Propertas was founded back in 2005 and for the first 13 years it has been operating as local CBRE partner. Since 2018 Propertas continues its work as the largest independent commercial property advisor on the market, in all segments of real estate consulting.

The firm focuses on providing superior services in the commercial real estate markets throughout Croatia and Slovenia. Our professionals specialize in the sale, acquisition, leasing and valuation of offices, retail units, shopping centers, and industrial and logistics parks. We provide the full spectrum of services - including agency services, capital markets, valuation and advisory, research and consultancy, building consultancy and project management, property and facility management, as well as general advice to a wide range of clients, such as institutional and private investors, national and international companies and local and central government agencies.
The team has advised numerous international clients in Croatia, Slovenia, and Bosnia and Herzegovina, some of which are listed below:

- FORTRESS INVESTMENT GROUP
- LONESTAR
- BANK AUSTRIA REAL INVEST
- HT CROATIAN TELEKOM
- DELOITTE
- DEUTSCHE BANK
- DOLPHIN FUND
- DOW EUROPE
- EUROPOLIS ZAGREBTOWER
- GTC
- HARVEY NORMAN
- HOFFMAN LA ROCHE
- HYPO ALPE ADRIA BANK
- GOOGLE
- SIEMENS
- HENKEL
- METRO
- BANCA INTESA SANPAOLO
- BAIN CAPITAL CREDIT
- ARCELOR MITTAL
- HEINEKEN
- NOKIA SIEMENS NETWORK
- CA IMMO
- PFIZER
- PORR
- DAIMLER REAL ESTATE
- RAFFEISEN LEASING
- ROCKWOOL
- TRIGLAV INSURANCE
- SOCIETE GENERAL
- ERSTE BANK
- WORLD BANK
HOK INSURANCE
BRICOSTORE
AGGMORE
UNIVERSEALE HOLDING
AGROKOR
W.P. CARREY
ARQAAM CAPITAL
LEXMARK INTERNATIONAL
HEWLETT PACKARD
TETRA PAK
NOVARTIS
MERCK
PROCTER & GAMBLE
BOUYGUES
CARVAL INVESTORS
VAILLANT
HEITMAN
BABCOCK & BROWN

EBRD
CARLTON TEL-AVIV
KPMG CROATIA
ELI LILLY
LION IMMOBILIEN
REGUS
JOHNSON & JOHNSON
U.S. DEPARTMENT OF STATE
ORACLE
GENERAL ELECTRIC HEALTHCARE
BOOKING.COM
HILTON HOTELS
GLOBAL PORTS HOLDING
INTERNATIONAL INVESTMENT BANK BAHRAIN
IMBEA IMMOEAST
VENETO BANCA
DOGUS GROUP
BENETTON
In the last three years the local team has:
- leased over 300,000 sq m of retail premises
- leased over 25,000 sq m of office premises
- delivered over 300 property valuations of total market value over 5 billion Euro
- consulted the clients with project financing in the amount over 70 million Euro
- managed properties exceeding 180,000 sq m of GLA
Services
Agency Services

- Retail
- Office
- Industrial
- Hotels
- Sales
OUR RETAIL TEAM HAS BEEN INVOLVED IN A WIDE RANGE OF SERVICES ACTING ON BEHALF OF MANY GLOBAL DEVELOPERS, INVESTORS AND RETAILERS
Every member of the retail team brings extensive retail industry experience having acted on behalf of many of the largest global retailers. Close interaction with the retailers has resulted in having a true understanding of retailing, putting us in a position to offer our clients the best possible advice.

We have been involved in carrying out market feasibility studies for investors interested in the retail sector, advising developers on new shopping center and retail park schemes as well as providing consultancy services to retailers looking to expand their operations in Croatia and Slovenia.

Whether you are a developer, investor or retailer we are confident that our retail team can provide unrivalled knowledge and the best possible advise in assisting you to minimize risk and maximize returns.
Development consultant and exclusive letting agent for Portanova
Location: Osijek, Croatia (GLA: 40,000 sq m)
Client: Amplitudo

Exclusive letting agent for Max City
shopping center
Location: Pula, Croatia (GLA: 29,000 sq m)
Client: Max City

Letting agent for Point shopping center
Location: Zagreb, Croatia
(GLA: 13,500 sq m)
Client: Vrbani projekt

Development consultant and exclusive letting agent for Mall of Split
Location: Split, Croatia (GLA: 65,000 sq m)
Client: Mejaši prvi

Letting agent for City Colosseum
Location: Slavonski Brod, Croatia
(GLA: 23,500 sq m)
Client: Coloseum gradski centar Brod

Development consultant and exclusive letting agent for ZTC shopping center
Location: Rijeka, Croatia (GLA: 20,000 sq m)
Client: Zapadni Trgovački Centar

Retail
Letting agent for Top outlet park
Location: Dugopolje, Croatia
(GLA: 10,000 sq m)
Client: Dalmadom

Exclusive letting agent for City Park Zadar
Location: Zadar, Croatia
(GLA: 3,200 sq m)
Client: Private investor

Exclusive letting agent for Port Gazenica
Location: Zadar, Croatia
(GLA: 2,400 sq m)
Client: Zadar International Port Operations
OUR OFFICE DEPARTMENT REPRESENTED NUMEROUS INTERNATIONAL, REGIONAL AND LOCAL LANDLORDS AND TENANTS IN A BROAD RANGE OF SERVICES
Office

The office agency team at Propertas is very experienced, having carried out numerous transactions throughout Croatia and Slovenia. This experience is one of our greatest assets in representing our clients, whether they are landlords, occupiers or investors.

We represent landlords to maximize the value of their properties through securing the best possible tenants under the most favorable conditions. Our tenant representation and corporate services team represents occupiers, such as our corporate clients, in selecting and securing office space that satisfies the requirements. The agency team acts on behalf of our clients to negotiate the most favorable lease conditions possible through leveraging our knowledge on the market.
Exclusive letting agent during project development
Project: City Plaza, Zagreb, Croatia

Office space leasing
Location: VMD kvart, Zagreb, Croatia
Client: Oracle Hrvatska

Office space leasing
Location: Avenue Center, Zagreb, Croatia
Client: GE Healthcare

Exclusive letting agent during project development
Project: Matrix Office Park, Zagreb, Croatia

Exclusive letting agent during project development
Project: Zagrebtower, Zagreb, Croatia

Exclusive letting agent during project development
Project: Matrix Office Park, Zagreb, Croatia

Office space leasing
Location: Fingo Business Center, Zagreb, Croatia
Client: Hewlett-Packard
Office space leasing
Location: Hoto Tower, Zagreb, Croatia
Client: Regus Hrvatska

Office space leasing
Location: Eurotower, Zagreb, Croatia
Client: Heineken Hrvatska

Office space leasing
Location: Green Gold, Zagreb, Croatia
Client: Eli Lilly Hrvatska

Office space leasing
Location: Almeria Center, Zagreb, Croatia
Client: SAFU

Office space leasing
Location: Imobilia Tehno, Zagreb, Croatia
Client: Johnson&Johnson

Office space leasing
Location: PC Špansko, Zagreb, Croatia
Client: Lexmark International
Office space leasing
Location: Mani Buzin, Zagreb, Croatia
Client: Tetra Pak

Office space leasing
Location: Heraklo, Zagreb, Croatia
Client: Exclusive Change

Office space leasing
Location: Grand Center, Zagreb, Croatia
Client: Regus Hrvatska

Office space leasing
Location: Samoborska 147, Zagreb, Croatia
Client: Syngenta Agro

Office space leasing
Location: Škorpikova Center, Zagreb, Croatia
Client: Radenska Zagreb

Office space leasing
Location: Črnomerec Center, Zagreb, Croatia
Client: Navteq Europe
Office space leasing
Location: BB1, Zagreb, Croatia
Client: Ducal

Office space leasing
Location: IT5, Zagreb, Croatia
Client: Merck

Office space leasing
Location: Centar Bundek, Zagreb Croatia
Client: SAS

Office space leasing
Location: Green Gold Tower, Zagreb
Client: Roche

Office space leasing
Location: Zagrebtower, Zagreb, Croatia
Client: Mondelez Hrvatska

Office space leasing
Location: Nova Galerija, Zagreb
Client: Heineken Hrvatska
Office space leasing
Location: WTC, Ljubljana, Slovenia
Client: Oracle Software

Office space leasing
Location: TR3, Ljubljana, Slovenia
Client: Regus Slovenia

Office space leasing
Location: Borza, Ljubljana, Slovenia
Client: Booking.com

Office space leasing
Location: Rotonda Center, Ljubljana, Slovenia
Client: Novartis Veterina

Office space leasing
Location: Crystal Palace, Ljubljana, Slovenia
Client: Boston Consulting Group

Office space leasing
Location: Feniks Business Center, Ljubljana, Slovenia
Clients: Merck, Hewlett-Packard, Pfizer
Office space leasing
Location: Dolenjska cesta 242c, Ljubljana, Slovenia
Client: AbbVie
Industrial

WE OFFER CLIENTS EXPERT ADVICE ACCORDING TO THEIR INDIVIDUAL REQUIREMENTS
Industrial

As industrial agents we are skilled at representing both tenants and landlords of industrial properties. We market client properties for sale, lease or sublease and are particularly well versed at representing companies in relocations and/or expansions nationwide.

We offer consulting on land planning, infrastructure design, and marketing of speculative buildings and are also skilled at arranging build-to-suits for industrial facilities, providing site selection options, and handling land acquisitions/dispositions.

Supported by up-to-date knowledge of the Croatian and Slovenian industrial market, we match the financial, operational and qualitative needs of clients with appropriate real estate opportunities.
Logistics space leasing
Location: Zagreb Logistics Park, Zagreb, Croatia
Client: Mercator Hrvatska

Logistics space leasing
Location: Jankomir, Zagreb, Croatia
Client: Recro

Logistics & office space leasing
Location: Brnčičeva Street, Ljubljana, Slovenia
Client: Mimovrste
Hotels

WE HAVE BEEN INVOLVED IN SEVERAL TRANSACTIONS IN CROATIA, SPECIALIZING IN SALES AND LEASING OF UNIQUE PROJECTS.
Leasing services for Canopy by Hilton
Location: Branimir Center, Zagreb
Client: Hilton

Sale of tourism development site
Location: Brizenica Bay, Island of Hvar
Client: Arqaam Capital/Four Seasons

Sale of Hotel Lek in Slovenia
Location: Kranjska Gora, Slovenia
Client: Lek
Sales

WE OFFER SERVICES WITH REFERENCE TO ALL TYPES OF INVESTMENT OPPORTUNITIES
Sale of shopping center
Location: Avenue Mall Osijek, Croatia
Client: GTC Group

Sale of retail warehouse
Location: Kaštel Sućurac, Croatia
Client: Inprox Split

Sale of development land in Zagreb
Location: Zagreb, Croatia
Client: Gumiimpex-GRP

Sale of office development land
Location: Zagreb, Croatia
Client: GTC Matrix

Sale of tourism development site
Location: Brizenica Bay, Island of Hvar
Client: Arqaam Capital

Sale of office building
Location: Zagreb, Croatia
Client: US State Department
Sale of residential development site
Location: Šimuni Bay, Island of Pag
Client: Olympia Holding

Sale of warehouse building in Slovenia
Location: Škofljica, Slovenia
Client: Optacore

Sale of Hotel Lek in Slovenia
Location: Kranjska Gora, Slovenia
Client: Lek

Sale of Mani office park in Zagreb
Location: Buzin, Zagreb, Croatia
Client: Lonestar

Sale of Branimir Centar
Location: Zagreb, Croatia
Client: Fortress Investment Group
Valuation & Advisory

WE HAVE BEEN PROVIDING VALUATION AND ADVISORY SERVICES IN CROATIA, SLOVENIA, AND BOSNIA AND HERZEGOVINA SINCE 2005.
The business goal of the valuation and advisory department is to provide clients with high-quality valuation advice on time and at a reasonable cost. The team has experience of all major types of commercial real estate, located throughout Croatia, Slovenia, and Bosnia and Herzegovina. The purposes for valuation vary widely and include:

- Annual reports and accounts
- Loan security
- Investment transactions
- Development appraisals
- Company liquidation or bankruptcy
- Rental values
- Due diligence

In the past, Propertas has acted for numerous domestic and foreign institutions, companies and other real estate players. Our valuations are prepared in accordance with the Appraisal and Valuation Manual published by the Royal Institution of Chartered Surveyors.
Appraisal and consulting services for:

- Shopping centers
- Retail warehouses
- Office buildings
- Industrial properties
- Hotels
- Residential projects
- Tourism-use properties
- Nonperforming loan portfolios
- Other properties & portfolios

Propertas
Valuation of shopping centers:

Valuation of Arena Centar
Location: Zagreb, Croatia

Valuation of City Center One East
Location: Zagreb, Croatia

Valuation of City Center One West
Location: Zagreb, Croatia

Valuation of City Center One Split
Location: Split, Croatia

Valuation of Mall of Split
Location: Split, Croatia

Valuation of Portanova
Location: Osijek, Croatia
Valuation of Zapadni Trgovački Centar
Location: Rijeka, Croatia

Valuation of shopping center Cvjetni
Location: Zagreb, Croatia

Valuation of Sarajevo City Center
Location: Sarajevo, Bosnia and Herzegovina

Valuation of Avenue Mall Zagreb
Location: Zagreb, Croatia

Valuation of Avenue Mall Osijek
Location: Osijek, Croatia

Valuation of Point shopping center
Location: Zagreb, Croatia
Valuation of Branimir Center  
Location: Zagreb, Croatia

Valuation of Garden Mall shopping center  
Location: Zagreb, Croatia

Valuation of King Cross shopping center  
Location: Zagreb, Croatia

Valuation of Center Kaptol shopping center  
Location: Zagreb, Croatia

Valuation of Top Outlet retail center  
Location: Dugopolje, Croatia

Valuation of Designer Outlet Croatia  
Location: Business zone Rugvica, Zagreb, Croatia
Valuation of other shopping centers:

Arcadia Retail Park, Domžale, Slovenia
EKZ Koprivnica, Koprivnica, Croatia
Fabricor’s shopping center portfolio in Croatia
FMZ Sisak, Sisak, Croatia
HOTO Centar, Strmec, Croatia
SPAR retail center, Osijek, Croatia
K Centar SUB City, Srebreno, Croatia
K Centar Meridijan 16, Zagreb, Croatia
K Centar Duga, Crikvenica, Croatia
MID Group’s retail portfolio in Croatia
MID Group’s retail portfolio in Slovenia
Qlandia, Jesenice, Slovenia
Qlandia, Murska Sobota, Slovenia
Qlandia, Škofja Loka, Slovenia
Qlandia, Slovenj Gradec, Slovenia
Qlandia, Slovenska Bistrica, Slovenia
Retail Park Krško, Leskovec pri Krškem, Slovenia
Retail Park Osijek, Osijek, Croatia
Retail Park Ptuj, Ptuj, Slovenia
Retail Park Valpovo, Valpovo, Croatia
STOP SHOP Celje, Celje, Slovenia
STOP SHOP Domžale, Domžale, Slovenia
STOP SHOP Kranj, Kranj, Slovenia
STOP SHOP Novo Mesto, Novo Mesto, Slovenia
STOP SHOP Postojna, Postojna, Slovenia
STOP SHOP Velenje, Velenje, Slovenia
Supernova Koper, Koper, Slovenia
Supernova Buzin, Zagreb, Croatia
Supernova Varaždin, Varaždin, Croatia
Supernova Slavonski Brod, Slavonski Brod, Croatia
Supernova Sisak, Sisak, Croatia
Supernova Šibenik, Šibenik, Croatia
Supernova Karlovac, Karlovac, Croatia
Valuation of retail warehouses:

Bauhaus Jankomir, Zagreb, Croatia
Bauhaus Maribor, Maribor, Slovenia
BOP Immobilien’s retail portfolio in Croatia
E. Leclerc Ljubljana, Ljubljana, Slovenia
E. Leclerc Maribor, Maribor, Slovenia
Konzum portfolio in Croatia
Konzum Super Portfolio in Croatia
Lesnina furniture store Čakovec, Čakovec, Croatia
Lesnina furniture store Osijek, Osijek, Croatia
Lesnina furniture store Rijeka, Kukuljanovo, Croatia
Lesnina furniture store Split, Dugopolje, Croatia
Lesnina furniture store Zagreb, Zagreb, Croatia
METRO Group’s retail portfolio in Croatia
OBI retail warehouse, Murska Sobota, Slovenia
Pevec Osijek, Osijek, Croatia
Pevec Slavonski Brod, Slavonski Brod, Croatia
Pevec Jankomir, Zagreb, Croatia
Žepoh, Osijek, Croatia

Valuation
Valuation of office buildings:

- Valuation of Eurotower
  Location: Zagreb, Croatia

- Valuation of Eurocenter
  Location: Zagreb, Croatia

- Valuation of Fingo Center
  Location: Zagreb, Croatia

- Valuation of Grand Center
  Location: Zagreb, Croatia

- Valuation of Zagrebtower
  Location: Zagreb, Croatia

- Valuation of Avenue Center
  Location: Zagreb, Croatia
Valuation of office complex Mani
Location: Zagreb, Croatia

Valuation of Hoto Tower office building
Location: Zagreb, Croatia

Valuation of Census office building
Location: Zagreb, Croatia

Valuation of D9 office building
Location: Ljubljana, Slovenia

Valuation of Trnovska vrata
Location: Ljubljana, Slovenia

Valuation of TR3 office building
Location: Ljubljana, Slovenia
Valuation of office premises in Avtotehna building
Location: Ljubljana, Slovenia

Valuation of Droga Kolinska office building
Location: Izola, Slovenia

Valuation of office premises in Sarajevo City Center
Location: Bosnia and Herzegovina

Valuation of UNIQA headquarters
Location: Sarajevo, Bosnia and Herzegovina
Valuation of other office buildings and premises:

Banca Intesa Sanpaolo’s office portfolio in Zagreb, Croatia and Sarajevo, Bosnia and Herzegovina
Branimir Center offices, Zagreb, Croatia
Brodarica Business Center, Split, Croatia
CEI-IETA office premises, Zagreb, Croatia
EPH office building, Zagreb, Croatia
HEP RVNP office premises, Zagreb, Croatia
HT Folnegovićeva office building, Zagreb, Croatia
HT Kupska office building, Zagreb, Croatia
RIZ-PE office premises, Zagreb, Croatia
Zagrebačka banka business building, Nova Gradiška, Croatia
Valuation of industrial properties:

- Valuation of Benetton production facility
  Location: Labin, Croatia

- Valuation of Zagreb Logistics Park warehouse complex
  Location: Sveta Nedjelja, Croatia

- Valuation of Kenda warehouse building
  Location: Zaprešić, Croatia

- Valuation of PIK Vrbovec industrial complex
  Location: Vrbovec, Croatia

- Valuation of Filli Stahl industrial building
  Location: Hrušćica, Croatia

- Valuation of TDR industrial property
  Location: Kanfanar, Croatia
Valuation of Optacore industrial-use building
Location: Škofljica, Slovenia

Valuation of DSV logistics warehouse
Location: Škofja Loka, Slovenia

Valuation of DSV logistics warehouse
Location: Kranj, Slovenia

Valuation of Biheateam warehouse
Location: Sarajevo, Bosnia and Herzegovina

Valuation of Jadranska Pivovara industrial complex
Location: Split, Croatia
Valuation of other industrial and logistic properties:

Arcelor Mittal’s business building and industrial-use land in Ploče, Croatia
Audax warehouse building, Dugopolje, Croatia
C2C warehouse complex, Ljubljana, Slovenia
Chromos production facility, Zagreb, Croatia
Citroën production facility, Koper, Slovenia
Djakovačka vina wine production facilities and vineyards, Mandićevac, Drenje, Croatia
Elektrokontakt industrial complex, Velika Gorica, Croatia
ELKA industrial complex, Zadar, Croatia
ELKA industrial complex, Zagreb, Croatia
ETA industrial complex, Požega, Croatia
Grammer Automotive Slovenija industrial complex, Slovenj Gradec, Slovenia
Ljubljana Airport Park DC1 logistics warehouse building, Brnik, Slovenia
PAN industrial complex, Zagreb, Croatia
SCT industrial complex, Ljubljana, Slovenia
Starkom industrial facility, Maribor, Slovenia
Telur warehouse building, Donji Stupnik, Croatia
Volvo industrial-use premises, Lučko-Zagreb, Croatia
Valuation of hotels:

Valuation of Hotel Rixos Libertas
Location: Dubrovnik, Croatia

Valuation of Hotel Valamar Lacroma
Location: Dubrovnik, Croatia

Valuation of Hotel InterContinental
Location: Ljubljana, Slovenia

Valuation of Swissôtel, Sarajevo
Location: Sarajevo, Bosnia and Herzegovina
Valuation of other hotels:

Bluesun Hotels hotel portfolio in Dalmatia region, Croatia
HTP Primosten hotel portfolio, Primošten, Croatia
Hotel Bili kamen, Vodice, Croatia
Hotel Dalminna, Split, Croatia
Hotel Labineca, Gradac, Croatia
Hotel Marina, Selce, Croatia
Hotel Orsan, Orebić, Croatia

Valuation of nonperforming loan portfolios:

Project Donau – Volksbank’s NPL portfolio in Croatia
Project Janica – Erste & Steiermärkische Bank’s NPL portfolio in Croatia
Project Maple – Volksbank’s NPL portfolio in Croatia
Project Solaris – HETA Asset Resolution’s NPL portfolio in Croatia
Project Sunrise – HPB’s NPL portfolio in Croatia
Project Taurus – Zagrebačka banka’s NPL portfolio in Croatia
Project Taurus – Zagrebačka banka’s NPL portfolio in Slovenia
Valuation of other commercial properties and portfolios:

Auto Zubak’s car salon portfolio in Croatia
Banca Intesa Sanpaolo’s bank branch portfolio in Croatia
Benetton retail stores in Zagreb, Croatia
Bilice commercial building, Bilice, Croatia
Biljemerkant’s retail portfolio in Slavonia region, Croatia
Borovo’s retail portfolio in Croatia
Croatia osiguranje’s commercial portfolio in Croatia
CEEREF’s commercial portfolio in Slovenia
Kristal invest commercial building, Novalja, Croatia
Mercedes-Benz Emil Frey Auto Centar, Zagreb, Croatia
Petrokov retail store in Zagreb, Croatia
Retail building Maribor, Maribor, Slovenia
Signumšped commercial building, Dubrovnik, Croatia
Valuation of other mixed-use portfolios:

Basler Insurance’s mixed-use portfolio in Croatia
CEEREF’s mixed-use portfolio in Croatia
Eurodom mixed-use commercial building, Osijek, Croatia
Factor banka’s mixed-use portfolio in Croatia
Factor banka’s mixed-use portfolio in Slovenia
Probanka’s mixed-use portfolio in Slovenia
Svaguša market obrt’s mixed-use portfolio in Solin and Stobreč, Croatia
Šumi mixed-use project, Ljubljana, Slovenia
Hypo Alpe-Adria-Bank’s mixed-use portfolio in Croatia
Hypo Alpe-Adria-Bank’s mixed-use portfolio in Slovenia
Veneto banka mixed-use portfolio in Croatia
Residential projects:

Valuation of Cvjetni condominiums
Location: Zagreb, Croatia

Valuation of residential building
Location: Zagreb, Croatia

Valuation of residential premises in Ban Centar
Location: Zagreb, Croatia

Valuation of other residential properties:
Residential premises, Banjavčićeva Street, Zagreb, Croatia
Residential premises, Skenderija, Sarajevo, Bosnia and Herzegovina
Residential project Grba, Ljubljana, Slovenia
Residential villa, Gornje Prekrižje, Zagreb, Croatia
Residential villa, Štikovica, Zaton, Dubrovnik, Croatia
Residential villa, Veselova Street, Ljubljana, Slovenia
Residential villa, Vlaha Bukovca Street, Dubrovnik, Croatia
OL Nekretnine residential portfolio in Croatia

Valuation
Tourism-use development sites:

Valuation of Brizenica development site
Location: Brizenica Bay, Island of Hvar
Client: Arqaam Capital

Valuation of Perna tourism-use development site
Location: Island of Hvar, Croatia
Client: Prime Property Kroatia

Valuation of other tourism-use development sites:
360 VOX – Tourism-use development site in Cavtat, Croatia
360 VOX – Tourism-use development site in Primošten, Croatia
Alpine Bau – Vela Borovica tourism-use development site in Marina near Trogir, Croatia
Concepta – Tourism-use development site in Ivanica, Bosnia and Herzegovina
Dakma – Mrtinovik tourism-use development site on Island of Hvar, Croatia
GTC – Marlera tourism-use development site in Istria, Croatia
Mosaic Property LLP – Tourism-use development site in Cavtat, Croatia
Octavus – Žitna tourism-use development site on Island of Korčula, Croatia
Placitus – Sućuraj tourism-use development site on Island of Hvar, Croatia
Prime Property Croatia – Perna tourism-use development site on Island of Hvar, Croatia
Profectus grupa – Tri sestrice tourism-use development site near Doli, Croatia
Quaestor Pag – Paška rebra tourism-use development site on Island of Pag, Croatia
Select Group – Tourism-use development site in Raćetinovac Bay, Čiovo, Croatia
Terrarum – Tourism-use development site in Ravni close to Labin, Croatia
Trigon Capital – Tourism-use development site in Rogoznica, Croatia

Valuation of other development sites:

Alpine Bau – Težno commercial-use development site in Maribor, Slovenia
Baligot and Mirakul nekretnine – Commercial-use development site in Slavonski Brod, Croatia
CMC Global – Residential-use development site in Dubrovnik, Croatia
DalMarea LSP – Residential-use development site in Zaoštrog, Croatia
Dugiš – Commercial-use development site in Makarska, Croatia
ETA – Industrial-use land in Požega, Croatia
Europ Invest – Retail-use development site in Križ, Croatia
Fabricor – Commercial-use development site in Zagreb, Croatia
GTC – Avenue Park commercial-use development site in Zagreb, Croatia
Helios Properties – Development land in Sveta Nedelja, Croatia
Heta Asset Resolution – Development land in Špansko neighborhood, Zagreb, Croatia
Heta Asset Resolution – Development land in Žitnjak neighborhood, Zagreb, Croatia
Immofinanz – Development land portfolio in Croatia
Immokor Buzin – Commercial-use development site in Zagreb, Croatia
Industrochem – Commercial-use development site in Pula, Croatia
Industrogradnja – Commercial-use development site in Zagreb, Croatia
Internationale Möbel-Selection IMS – Industrial-use development land in Zaprešić, Croatia
Istra Val Max – Mixed-use development land in Pula, Croatia
KD Kvart – S1 Tower commercial-use development site in Ljubljana, Slovenia
KPMG – Commercial-use development site in Međimurska Street, Varaždin, Croatia
Lipa Meir & Co. Advocates – Costabella land in Rijeka, Croatia
LS Property – Zagreb Mall commercial-use development site in Zagreb, Croatia
Mejaši četvrti – Commercial-use development site, Split
MID Bau – Commercial-use development land in Pula, Croatia
MID Group – Commercial-use development land in Požega, Croatia
Midia Group – Residential-use development site in Zaton, Croatia
PBZ – Retail-use development site in Sarajevo, Bosnia and Herzegovina

Valuation
PBZ – Mall of Split development site in Split, Croatia
Plodine – Commercial-use development site in Novigrad, Croatia
Poslovni projekt Sopot – Mixed-use development site in Zagreb, Croatia
Private person – Mixed-use development land in Ilica Street, Zagreb, Croatia
Qlandia, Jesenice, Slovenia
Qlandia, Murska Sobota, Slovenia
Qlandia, Škofja Loka, Slovenia
Qlandia, Slovenj Gradec, Slovenia
Qlandia, Slovenska Bistrica, Slovenia
Roda Gradnja – Mixed-use development site in Križ, Croatia
Sensa nekretnine – Commercial-use development site, Zagreb
Supernova Holding – Commercial-use development land in Solin, Croatia
Trigranit – Commercial-use development site next to Arena Centar in Zagreb, Croatia
Vaillant – Commercial-use development land in Viškovo, Croatia
Zagrebgradnja – Residential-use development size in Zagreb, Croatia

Valuation
Valuation of other properties:

Bluehouse – Agricultural land portfolio on Brač Island, Croatia
Private person – Agricultural land in Silaš, Croatia
Farallon land portfolio in Croatia
OL Nekretnine land portfolio in Croatia
French Government – French Embassy in Zagreb, Croatia
GEMS Education – Education facility in Zagreb, Croatia
U.S. Department of State – Former US Chancery in Sarajevo, Bosnia and Herzegovina
U.S. Department of State – U.S. Embassy Branches in Banja Luka and Mostar, Bosnia and Herzegovina
Research & Consultancy

A BROAD RANGE OF SERVICES WITH INDIVIDUAL APPROACH, FROM FULL-SERVICE CONSULTANCY, TO DATA-ONLY SERVICES
Research

Research is considered to be of critical importance in supporting the high quality advice function of Propertas. The scope of the department's work is directed towards analysis of current and future trends in the national and local property markets of Croatia and Slovenia. Apart from in-depth and client-specific reports, general information about the latest development in the (property) market is published in reports and press releases on a regular basis.

Propertas research team has built up a database facility over many years that records letting and investment transactions in Croatia and Slovenia. The database is based on our own transaction details, publically available information, interviews with local authorities and our own independent market enquiries and contracts.

Research and consultancy team have been delivering specialist support to our numerous clients since 2005. Our services include:

- Commercial due diligence
- Feasibility studies
- Highest and best use analyses
- Market research reports
- Opinion on rents and sales prices
- Real estate market analyses
- Real estate sector analyses
- Town planning analyses
Today's global market and Europe's new economic developments have created rapid change, and the forecasting of market trends and future developments is now increasingly difficult. We provide our clients with a wide range of services varying from a first insight in the property market and how it could affect their real estate, through to a full implementation of our advice.

Our consultancy advice envelops a wide range of services to procure correct institutional fund management. These include:

- Location analysis
- Feasibility studies
- Portfolio or property due diligence
- Occupancy planning
- Benchmarking and performance measurement
- Exit strategies
- Rationalization
Whether it concerns complex real estate planning or basic leasing facilities, we always respond to tomorrow's market. The data gained daily from our investment and agency activities in the region positions us to deliver the most up-to-date advice possible, based on reliable market information. With the extensive knowledge of our research team we continuously analyze the market's evolution so that solutions can be provided which measurably improve our clients business.

By implementing truly multi-disciplinary consultancy services we are able to drive our clients fund requirements/business forward.
Research and consultancy assignments:

HIGHEST AND BEST USE ANALYSES
360 VOX – Highest and best use analysis of a tourism-use development site in Cavtat, Croatia
360 VOX – Highest and best use analysis of a tourism-use development site in Primosten, Croatia
Liberty – Highest and best use analysis of a mixed-use commercial development site in Fazana, Croatia
Terrarum – Highest and best use analysis of a tourism-use development site in Ravni close to Labin, Croatia

FEASIBILITY STUDIES
Adut Nekretnine – Small Mall shopping center in Split, Croatia
Agrokor – Ciglana shopping center in Zagreb, Croatia
Agrokor – SUB City shopping center in Srebreno, Croatia
Arqaam Capital – Complex of villas and surplus development land in Mala Rudina, Croatia
Baligot and Mirakul nekretnine – Zrinski-Frankopan retail park in Slavonski Brod, Croatia
Centar Brac – Centar Brac shopping center in Split, Croatia
CMC Global – High-end villas in Dubrovnik, Croatia
Grupa Toranj – Office building in Split, Croatia
K-13 - Office and hotel project in Split, Croatia
OverItalia – Galeb Center in Koper, Slovenia
Properta – Portanova shopping center in Osijek, Croatia
Raiffeisen Leasing – Fashion Outlet Center in Brnik, Slovenia
Sensa nekretnine – Retail project Z-centar, Zagreb, Croatia
MARKET RESEARCH AND ANALYSES

Agrokor – Retail market in Dubrovnik-Neretva County, Croatia
Agrokor – Shopping center market in Zagreb, Croatia
Airport Center – Shopping center market in Sarajevo, Bosnia and Herzegovina
Baligot and Mirakul nekretnine – Retail market in Slavonski Brod, Croatia
Banca Intesa Sanpaolo – Office market in Sarajevo, Bosnia and Herzegovina
Doğuş Group – Marina market in Croatia
Dugiš – Retail market in Makarska, Croatia
EBRD – Marina market in Croatia
Enjoy Croatia – Casino and residential markets in Zagreb, Croatia
GTC – Retail market in Pula, Croatia
PBZ – Shopping center market in Sarajevo, Bosnia and Herzegovina
PBZ – Shopping center market in Split, Croatia
PKF – Residential market in Šibenik, Croatia
Properta – Retail market analysis in Osijek, Croatia
Rotor Jug – Office, hotel and residential markets in Zagreb, Croatia
Terrarum – Residential and tourism markets in Istria, Croatia
Unibail-Rodamco – Shopping center market in Zagreb, Croatia

Research and consultancy
CONSULTANCY AND ADVISORY ASSIGNMENTS

Client confidential – Opinion on current and market rents for 17 Getro retail warehouses in Croatia
Agrokor – Retail warehouse and logistics rents for 60 properties in Croatia
IKEA – Opinion on market rents for a market place in proximity to Zagreb, Croatia
Unibail-Rodamco – Commercial due diligence of Arena Centar in Zagreb, Croatia
Volvo – Opinion on market rents for logistics and light industrial properties in Lučko, Zagreb, Croatia
Volvo – Opinion on market rent for a retail warehouse in Ljubljana, Slovenia, Croatia
Yard Valtech Srl – Opinion on market rents and sales prices in specific shopping centers in Zagreb and Rijeka, Croatia
Triglav – Development services of the mixed-use project in Ljubljana, Slovenia

TOWN PLANNING ANALYSES

Private person – Mixed-use development site in Sovlje, Croatia
Roda Gradnja – Mixed-use development site in Križ, Croatia
Building Consultancy & Project Management

A FULL RANGE OF PRE-CONSTRUCTION, CONSTRUCTION, TECHNICAL MANAGEMENT
We advise our clients and manage their projects from concept to completion. Our services include:

- Building surveys
- Technical due diligence
- Lender supervision
- Reinstatement cost assessment
- Engineering services
- Building measurement
- Cost analysis
Pula Gate Project, Pula, Croatia
Technical due diligence of unfinished mixed-use building including construction pit, and deteriorated fence  GDA: 6,800 sq m

Plat Hotels, Dubrovnik, Croatia
Technical due diligence of hotel, villas, and other ancillary facilities  GDA: 67,600 sq m

Shopping center Cvjetni, Zagreb, Croatia
Technical due diligence of mixed-use project comprising shopping center, offices, and underground garage  GDA: 27,500 sq m

Villas Male Rudine, Stari grad, Island of Hvar, Croatia
Technical due diligence of 9 stand-alone villas and surrounding infrastructure  GDA: 24,300 sq m
Hotel InterContinental, Ljubljana, Slovenia
Technical due diligence for lender supervision of 5-star hotel
GDA: 22,600 sq m

Kuehne+Nagel logistic center, Brnik, Slovenia
Technical due diligence for lender supervision of the first phase of construction
GDA: 33,300 sq m

Hotel Lek, Kranjska Gora, Slovenia
Technical due diligence of hotel with ancillary sport and leisure facilities
GDA: 14,600 sq m

Retail warehouse in Pula, Croatia
Technical due diligence assignment which included building survey and reporting
GDA: 1,700 sq m
Avenue Mall Osijek, Croatia
Technical due diligence for shopping center
GDA: 28,600 sq m

Department store in Pula, Croatia
Technical due diligence including building survey and reporting
GDA: 9,500 sq m

Office premises in Loma Center, Ljubljana, Slovenia
Technical due diligence for Johnson & Johnson office premises
GDA: 2,000 sq m

Hoto Business Tower, Zagreb, Croatia
Technical due diligence for office building
GDA: 26,400 sq m

Building consultancy
Project Management

- Workplace consultancy
- Planning & definition of the project scope
- Design services
- Management and supervision of design phase
- Cost estimation & analysis
- Procurement & tendering
- Budget management
- Supervision or monitoring of construction works
- Handover & project close out
- Move management
Brizenica Bay, Island of Hvar
Project management services in the pre-construction phase for tourism development site on Hvar

AbbVie office Fit-Out, Zagreb, Croatia
Project planning and definition, cost estimation, budgeting, procurement, tendering, supervision and management of fit-out works (office area: 710 sq m)

MERCK office Fit-Out, Ljubljana, Slovenia
Branded interior design management, cost estimation, budgeting, construction supervision and coordination (office area: 375 sq m)

Villas Male Rudine, Island of Hvar, Croatia
Project management services including property inspection, reinstatement cost analysis, and management of design development for 9 villas (GDA: 2,300 sq m)
Pula Gate fence construction, Pula, Croatia
Project management services including procurement and tendering, cost estimation, budgeting, management and monitoring of construction works  (GDA: 6,800 sq m)

FavBet Casino Fit-Out, Split, Croatia
Project management services including coordination of interior design, tendering, procurement, managing technical exam requirements, construction coordination  (GDA: 1,300 sq m)
Property & Facility Management

WE HAVE EXPERIENCE IN MANAGING OFFICE PARKS, SHOPPING CENTERS AS WELL AS MIXED-USE SCHEMES
Our property and facility management team are highly qualified, experienced professionals whose main focus is ensuring our clients’ needs are exceeded. We stand out in the industry as people who are easy to do business with, listen to clients and understand their business needs. In building our team, we have captured some of the best people from both within and outside the property industry – creating a visionary group, who push boundaries continually to create new and innovative solutions for clients. Our investment in developing a market-leading infrastructure ensures that our highly qualified team spend more time on adding value and less on process.

Our core services center the following:

- Property management
- Asset management
- Procurement
- Rent collection
- Coordination of marketing services
- Coordination of facility services
- Service charge management
- Facility management
Facility management for Mozaik Office building
Location: Zagreb, Croatia
GLA: 7,000 sq m

Center management and facility management for Branimir Center
Location: Zagreb, Croatia
GLA: 24,500 sq m

Property management for Mani office park
Location: Buzin, Zagreb, Croatia
GLA: 13,500 sq m

Center management for Portanova
Location: Osijek, Croatia
GLA: 40,000 sq m

Facility management for Merkur Business Center
Location: Zagreb, Croatia
GLA: 6,000 sq m

Facility management for Merkur Business Center
Location: Zagreb, Croatia
GLA: 6,000 sq m

Facility management for Diamond Palace Casino
Location: Hotel Sheraton, Zagreb, Croatia
GLA: 1,600 sq m
Facility management for Avenue Mall and Avenue Business Center
Location: Zagreb, Croatia
GLA: 34,000 sq m

Facility management for Matrix Office Park
Location: Zagreb, Croatia
GLA: 10,400 sq m

Facility management for Kuehne + Nagel
Location: Sveta Nedelja, Croatia
GLA: 3,000 sq m
For further information please feel free to contact us.

Propertas d.o.o.
Zagrebtower
Radnička cesta 80
HR – 10000 Zagreb
Croatia

W: www.propertas.hr
T: + 385 1 6187 346
F: + 385 1 6187 336
E: propertas@propertas.hr