



**CITY ISLAND**

- Z A G R E B -



## ABOUT THE PROJECT

CITY ISLAND d.o.o./LLC is part of already reputable companies KFK d.o.o./LLC and Imobilia tehno d.o.o./LLC

KFK d.o.o./LLC is the main contractor of the CITY ISLAND project and in Croatia and internationally is recognised for its core business, production and installation of aluminium glass facades. On the other hand, Imobilia tehno d.o.o./LLC in its portfolio has on offer more than 60,000 m<sup>2</sup> of its own business premises for rent.

Imobilia tehno d.o.o. /LLC company specialized in management and administration of its own commercial real estate has a wide range of services on offer to its clients from negotiating and contracting the lease to designing, furnishing and maintenance of business premises (Facility Management).



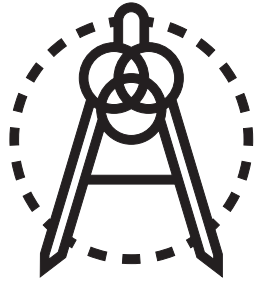


CITY ISLAND offices are situated on an excellent location, just few minutes from Zagreb airport and close to the highway (southern bypass), only 15 minutes away from the centre, east or west side of the city. In addition to access by car a public transport is also available; bus stop in both directions is in the immediate proximity.

- access to all offices from garages or via reception area
- LED lighting in all the premises
- video surveillance of all common areas
- excellent protection of high noise levels
- solar panels that provide higher energy efficiency
- own facility management
- all the necessary facilities are at your fingertips

Rent your office space in the CITY ISLAND business centre and secure your future among most prestigious companies.

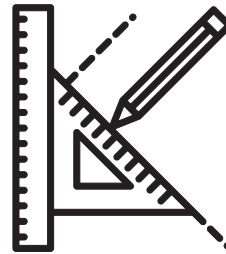




## DESIGN

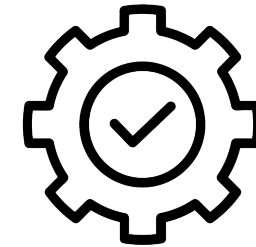
We offer a comprehensive range of services for the design of your business premises from conceptual sketches to completion

- assistance in finding the right space tailored to the needs of your company
- developing and / or assistance in developing conceptual projects and support in its implementation.



## SPACE TAILORED TO YOUR NEEDS

A well designed business premises are like successful business projects. There must be a balance between function and form, that is, between practical and visual aspects of space. After we have met the basic guidelines, we could say that this is a successfully designed space meeting all functional needs.



## FM SERVICES

You certainly know that facility management is an important factor for quality work conditions, safety at work and for motivation to work efficiently. Deficiencies in maintenance of premises are noticed very quickly, which later always requires additional investments and the search for backup solutions.

## REFERENCE LIST OF EXISTING TENANTS

STYRIA: international



Poslovni dnevnik



PORSCHE  
CROATIA



MERCK

PETROL



NEWYORKER

Johnson & Johnson



trikoder



rittmeyer  
BRUGG



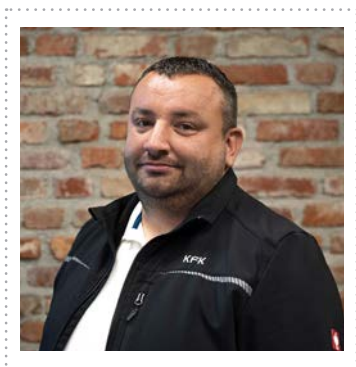
Keller  
& Kalmbach



njuškalo  
GLAVNA NJUŠKA MEĐU OGLASNICIMA

# NAŠ TIM

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Mario Tomić  
PROJECT MANAGER



Vinko Kovačević  
PROJECT MANAGER



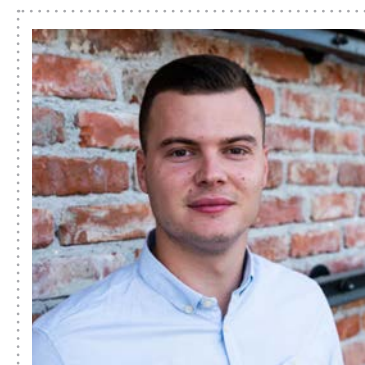
Mario Mišić  
CHIEF CONSTRUCTION  
ENGINEER



Tamara Šoronda  
MANAGER FOR CONSTRUCTION  
CRAFT WORKS

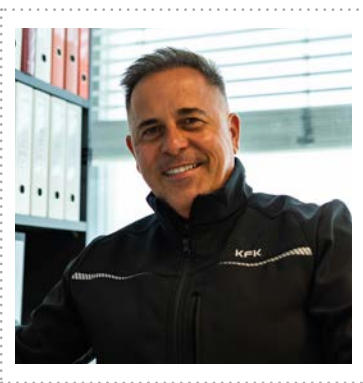


Anton Kovačević  
MANAGER FOR CONSTRUCTION  
CRAFT WORKS



Josip Pernar  
GLASS FACADE  
PROJECT MANAGER

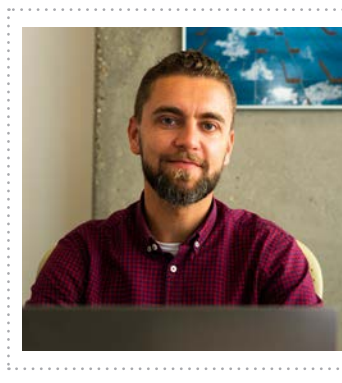




Elvis Šarfi  
PROCURATOR



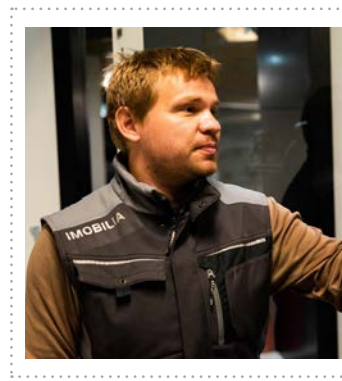
Slađana Jurakić  
HUMAN RESOURCES



Ilija Prgomet  
FM MANAGER



Aleksandar Brajenović  
FM MANAGER



Dalibor Pihir  
ELECTRICAL INSTALLATION  
MAINTENANCE / FM



Anto Krajinović  
MECHANICAL INSTALLATIONS  
MAINTENANCE / FM

# I. FIRST PHASE

In the first phase of the project it is planned:

- 13.000 m<sup>2</sup> of office space
- 350 of garage parking places
- 4\*\*\*\* Business hotel
- 5 TV studios
- Child care/Kindergarten
- Restaurants
- Café bar
- The market
- Bakery
- Hairdressing establishment
- Bicycle parking





## FROM SUMMER 2020 TO SUMMER 2022

There are four phases of the project life cycle and in the first phase the total area of 52.000 m<sup>2</sup> is being built for business purposes.

To ensure smooth business operations sufficient number of parking spaces and bike parking is provided.

In the first phase five TV studios are being built for production of film and television content and the location with such business activity and purpose will certainly attract large number of people.

## II. SECOND PHASE

In the second phase of the project, it is planned:

- 25.000 m<sup>2</sup> of office space
- 350 of parking spaces in the parking garage
- 850 of parking spaces in the above ground parking garage
- Bike parking
- Restaurants
- Pharmacy
- Fitness/GYM
- Booths/cubicles/stands





## FROM SUMMER 2021 UNTIL THE END OF 2023

In order for business to run smoothly, the second phase of the project is focused on building a multi-storey over ground garage.

Also, through the second phase of the project are planned:

- Stores
- Café bars
- Notary public office
- Bank branch
- Post office
- Dry cleaning
- Car wash in the underground garage

### III. THIRD PHASE

In the third phase of the project, it is planned:

- 25.000 m<sup>2</sup> of office space
- 350 of parking spaces in the parking garage
- Bicycle parking
- Fast food restaurant
- Restaurants
- Café bars
- Kindergarten
- Law Office
- Family Doctor's Office
- Paediatrician Office
- Dental Office
- Fitness
- Stores
- Beauty salon





## FROM SUMMER 2022 UNTIL THE END OF

The third phase of the project is also the penultimate phase when the project takes its final shape.

By the completion of the third phase CITY ISLAND will offer to the tenants and visitors a total of 1.900 parking spaces!

The project will definitely during this phase meet the needs of most tenants, taking into consideration that all the necessary facilities will already be built and well-established via two previous project phases.

## IV. CONSTRUCTION PHASE

In the fourth phase of the project, it is planned:

- 15.000 m<sup>2</sup> of office space
- 350 of parking spaces
- Student dormitory
- Congress Centre
- Confectioneries
- "Street Food" restaurants
- Bakeries
- Stores
- Cafeterias
- Florist shops
- Sporting facilities







## FROM FALL OF 2025 UNTIL THE END OF 2027

In the fourth phase, the concluding phase of the project the CITY ISLAND gets its final shape.

In addition to the office space built in the previous phases, in this phase of the project the focus will be on re-energizing Centre by putting social life and business world at the focus. CITY ISLAND complex will incorporate contents that will greatly enrich and revive the very micro-location of the project.

Student dormitory and congress centre will give the project a new life and make it an unavoidable location in the city of Zagreb.

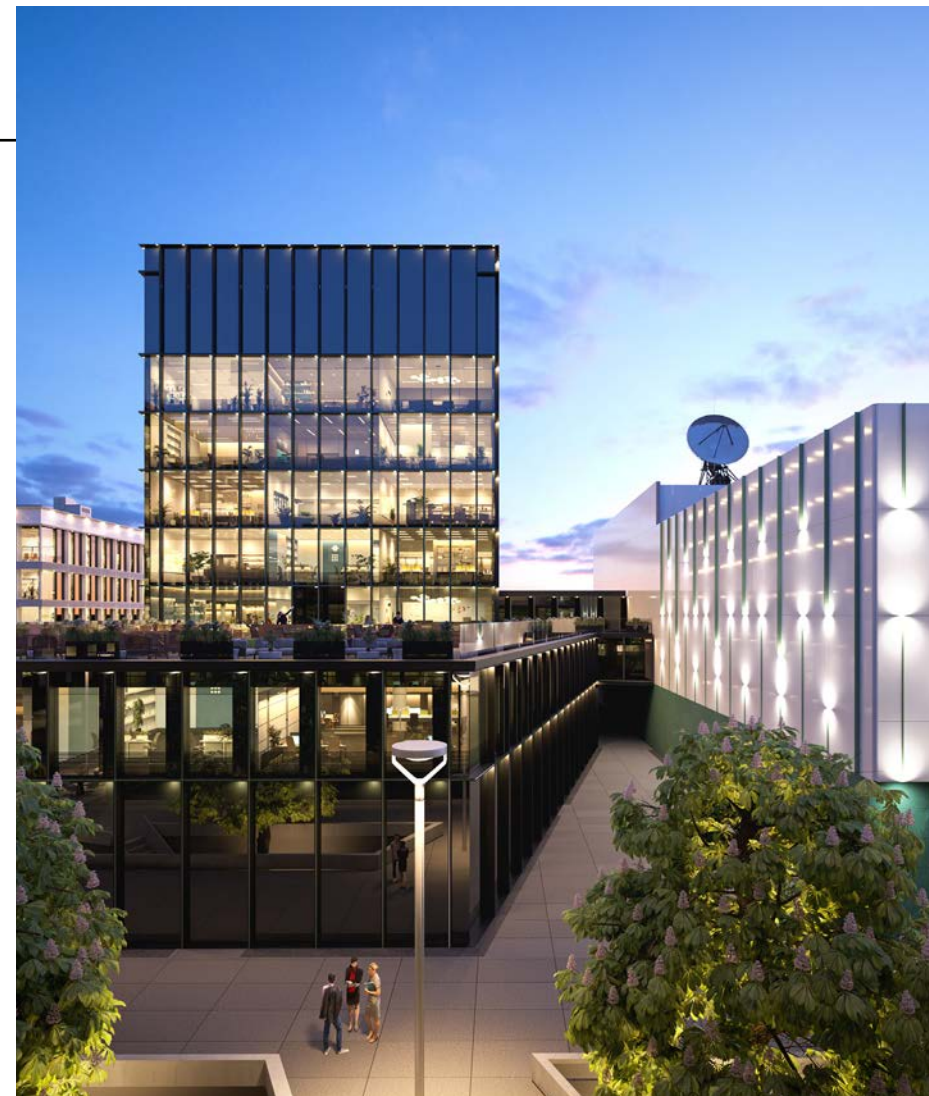
# CARBON FOOTPRINT

When designing the project emphasis has been placed on environmental protection, energy efficiency and the space and its content sustainability following the example of world best practices, in order to reduce the long term harmful effects of CO2 emissions.

**50% of recycled materials were used in the construction stage of the project**

It is important to point out that excavated gravel at the construction site was in most part used on-site for concrete mixture.

In addition to the construction phase, the project is low-energy sustainable in the long run with the help of a one-megawatt solar power plant which will be built in the final phase of the project cycle to ensure project energy self sufficiency.



Interior spaces are illuminated by natural daylight in order to avoid unnecessary waste of energy.

# ENERGY EFFICIENCY

- Highly energy efficient facade
- Triple pane glass ensures excellent noise reduction
- Windows for natural ventilation fitted with electromagnetic sensors



## OFFICE SPACES

- Raised floor height in offices of 15 cm allows the use of cable trays under the floor
- Floor coverings include carpets or PVC flooring
- Lighting LED ceiling lights and outdoor LED facade lighting
- Floor to ceiling height on the ground floor is 4.7 m, while the floor to ceiling height in offices is 2.9 m
- VRV heating and cooling system with mechanical ventilation of all spaces





- Underground garage with required vertical clearance for delivery vehicles
- All indoor areas have sprinkler fire extinguishing system
- Charging stations for all types of electric cars are available
- All concretes remain visible in high quality workmanship
- The garage is connected to the office spaces by elevators

# ADDITIONAL FACILITIES

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Centre will have on offer a wide variety of dining options, combination of traditional food and dishes and contemporary cuisine, pleasant ambience and a relaxing atmosphere.

Sporting facilities will present you with opportunities for practicing sports with no need to go to other locations which significantly saves your precious time.











# LET'S KEEP IN TOUCH!

You may request your  
personalized offer via:

[info@cityisland.hr](mailto:info@cityisland.hr)



# THANK YOU!

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*Note: the project is subject to subsequent modifications!*

# LOOKING FORWARD TO SEE YOU...

CITY ISLAND d.o.o.  
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Rugvica, Hrvatska

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