

DETAILED INFORMATION ABOUT GREEN BAZAAR & MALL OF MONTENEGRO



Green Bazaar & Mall of Montenegro is one of most the significant project and investment of Gintas. It has realized by the partnership of the Municipality of Podgorica, in **2006** and a contract was signed to realize as the first Public Private Partnership Investment in **Podgorica** which is the capital of Europe's youngest independent state **Montenegro**.



The aim was to create a new and a larger Green Market in European Standards for the public use of the Podgorica community and visit of touristic tours. By the attachment of shopping center and Hotel Complex, the project became a most important element to revitalize the city life and country revolution.



The project consists of three architectural phases however through the retail view the phases are divided into two distinctive parts. The first phase was the Public Market (Green Bazaar) which was opened in April 2008 and has delivered to the Municipality. The second phase of the Project comprises Mall of Montenegro which is the biggest shopping center in the country of Montenegro. And the third phase becomes from four star luxury city and business hotel with 90 beds.



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The construction has started in 2006 by the first phase as Green Bazaar after carrying local commercial bazaar o the new place construction have been continued by second phase as market and a part of shopping mall. The completion of project has been realized in 2009 by the opening of Shopping Mall.



The last part of the project, 110-exclusive room city hotel development will offer customer exquisite service in the center of Podgorica. Exclusive conference and convention center located at the attic floor of the hotel, is going to service to the guests of the hotel besides the residents of Podgorica. Conference Center will provide conference and cocktail hall for around 400 guests, 3 meeting rooms, all facilitated with necessary applications.



The Hotel has been opened as Ramada Hotel and Convention Centre, which is owned by GintasMont A.D., as an investment of Gintas Inc. in the capital of Montenegro . The hotel's decoration and furnishing had been finished and it has been ready for the service since beginning of 2012.

Name of Project : Green Bazaar & Mall of Montenegro Investment Project

Client : Agency for Construction and Development of Podgorica

Partners :

- Municipality of Podgorica
- International Finance Corporation (IFC)

Contractor :

- **Gintaş Construction and Contracting & Trade Inc.**
- **Gintasmont Investment Construction and Trade A.D.D.**

Performance: Prime Contractor

Contract Type : Public Private Partnership

Contract Date: 04 / 2006

Project Duration : 3 years (construction works)

Completion Date:

- First Phase04/2008
- Second Phase ... 11/2009
- Third Phase 12/2011

Nature of Project : Composition of Hotel and Public Areas

Professional Team

Design Coordinator : Zafer TOLUNAY

Architectural Design : Prof. Atilla YÜCEL, Mrs Architecture

Mechanical Design : Berrin YAVUZ, Beta Technique

Electrical Design : Cafer AKTÜRK, FDC Electric

Project Coordinator : Neşet DOĞRU

Site Manager : Mecit ÖZTEKİN

Technical Office Manager : Halil INAN

Project Cost Profile EUR-€

Construction and Investments Costs	32.250.000	71%
Land Costs (22.500m2)	4.474.600	10%

Buildings	1.201.811	3%
Local Construction Taxes	7.554.982	17%
Total Project Cost	45.481.393€	
Total Area of Project	58.000 m²	
(i) Municipality Public Market (Green Bazaar)	14.000 m²	
(ii) Mall of Montenegro (Car Park & Shopping Center)	34.500 m²	
Car Park - 420 Vehicles	12.500 m ²	
Shopping Centre	22.000 m ²	
Mercator Hyper-market		4350 m ²
Shopping Mall- Shopping Centre		9350 m ²
Food court ve resturants		1400 m ²
Bowling ve Game Areas		1800 m ²
(iii) Ramada Podgorica Hotel & Convention Centre	9.500 m²	
110 rooms (ST,DL, SUI), include techn. reserve	8.000 m ²	
Convention Centre,		
Restaurant & Banquet Halls	1.500 m ²	