

**designer
outlet**
Croatia



PREMIUM OUTLET SHOPPING

More than 100 fashion & lifestyle brands,
30-70% off, all year round.

At the crossroads of south-eastern Europe,
just a 30 minute drive from Zagreb city centre.

Centre Extension
Opening planned for 2025

Adjacent to A3/E71 junction Ivanja Reka A4/E71
designeroutletcroatia.com



THE PREMIUM OUTLET VILLAGE OF ZAGREB AT THE CROSSROADS OF SOUTH EASTERN EUROPE

Welcome to Designer Outlet Croatia, the largest outlet centre in Croatia at the crossroads of south-eastern Europe.

Opened in June 2018, Designer Outlet Croatia offers more than 100 fashion and lifestyle brands like Hugo Boss, Tommy Hilfiger, Calvin Klein, Lacoste, Ted Baker, Patrizia Pepe, Michael Kors, Desigual as well as adidas, Under Armour, Puma, Converse and many more, 30-70% off, all year round.

Located in the south-east of Zagreb, Designer Outlet Croatia has a catchment of 5.1 million inhabitants within a 120-minute drive time and is anchored by Europe's biggest IKEA store, which attracts 2 million visitors annually. Designer Outlet Croatia is adjacent to the A3/E71, at the Ivanja Reka A4/E71 junction, which has an average daily traffic of 50,000 vehicles. The A3 highway connects Serbia and the east of Croatia to Zagreb.

Designer Outlet Croatia hosts more than 70 shops on a gross lettable area of 15,500 sqm. Its premium village architecture is inspired by the typical Croatian house design from Zagreb, Slavonia, Istria and Dalmatia.

In 2024, Designer Outlet Croatia will be expanded by approximately further 5,500 sqm gross lettable area, creating 30 new and attractive shops as well as 400 additional parking spaces. Opening of the extension is planned for 2025.

This unique project is a cooperation of INGKA Centres, Mutschler Outlet Holding and ROS Retail Outlet Shopping.

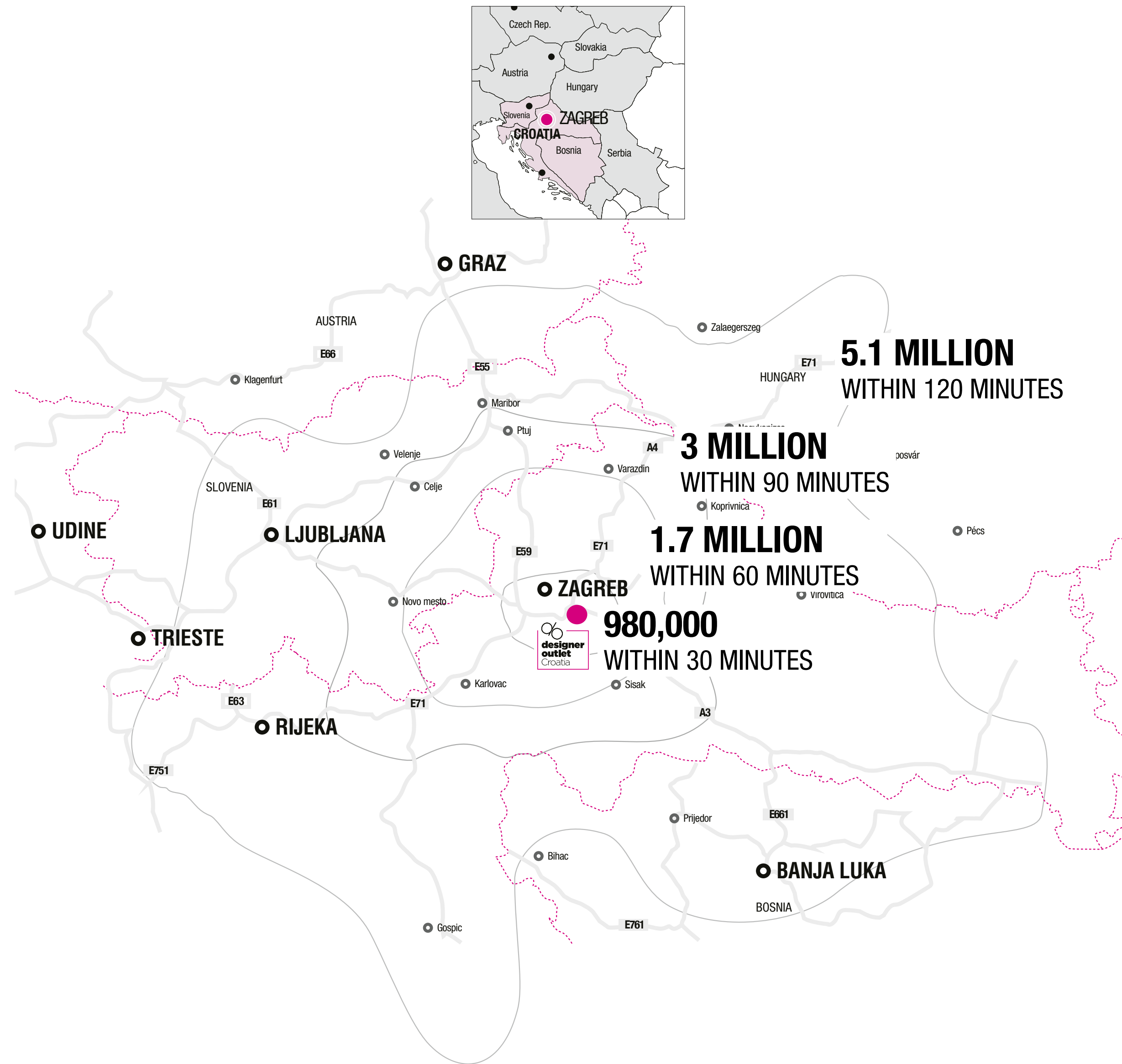


CATCHMENT

WITH A CONVENIENT ACCESS TO MORE THAN 5.1 MILLION INHABITANTS

Designer Outlet Croatia is located in the south-east of Zagreb, adjacent to the A3/E71, at the Ivanja Reka A4/E71 junction, which has an average daily traffic of 50,000 vehicles. This highway connects Serbia and eastern Croatia with Zagreb. The A4 motorway runs north to the affluent town of Varaždin and further along to Hungary.

The motorway intersection is already connected to a new slip road to the Rugvica commercial area, where Designer Outlet Croatia is located. The catchment area has 5.1 million inhabitants and includes the towns of Zagreb, Samobor, Novo mesto, Karlovac, Velika Gorica, Kutina, Sisak, Petrinja and Varaždin.



CROSS-BORDER SHOPPING

BOSNIA, SLOVENIA AND AUSTRIA ARE EASILY ACCESSIBLE

Designer Outlet Croatia is in a unique position, attracting visitors from all its neighbouring countries. To the north and west are the wealthy tourists who visit Croatia's stunning coastline from Austria, Italy and Slovenia. To the south and east, affluent shoppers from Bosnia and Serbia are drawn to Croatia because of the strong retail offer there.

The relaxation of border controls since EU accession has facilitated consumers' already strong willingness to travel several hours for a quality shopping experience. As a result, retail sales growth in South Eastern Europe in general, and in Croatia in particular, is expected to be one of the strongest of the 27 EU countries.

	Distance	Inhabitants
Sesvete	9 Min.	59k
Velika Gorica	15 Min.	63k
Zagreb	21 Min.	1.1 m
Samobor	31 Min.	37k
Zaprešić	30 Min.	25k
Karlovac	43 Min.	55k
Sisak	49 Min.	47k
Varaždin	49 Min.	46k
Petrinja	51 Min.	24k
Bjelovar	56 Min.	40k
Novo Mesto – Slovenia	60 Min.	23k
Koprivnica	79 Min.	31k
Nagykanisza – Hungary	76 Min.	50k
Maribor – Slovenia	91 Min.	115k
Ljubljana – Slovenia	96 Min.	275k
Rijeka	105 Min.	210k
Prijedor – Bosnia	111 Min.	112k
Graz – Austria	135 Min.	270k





- | | | | | | |
|---------------------|------------------------------------|-------------------|-----------------------------|----------------------|---------------------------|
| | TOMMY HILFIGER | | | BOSS | CALVIN KLEIN |
| GUESS | | CALZEDONIA | ALDO | KARL LAGERFELD | GANT |
| Design | | Lee | | | FIFTY |
| intimissimi | | | POLO
RALPH LAUREN | TOM TAILOR | REPLAY |
| Wrangler | comma | | | MICHAEL MICHAEL KORS | |
| GALILEO | SCOTCH & SODA
AMSTERDAM COUTURE | | | | LISCA |
| TED BAKER
LONDON | s.Oliver | Barbour | NINE WEST | DOUGLAS | REGATTA
GREAT OUTDOORS |
| MUSTANG | GULLIVER | RETRO JEANS | UNITED COLORS OF BENETTON | Yamamay | PATRIZIA PEPE |
| LACOSTE | | women's secret | | FIVE STAR FASHION | LTB |
| MASS | ANTONY MORATO | WATCH CENTAR | MAYA MAYA | Home & COOK | |

CATEGORY & BRAND MIX

FASHION MEETS LIFESTYLE

At Designer Outlet Croatia visitors can enjoy more than 100 fashion and lifestyle brands. Numerous international fashion brands such as Hugo Boss, Lacoste, Guess, Gant, Tommy Hilfiger, Calvin Klein, Desigual, Patrizia Pepe, Ted Baker, Pepe Jeans, Tom Tailor, Replay, Benetton and many more, are tenants of the centre.

Leading sports and outdoor brands are also present at Designer Outlet Croatia, namely adidas, Puma, Under Armour and Sport Vision. There is also a significant number of footwear brands represented, such as Skechers, Converse and Mass Shoes. The underwear and lingerie segment is led by Calzedonia, Intimissimi, Palmers, Yamamay and Lisca.





DESIGNER OUTLET CROATIA

BIGGER, BETTER & MORE BEAUTIFUL

1. New shops

The planned extension of Designer Outlet Croatia centre will include the construction of approximately 30 new shops on an additional gross lettable area of 5,500 sqm. The facades will be inspired by the typical Istrian regional style. The development of an INGKA retail park of 10,000 sqm of gross lettable area is planned in parallel to Designer Outlet Croatia's extension.

2. Direct access from the A3 highway

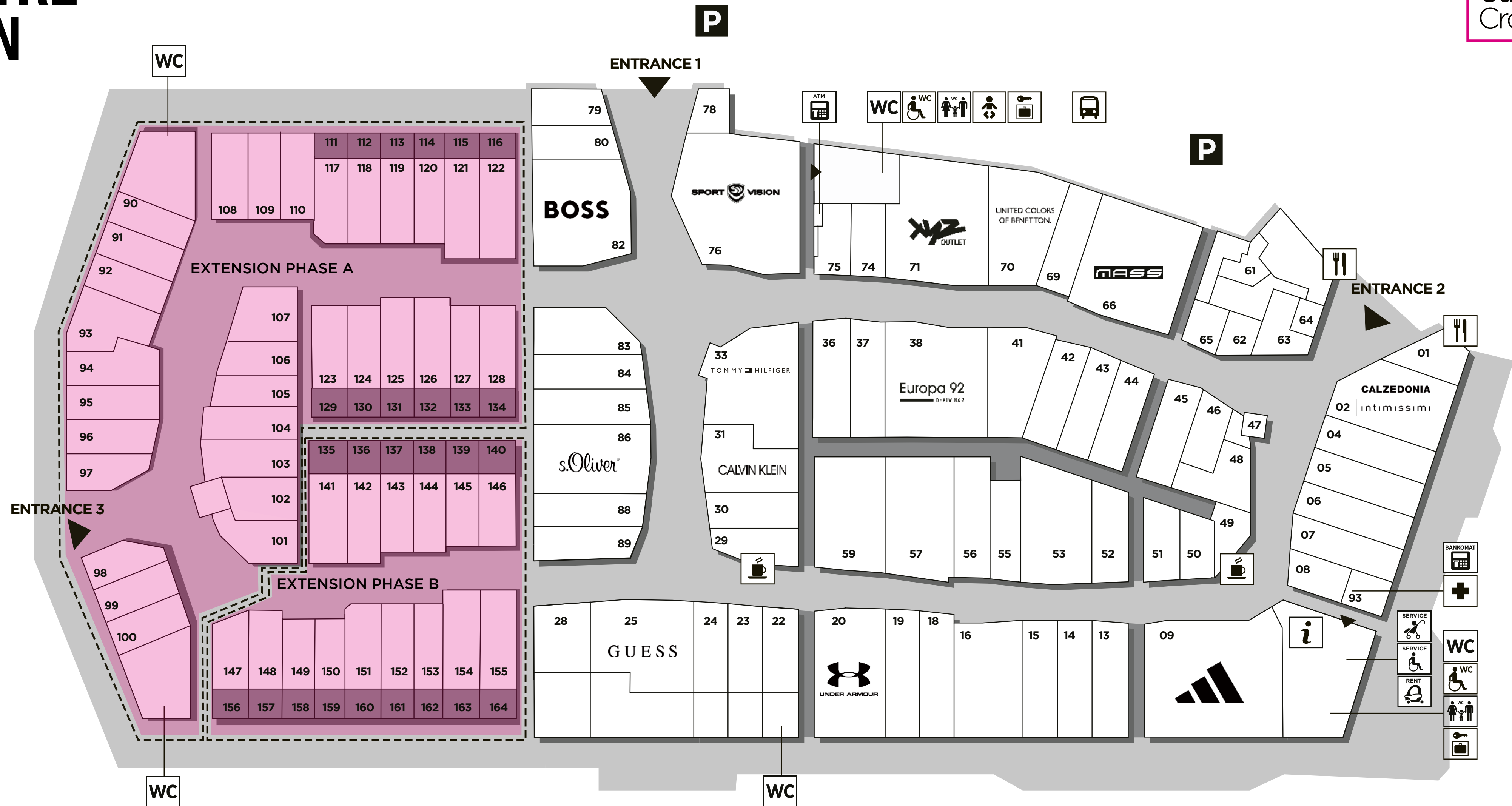
With the extension, Designer Outlet Croatia will also have a new entrance with a new car park. The new car park will have approximately 900 parking spaces, 400 in front of the Designer Outlet Croatia's extension and 500 in front of the new retail park.

3. Shopping experience

A new space in the heart of the centre, opposite the Hugo Boss shop, will be created following the new centre extension, inviting guests to enjoy and relax.

Opening of the centre extension is planned for 2025.

CENTRE PLAN





ZAGREB

THE NEW VIBRANT CITY BREAK DESTINATION

For a long time, tourism in Croatia meant only the coast, but the long-neglected capital city of Zagreb is finally revealing its true potential.

As the tourism figures show, Zagreb is rapidly moving from being a transit city to a tourist hub. The Zagreb Tourist Board (TZGZ) registered record figures for 2019. According to the data, 1.45 million tourists visited Zagreb in 2019 and made almost 2.66 million overnight stays. This shows Zagreb is growing as a tourist destination with 4% more arrivals compared to the previous year. On an annual basis, the largest number of tourists come from Germany, South Korea and Italy.

The most popular sights in Zagreb are the Upper Town (Gornji Grad) and the Lower Town (Donji Grad) with streets full of restaurants, cafes and markets. The Mirogoj cemetery, the Museums of Broken Relationships and Naive Art, and the Croatian National Theatre are worth visiting too.



OLD TOWN ZAGREB



TRADITIONAL COSTUMES

DESIGNER OUTLET CROATIA

FACT SHEET

LOCATION	Designer Outlet Croatia is located in the south-east of Zagreb, Rugvica, next to the IKEA Hrvatska store.
ACCESS	Adjacent to the A3/E71, junction Ivanja Reka A4/E71, which has an average daily traffic of 50,000 vehicles. The A3 highway connects Serbia and eastern Croatia with Zagreb. The A4 motorway runs north to the affluent town of Varazdin and further along to Hungary.
CATCHMENT	0.98 million inhabitants – 30 minutes 1.7 million inhabitants – 60 minutes 3 million inhabitants – 90 minutes 5.1 million inhabitants – 120 minutes
TOURISM	The capital city of Zagreb is finally revealing its true potential. As the official tourism figures show, Zagreb is rapidly moving from being a transit city to a tourist hub.
ARCHITECTURE	Village
GLA	15,500sqm
SHOPS	approx. 70
PARKING	approx. 4,000
ANCHOR STORES	Hugo Boss adidas Under Armour Tommy Hilfiger Ted Baker Patrizia Pepe Lacoste Guess Calvin Klein Puma Calzedonia
CENTRE EXTENSION	approx. 5,500 sqm approx. 30 shops approx. 400 parking spaces Planned Opening 2025



ABOUT US

INGKA CENTRES & MOHAG

Ingka Centres is part of the Ingka Group (which also includes IKEA Retail and Ingka Investments). Ingka Centres has around 50 years of experience in shopping centres and today works with over 3,000 brands across its portfolio of 47 shopping centres in 14 markets. The company hosts and serves more than 370 million visitors each year at its IKEA anchored meeting places. Ingka Centres creates its meeting places by collaborating with local communities, as well as its tenants and partners, to ensure they are destinations with emotional meaning that add value and build social connections.

Find out more on: www.ingkacentres.com

The **Mutschler Outlet Holding AG** is part of the Mutschler Group, based in Ulm and Zurich, which develops high-quality commercial property in Germany, Switzerland and the USA. The services owned by the family-run company cover all phases of project development, from land acquisition, planning and obtaining permissions to financing. The Mutschler Group has already made a name for itself with the Swiss shopping centre Wallis, which occupies 10,000 sqm, and the retail park in Wurzburg with around 20,000 sqm. The current outlet retail real estate projects include the Designer Outlet Soltau, City Outlet Geislingen, Designer Outlet Algarve and Designer Outlet Croatia. The Mutschler Group also develops and constructs residential projects in the USA, mostly in Texas and Portland, Oregon.

mutschler-immobilien.com

INGKA[™]
CENTRES

M | O | H | Mutschler Outlet
Holding AG



ABOUT US

ROS RETAIL OUTLET SHOPPING

ROS Retail Outlet Shopping, headquartered in Vienna, with partnerships in Poland, Italy and France, is an independent retail real estate consulting and centre management company specialised in Designer Outlets and innovative shopping concepts across Europe. The founders Thomas Reichenauer and Gerhard Graf are both committed professionals with many years of experience and knowledge in the European outlet market as well as recognized personalities in the industry. Founded in 2011 and thus one of the shortest existing companies in this field, ROS has already established itself among the top five outlet operators in Europe.

ROS Retail Outlet Shopping covers all stages of a project from finding the right location to developing it to all aspects of operational management. Sustainable centre growth is supported by a strong brand partner management, high quality retail and customer services standards as well as an innovative marketing approach provided by a professional senior management team. The portfolio of ROS Retail Outlet Shopping includes Designer Outlet Soltau, City Outlet Geislingen, Designer Outlet Warszawa, Designer Outlet Gdańsk, Designer Outlet Sosnowiec, Premier Outlet Budapest, Designer Outlet Algarve, Designer Outlet Croatia, La Torre Outlet Zaragoza, M3 Outlet Polgár, Designer Outlet Luxembourg and further new developments in Europe.

ros-management.com

- ROS Locations
- ROS New Developments
- ROS References





We love
Outlet
Shopping

CONTACT US!

DESIGNER OUTLET CROATIA

Managed by ROS Retail Outlet Shopping

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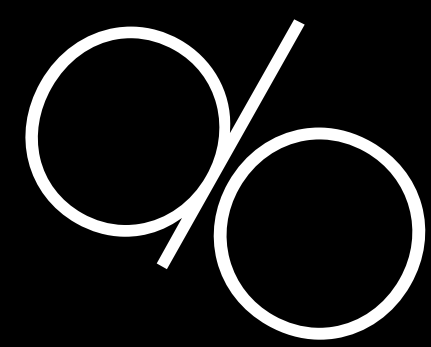
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