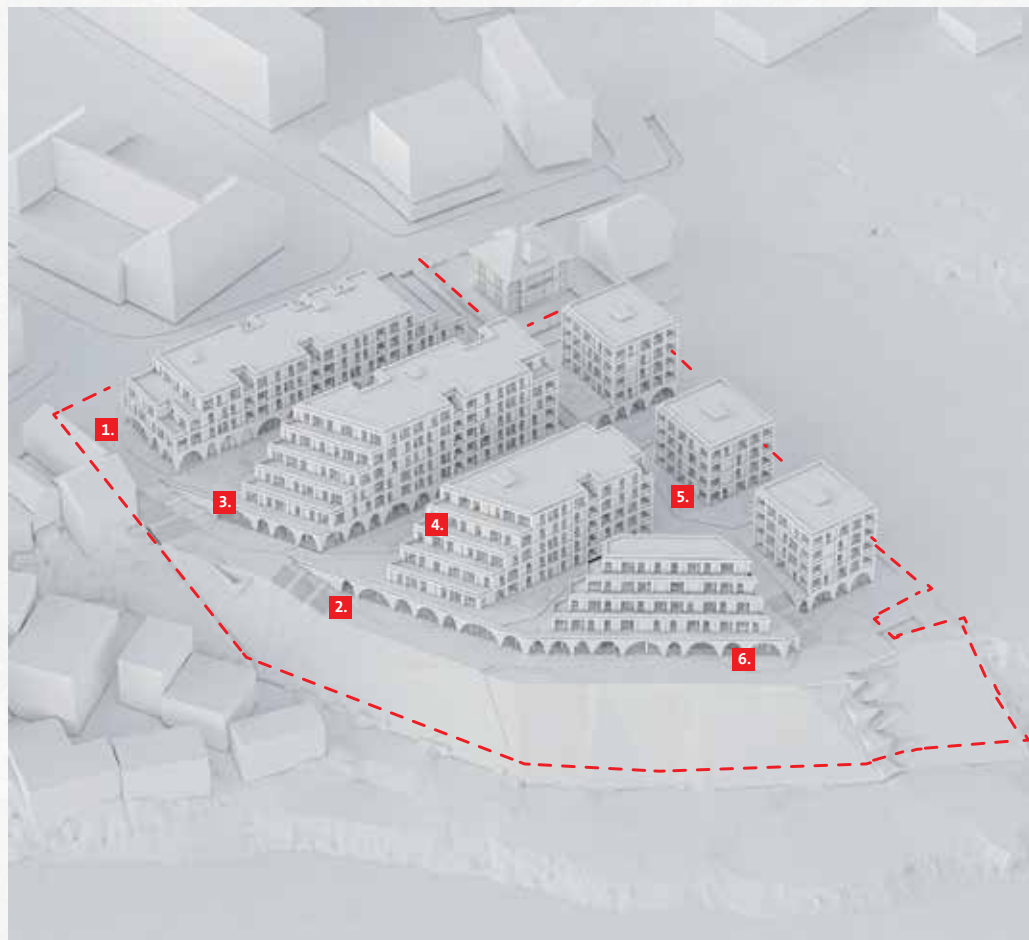
1. Urban passage



2. Viewing promenade



3. Mixing of public and private spaces



Diverse spatial environments



4. Green terraces



5. Green courtyards



6. Views of the surroundings



triglavnepremičnine

Triglav, Upravljanje nepremičnin, d.o.o.

CONTACT INFORMATION

Triglav, Upravljanje nepremičnin, d.o.o.
Dunajska cesta 22
1000 Ljubljana, Slovenija

T: +386 (0)1 474 44 40
E: info-nep@triglav.si
www.triglav-upravljanje.si

Katja Pangršič
M: +386 (0)31 565 935
E: katja.pangrsic@triglav.si



triglavnepremičnine

Triglav, Upravljanje nepremičnin, d.o.o.