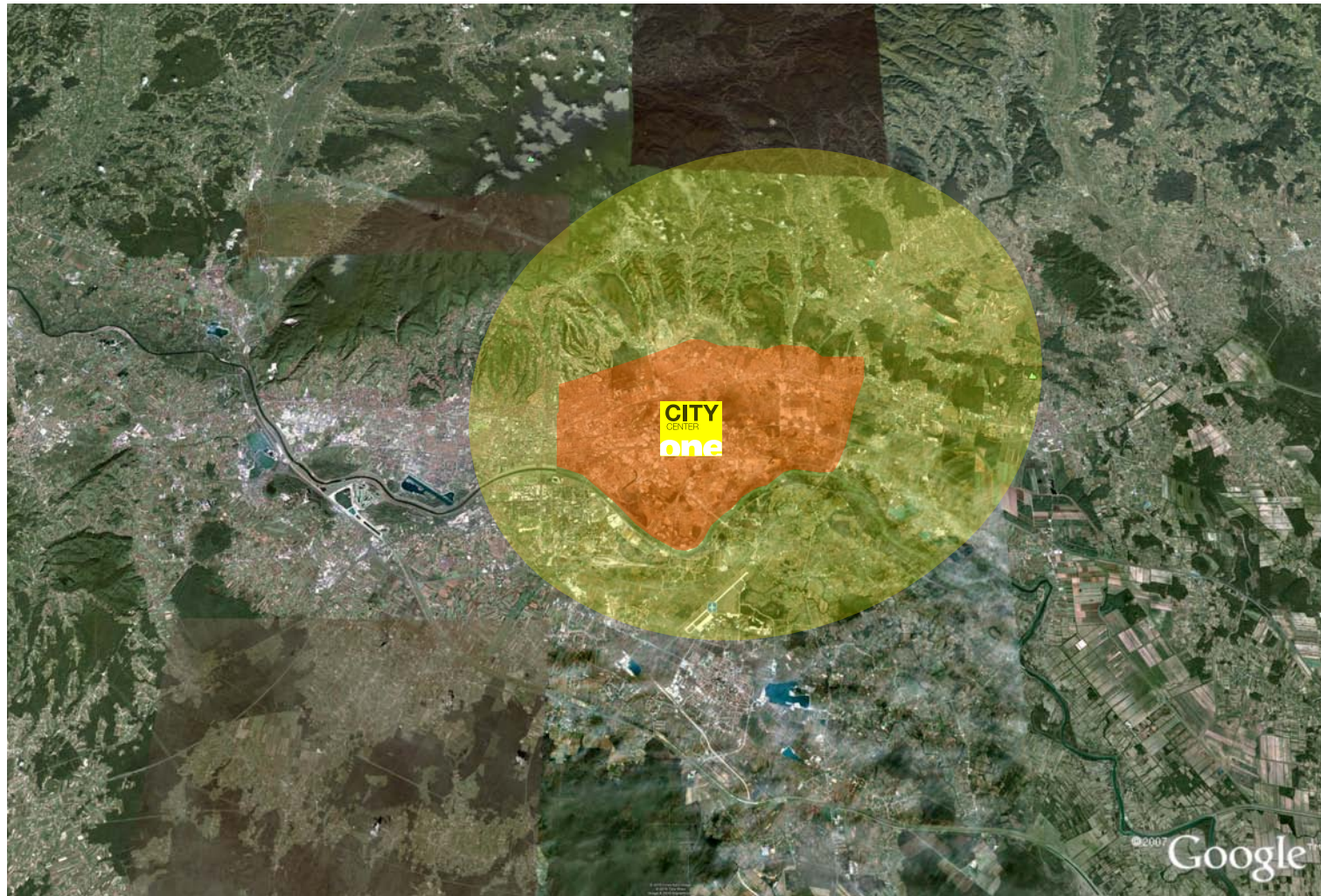


# PRÄSENTATION | PRESENTATION | PREZENTACIJA

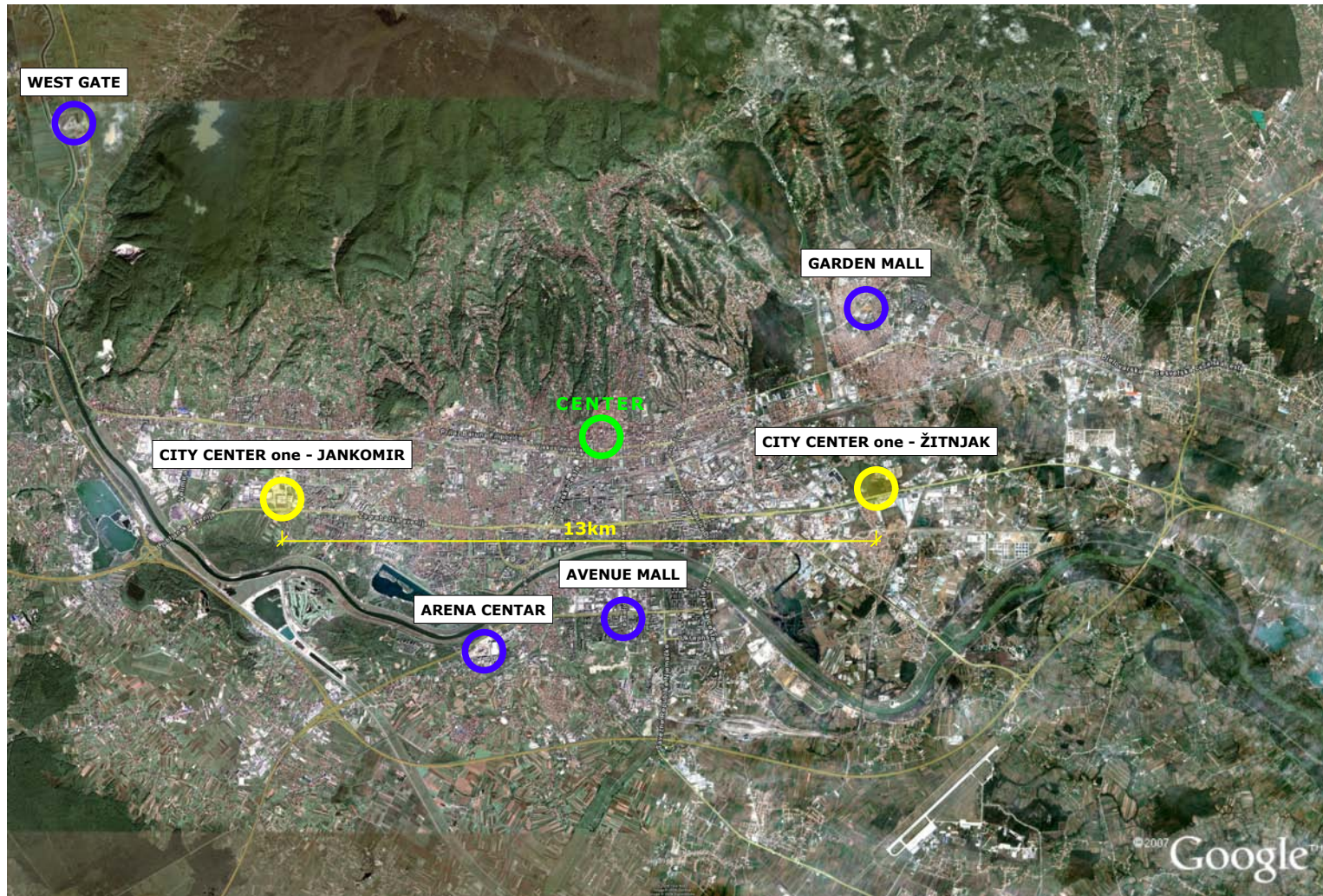


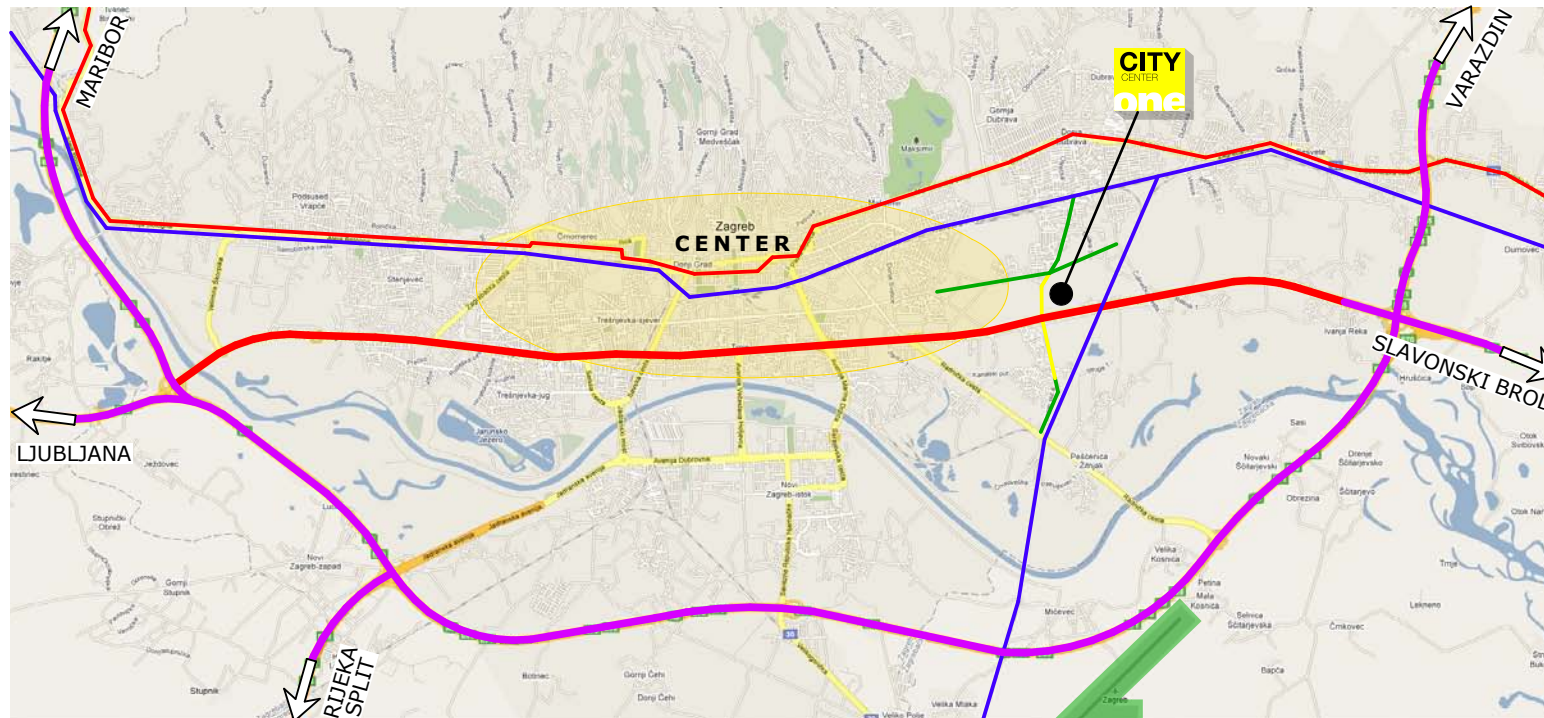
# ŽITNJAK



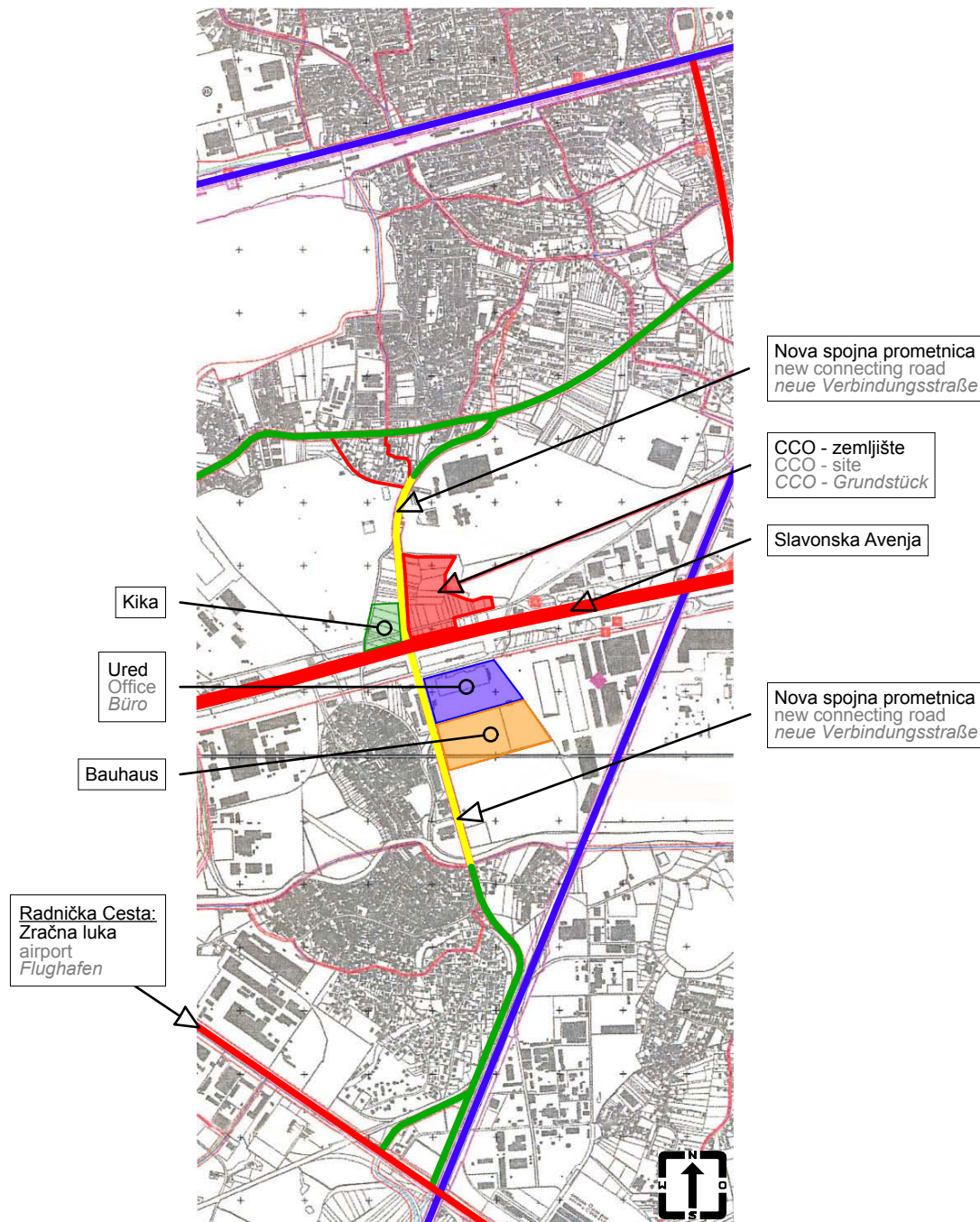
270.000 stanovnika vrijeme vožnje do  
10 minuta  
270,000 inhabitants driving time up to  
10 minutes  
270.000 Einwohner Fahrzeit bis zu 10  
Minuten

350.000 stanovnika vrijeme vožnje do  
30 minuta  
350,000 inhabitants driving time up to  
30 minutes  
350.000 Einwohner Fahrzeit bis zu 30  
Minuten

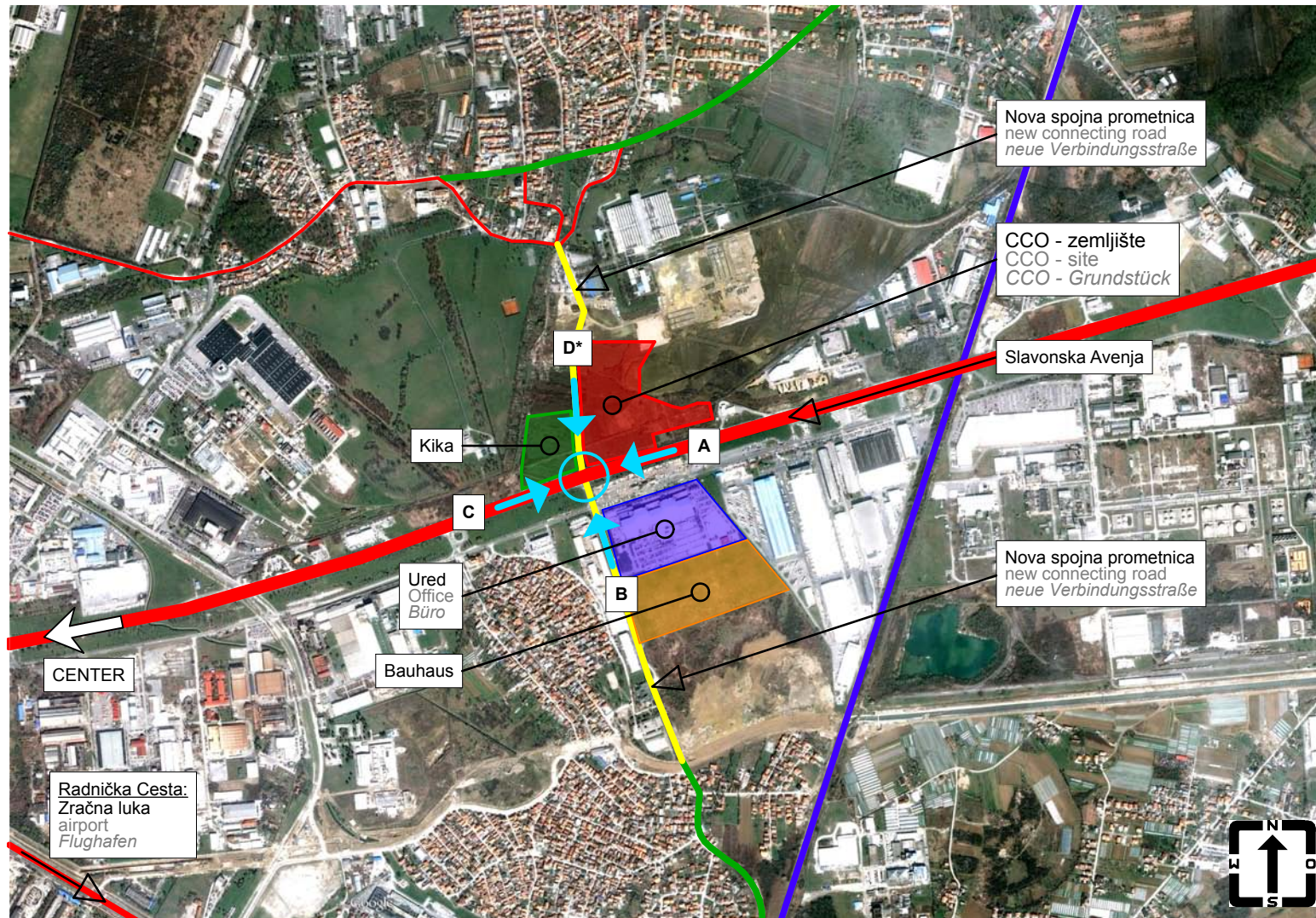


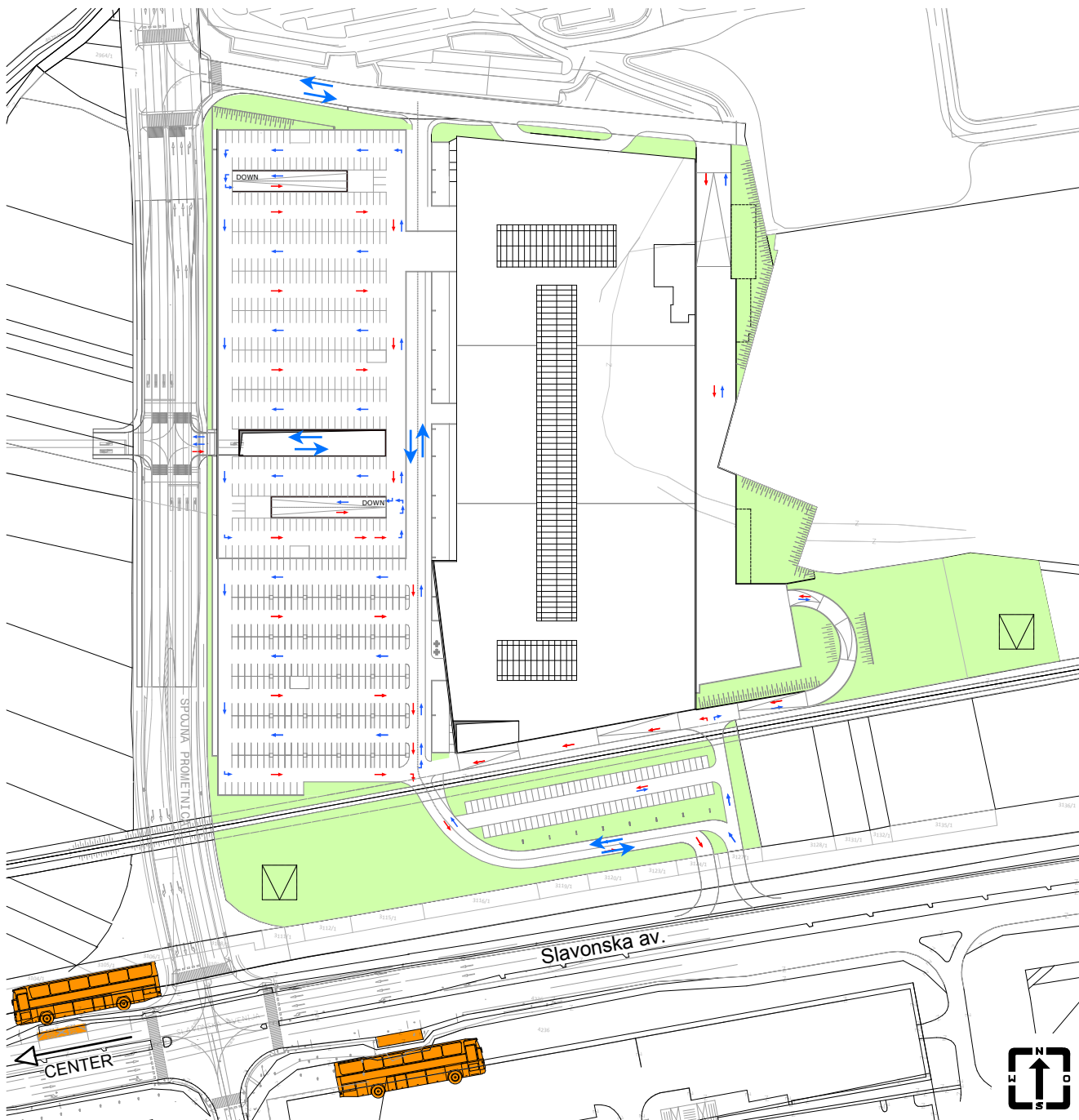


- Autoput  
Highway  
*Autobahn*
- Zračna luka  
Airport  
*Flughafen*
- Glavna prometnica  
Main road  
*Hauptstraße*
- Željeznica  
Train  
*Eisenbahn*
- Centar  
Center  
*Zentrum*
- Konstrukcija završena  
Completed construction  
*Konstruktion fertiggestellt*
- Konstrukcija u projektnoj fazi  
Construction in planning  
*Konstruktion in Planung*



- Postojeća ulica  
Existing road  
*Bestehende Straße*
- Željeznica  
Train  
*Eisenbahn*
- Konstrukcija završena  
Completed construction  
*Konstruktion fertiggestellt*
- Konstrukcija u projektnoj fazi  
Construction in planning  
*Konstruktion in Planung*





06

**PROMETNE VEZE**  
**TRANSPORT CONNECTION**  
**VERKEHRSANBINDUNG**

- ▬ Prilaz parking garaži  
 Access to parking garage  
 Zufahrt zur Parkgarage
- ▬ Prilaz trgovačkom centru  
 Access to shopping center  
 Zugang zum Shopping Center
- ▬ Autobusna postaja  
 Bus stop  
 Busstation

Autobusna veza Bus connection Busverbindung	
Linija Linie Route	Smjer Richtung Direction
107	Jankomir – Žitnjak
216	Kvaternikov Trg – Žitnjak – Ivanja Reka
222	Remetinec – Žitnjak
225	Sesvete – Žitnjak – Kozari Bok
276	Kvaternikov Trg – Žitnjak – Dumovec



- ▼ Prilaz parking garaži  
Access to parking garage  
Zufahrt zur Parkgarage
- ▼ Prilaz trgovačkom centru  
Access to shopping center  
Zugang zum Shopping Center
- ▲ Gore  
Up  
Auf
- ▼ Dolje  
Down  
Ab

■ WC za kupce  
Restrooms  
Kunden WC

■ Dizalo za kupce  
Elevator  
Kundenaufzug

■ Teretno dizalo  
Service elevator  
Lastenaufzug

■ WC za osoblje  
Staff restroom  
Personal WC

■ Dostava robe  
Delivery zone  
Anlieferung

■ Odlagalište otpada  
Waste disposal  
Müllstation

- građevinski areal: 73.387 m<sup>2</sup>
- bruto razvijena površina prodajnog centra:  
74.120 m<sup>2</sup>
- bruto razvijena površina parkirališta:  
52.400 m<sup>2</sup>
- Site Area : 73,387 sq m
- Total gross shopping centre floor area:  
74,120 sq m
- Total gross parking floor area: 52,400 sq m
- Bauareal: 73.387 m<sup>2</sup>
- Shopping-Center Bruttogeschoßfläche (BGF):  
74.120 m<sup>2</sup>
- BGF Parkbereich: 52.400 m<sup>2</sup>







- ▼ Prilaz parking garaži  
Access to parking garage  
Zufahrt zur Parkgarage
- ▼ Prilaz trgovačkom centru  
Access to shopping center  
Zugang zum Shopping Center
- ▲ Gore  
Up  
Auf
- ▼ Dolje  
Down  
Ab

■ WC za kupce  
Restrooms  
Kunden WC

■ Dizalo za kupce  
Elevator  
Kundenaufzug

■ Teretno dizalo  
Service elevator  
Lastenaufzug

■ WC za osoblje  
Staff restroom  
Personal WC

■ Dostava robe  
Delivery zone  
Anlieferung

■ Odlagalište otpada  
Waste disposal  
Müllstation

Približna površina za iznajmljivanje (bruto):



- dućani: cca 46.945 m<sup>2</sup>
- mall (površine za kretanje): cca 8.700 m<sup>2</sup>
- skladišna površina: 2.140 m<sup>2</sup>
- uredska površina: 215 m<sup>2</sup>
- cjelokupna površina za iznajmljivanje: cca 73.207 m<sup>2</sup>

Approximate (gross) leasable areas:


- Shops: 46,945 sq. m
- Communal Mall: approx 8,700 sq. m
- Storage area: 2,140 sq. m
- Office space: 215 sq. m
- Total leasable areas: approx 73,207 sq. m

(Fortsetzung auf nächster Seite)



-  Prilaz parking garaži  
 Access to parking garage  
 Zufahrt zur Parkgarage
-  Prilaz trgovačkom centru  
 Access to shopping center  
 Zugang zum Shopping Center
-  Gore  
 Up  
 Auf
-  Dolje  
 Down  
 Ab

 WC za kupce  
 Restrooms  
 Kunden WC

 Dizalo za kupce  
 Elevator  
 Kundenaufzug

 Teretno dizalo  
 Service elevator  
 Lastenaufzug

 WC za osoblje  
 Staff restroom  
 Personal WC

 Dostava robe  
 Delivery zone  
 Anlieferung

 Odlagalište otpada  
 Waste disposal  
 Müllstation

(Fortsetzung von letzter Seite)

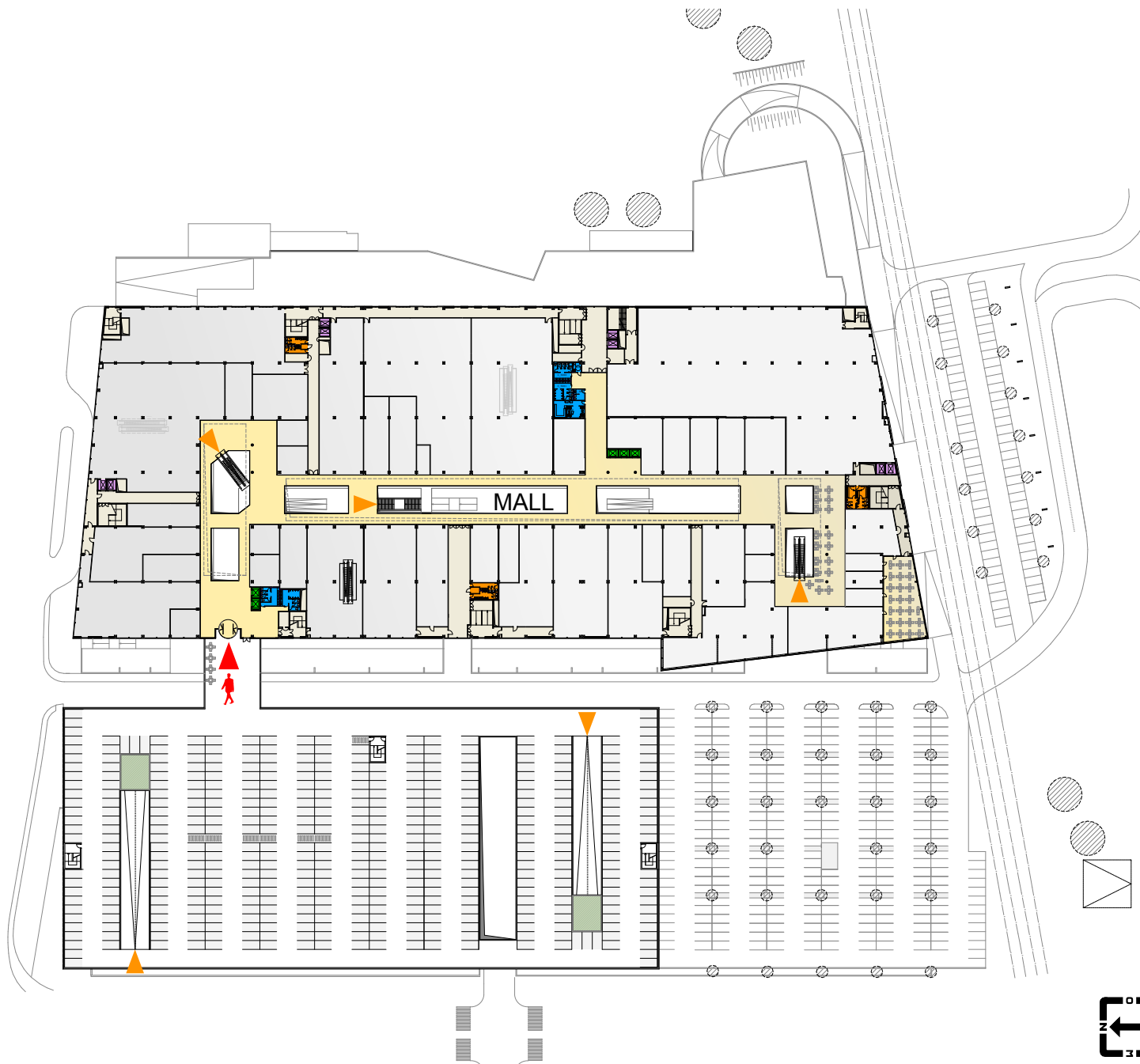
Ungefähre (Brutto) Mietfläche:

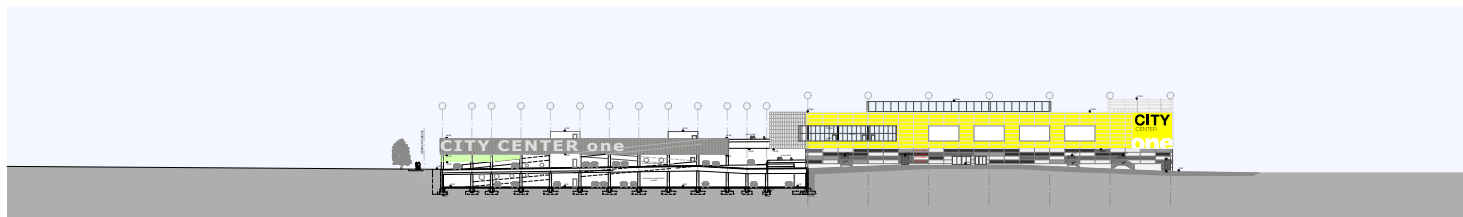
- der Geschäfte: 46.945 m<sup>2</sup>
- Mall (Bewegungsflächen): ca 8.700 m<sup>2</sup>
- Lagerfläche: 2.140 m<sup>2</sup>
- Bürofläche: 215 m<sup>2</sup>
- Mietfläche Gesamt: ca. 73.207 m<sup>2</sup>

Ukupan broj mjesta za parkiranje: 2201 (od toga su 1366 natkrivena i 835 nenatkrivena na krovu parkirališta)

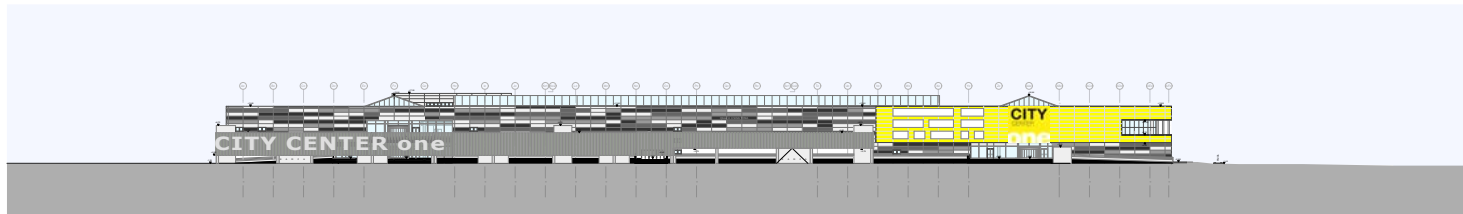
Total parking lots: 2201 (1366 covered parking spaces and 835 open parking spaces on the top level of the parking deck)

Parkplätze Gesamt: 2201 (davon 1366 überdachte und 835 nicht überdachte am Dach des Parkdecks)

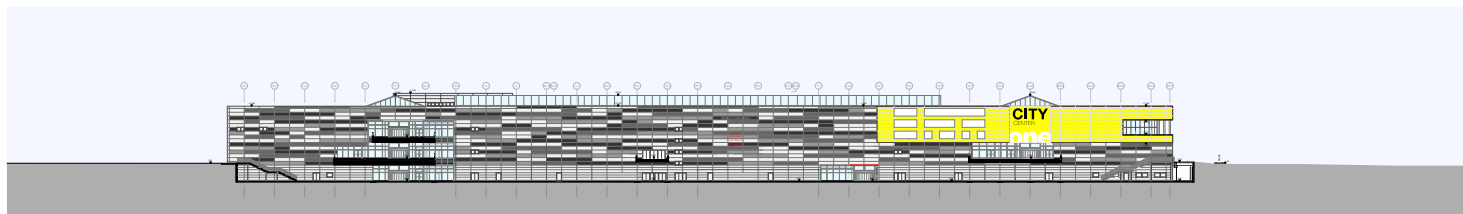




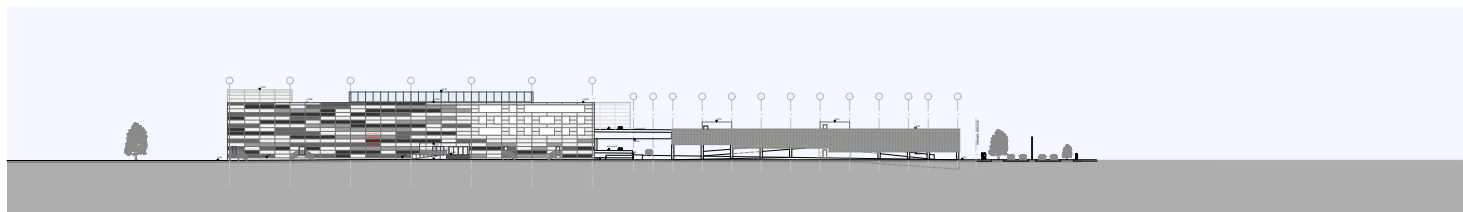
Pogled jug  
South elevation  
*Ansicht Süd*



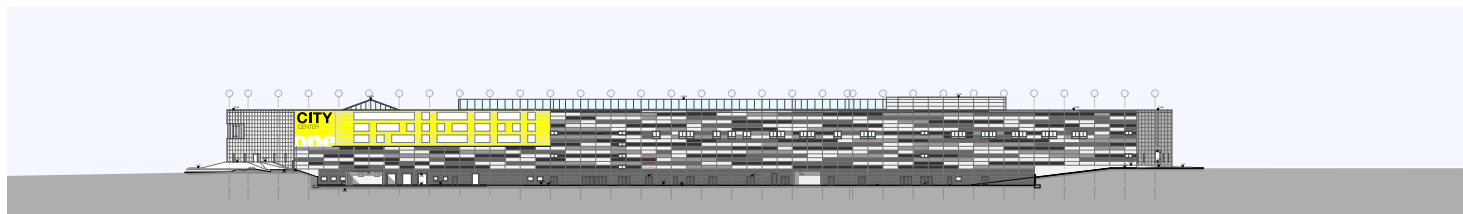
Pogled zapad - uključujući garažu  
West elevation - including parking structure  
*Ansicht West - inkl. Garage*



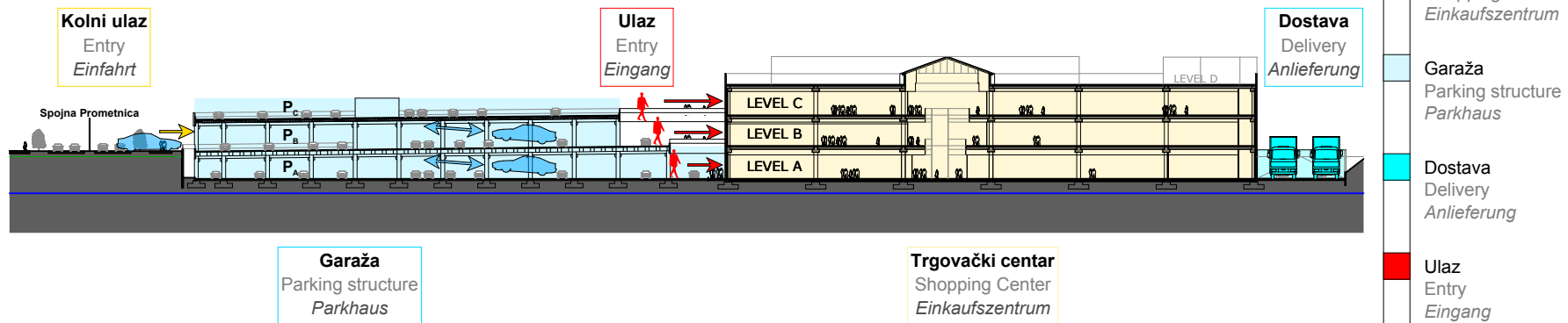
Pogled zapad  
West elevation  
*Ansicht West*



Pogled sjever  
North elevation  
*Ansicht Nord*



Pogled istok  
East elevation  
*Ansicht Ost*





130 Trgovina  
 130 shops  
 130 Geschäfte

otvorenje planirano u proljeće 2012 godine  
 due to open in Spring 2012  
 Eröffnung für Frühjahr 2012 geplant

\* **Investitor gradnje zadržava prava za promjene.**  
 \* The center management reserves the right to change any items in this document.  
 \* Der Bauherr behält sich Änderungen vor.