



Some stories simply must be written, and some buildings simply must be preserved. Metalka's story dates to the middle of the 20th century, when it was considered one of Ljubljana's most significant architectural and social icons. It was an important business, trade, and social centre that was situated right in the heart of Ljubljana at the intersection of Slovenska and Dalmatinova streets. With its programme, it invited both business users and shoppers, as well as passersby.

Thus, the role of the new Forum Metalka remains unchanged: to return this place to the people and preserve the capital's valuable heritage. Forum Metalka represents a fusion of old and new, street and space, private and business.

Welcome.

#### **RENOVATION AUTHORS:**

Project developer and investor  
**Monetic**

Concept, renovation idea project, and implementation project  
**API Architects**

Interior furnishing and visualization project  
**Prostornina**



1963

A Ljubljana icon with a rich history

The first business building in Slovenia was built in 1963 at the Ajdovščina intersection in Ljubljana, according to the plans of Slovenian architects Edo Mihevc and Boris Leskovec. It is situated at a strategically important crossroads of two city roads, at the entrance to the inner city ring. Metalka was thus the first to begin the transformation of the Ajdovščina district into the business centre of Ljubljana.



Source: arhiv Martina Rotovnika





**1973**

**The birth of the department store**

Due to the need to expand business, Metalka, Yugoslavia's largest technical store at the time, opened its doors alongside the high-rise building. The building's fundamental design starting points were: its harmony with the surroundings designed in Art Nouveau style, an interaction with the Metalka office building, the openness of the ground floor, and the introversion of the upper floors. Metalka quickly became an integral architectural icon and a social landmark in Ljubljana.

The building has not received investment for the past three decades due to market changes, and as a result, it has gradually started to lose its former splendour.





## METALKA TODAY Forum Metalka

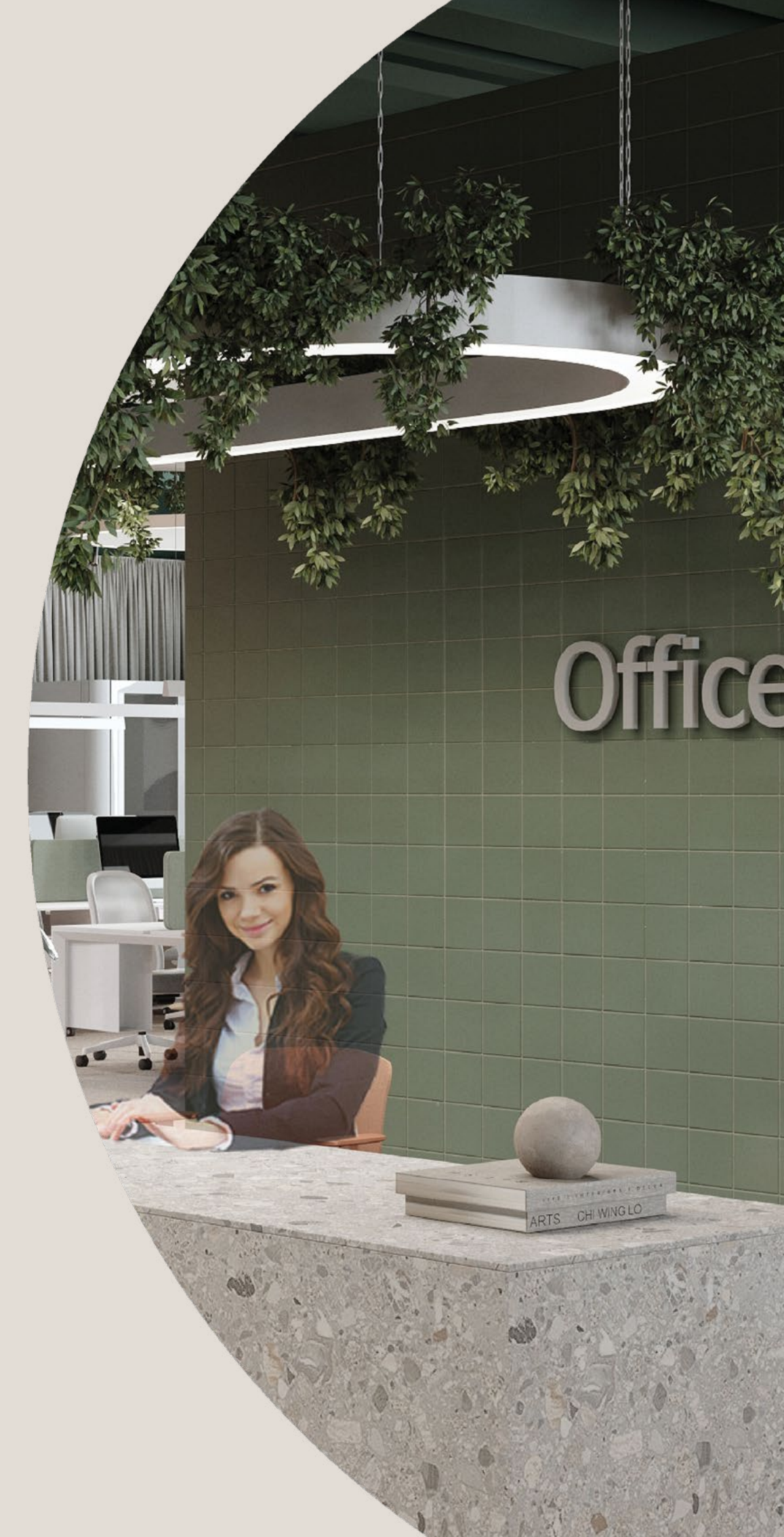
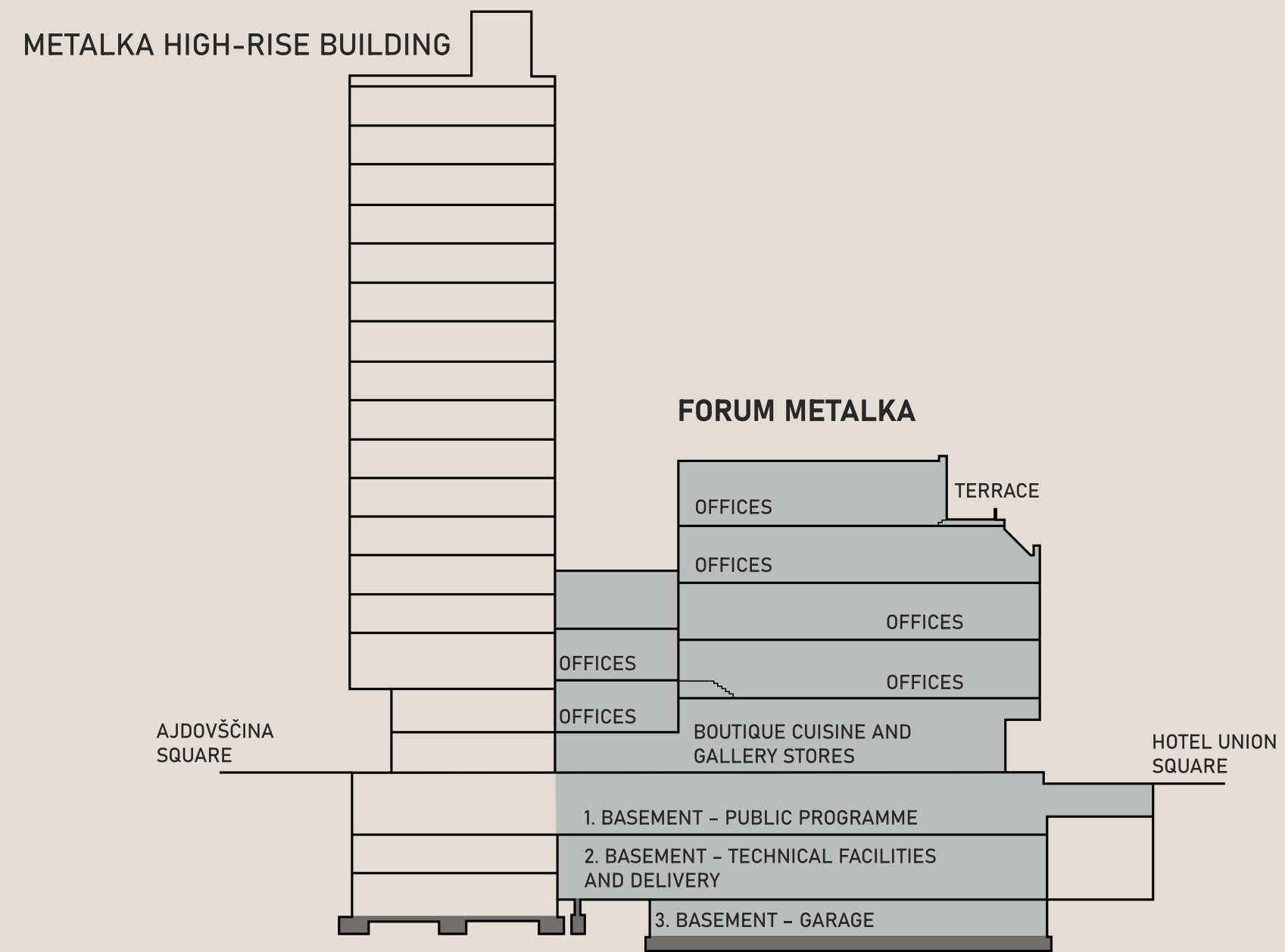
Forum Metalka is a listed building renovation project. The new structure is inspired by its historical and social role as a gathering place for people, so the spaces are designed to be dynamic, open, and adaptable. It offers a suitable environment for companies that want to build their business story in an excellent location and in a stimulating work environment on an area of more than 10,000 m<sup>2</sup>. A large terrace opens onto the top floor, providing a beautiful view of the surrounding buildings and the Ljubljana Castle in the background.

The intended programme on the ground floor (galleries, boutique shops, bars, restaurants, and other culinary offerings) represents an upgrade to the business activities on the upper floors. It is an open space that extends the outer urban area and thus encourages shopping, snacks, leisure, or official meetings. It is an excellent location for business because it is in the heart of the action and combines the business world with the social pulse of the city.

The key guidelines for the design and creation of the interior spaces were modern design and an open floor plan, which allows for the subsequent transformation of the spaces in accordance with the needs of the tenants, both in the office area and on the ground floor.



# PROGRAMME

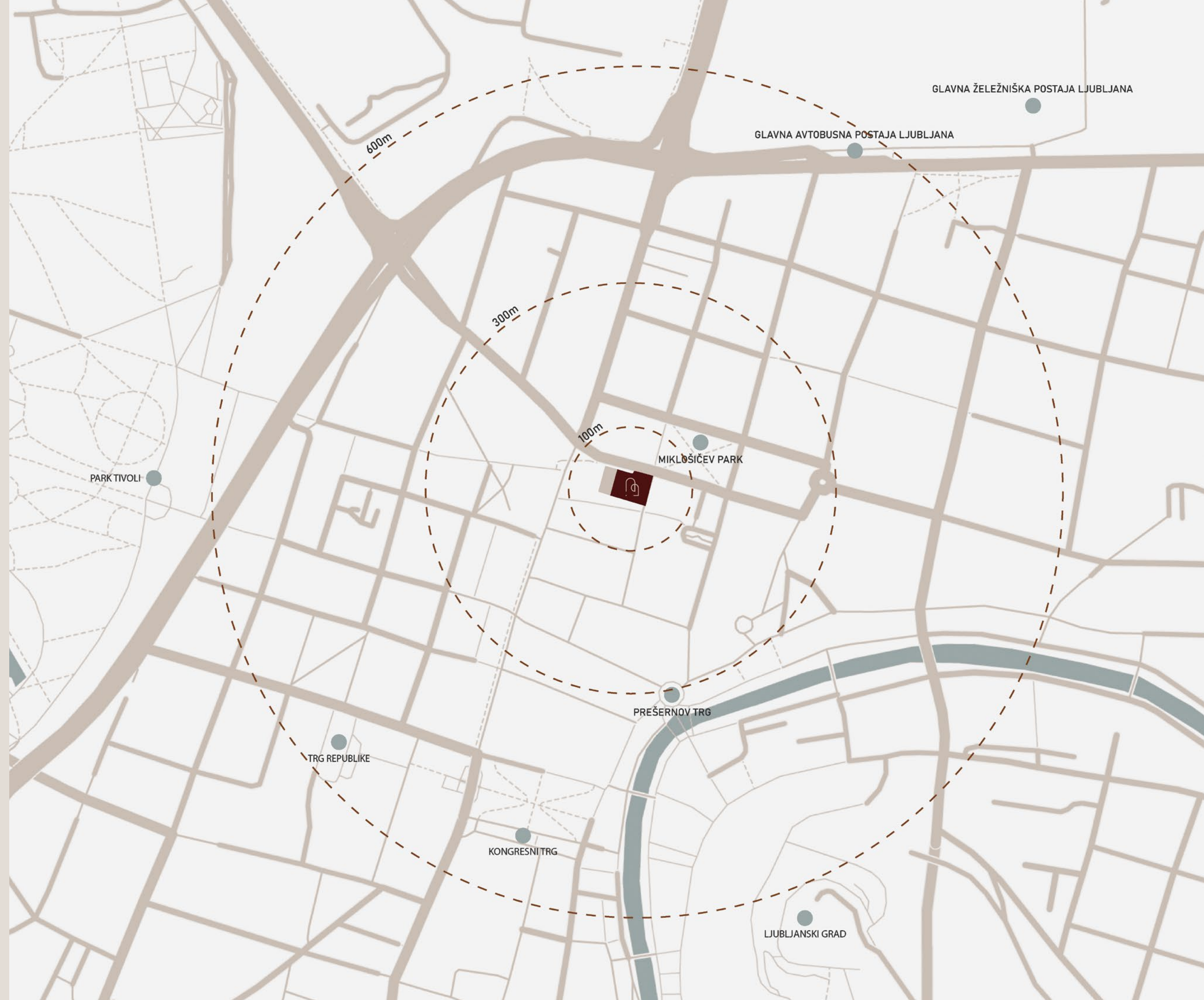






## LOCATION

Forum Metalka is located in the heart of Ljubljana and its business district, which is one of its main advantages. It is surrounded by the Slovenian Reformation Park and Miklošičev Park, and many important public and private buildings are nearby. A view of the old town opens up just a few steps away, across the Ljubljanica River, and a pleasant walk further leads you to Tivoli Park.



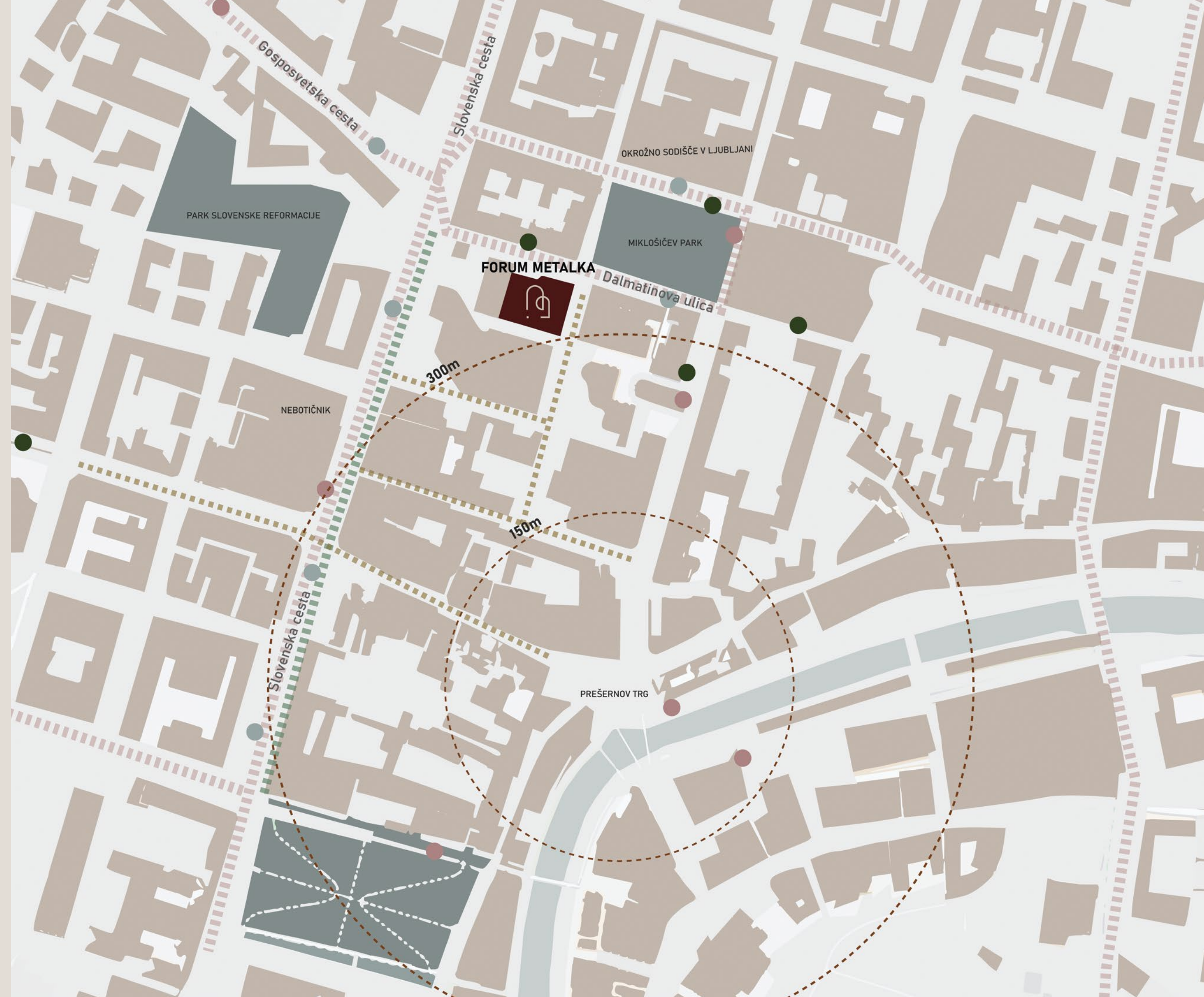




## ACCESSIBILITY AND MOBILITY

Because of its central location, the area is easily accessible by public transportation, as well as by foot or bicycle. It is directly adjacent to the inner city ring, which is the primary route for passenger traffic in the city. Access is made possible by the various traditional and environmentally friendly transportation methods in the area. There are bus stops, bike rental stations (BicikeLj), and electric vehicle charging and rental stations nearby, and the main bus and train stations are only a few minutes away. Forum Metalka also has its own parking spaces directly under the building, which is a significant business advantage.

BUS STATIONS		PEDESTRIAN AREA	
BICYCLE RENTAL STATIONS		RESTRICTED TRAFFIC ZONE	
CHARGING STATIONS FOR ELECTRIC VEHICLES		BUS LINES	







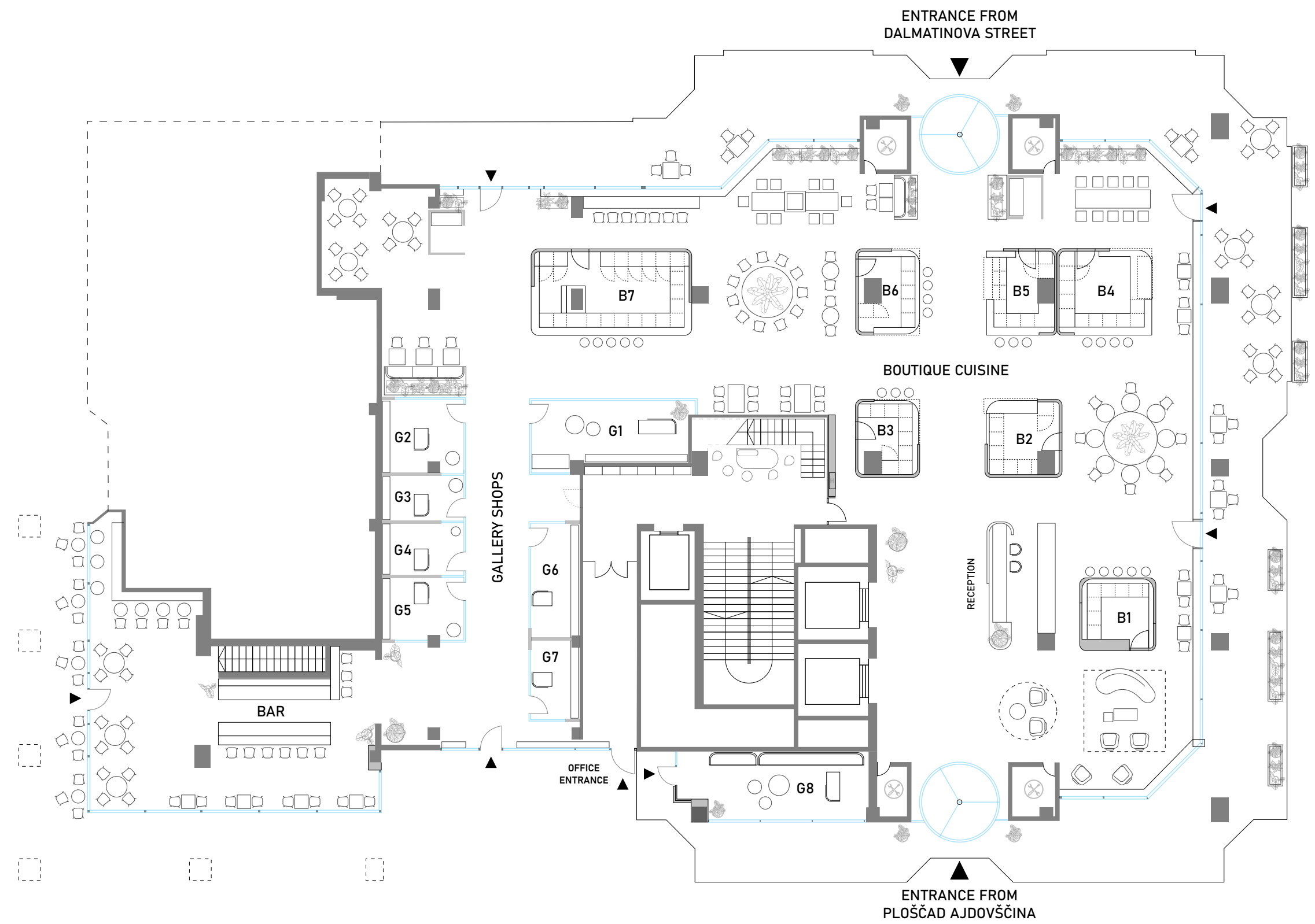




## GROUND FLOOR

service entrance	61,59 m <sup>2</sup>
bar	95,98 m <sup>2</sup>
lobby and office reception area	93,47 m <sup>2</sup>
gallery stores	164,68 m <sup>2</sup>
boutique cuisine	510,98 m <sup>2</sup>
<b>total space area</b>	<b>926,70 m<sup>2</sup></b>

\*The presented solutions may differ from the final layouts.



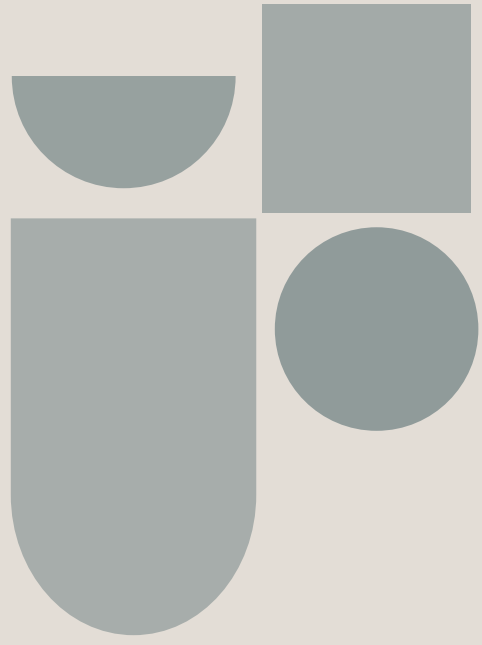












## MEZZANINE

sanitary facilities  
office premises

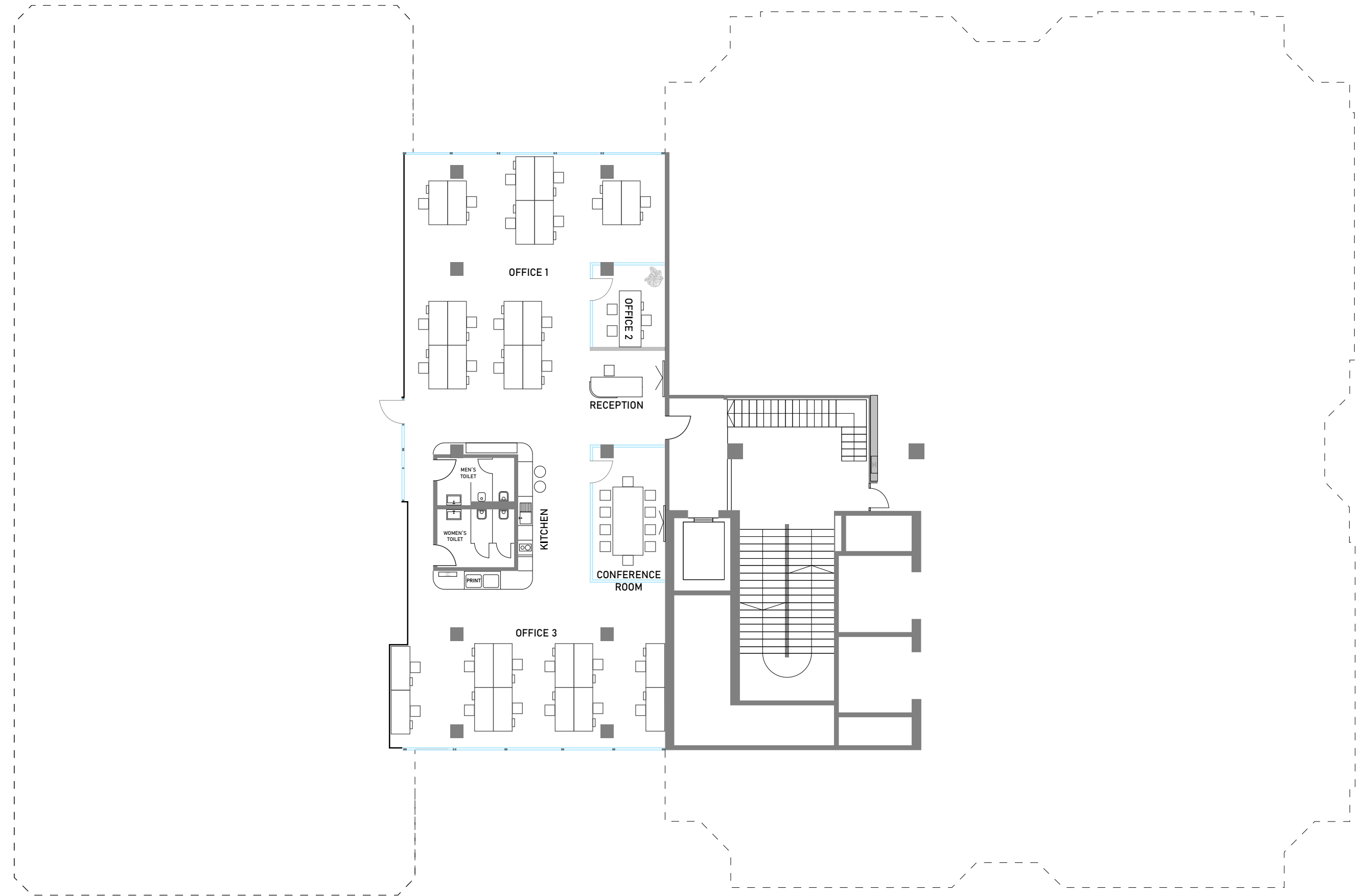
total space area

\*The presented solutions may differ from the final layouts.

13,89 m<sup>2</sup>

257,12 m<sup>2</sup>

271,01 m<sup>2</sup>







For the love of your work,  
take a break!





## FLOOR 1

VERSION No. 1

sanitary facilities (shared)  
 office premises 1  
 office premises 2  
 terrace

total space area

48,70 m<sup>2</sup>

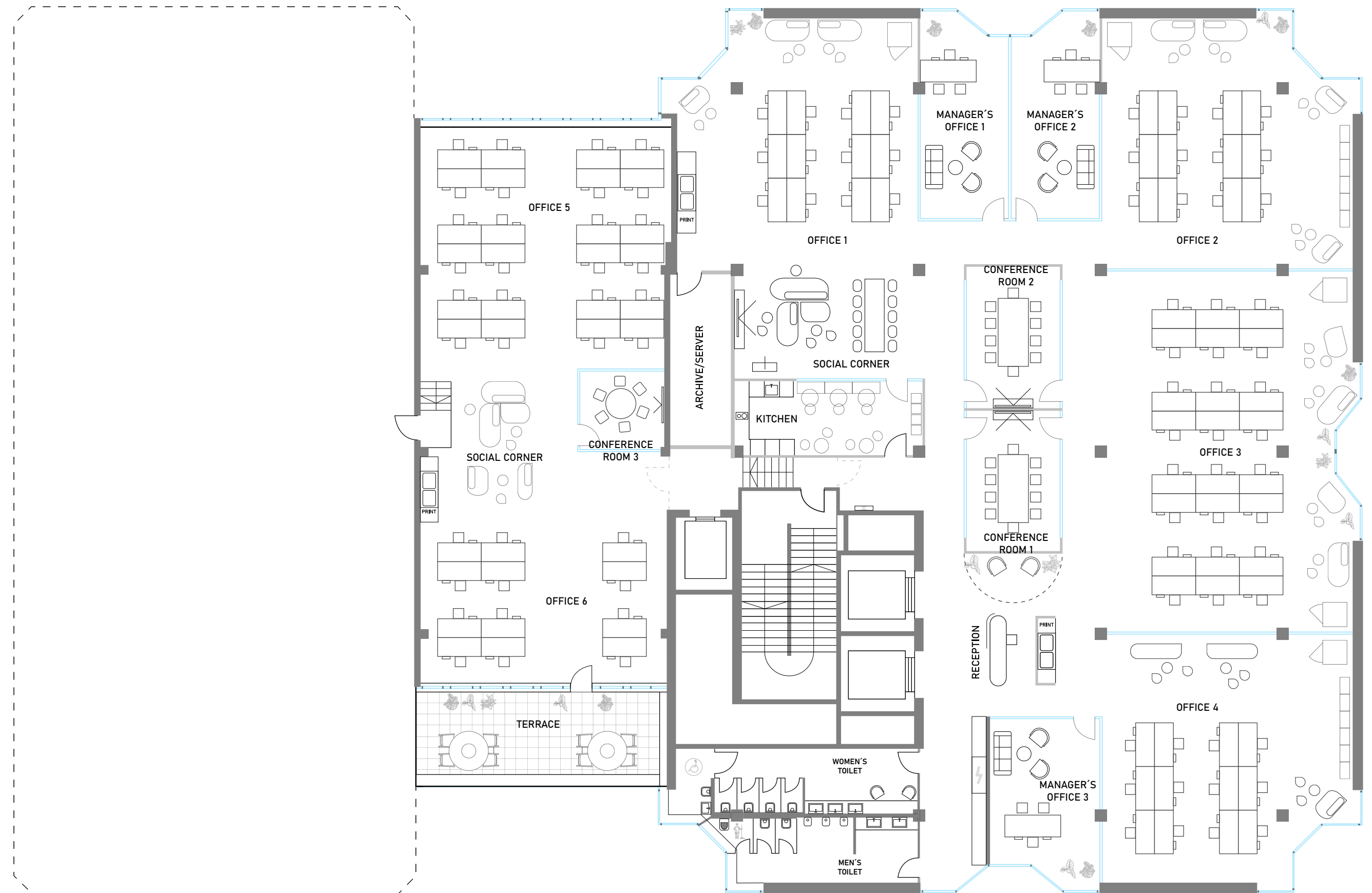
810,25 m<sup>2</sup>

238,84 m<sup>2</sup>

34,01 m<sup>2</sup>

1131,80 m<sup>2</sup>

\*The presented solutions may differ from the final layouts.







## FLOOR 1

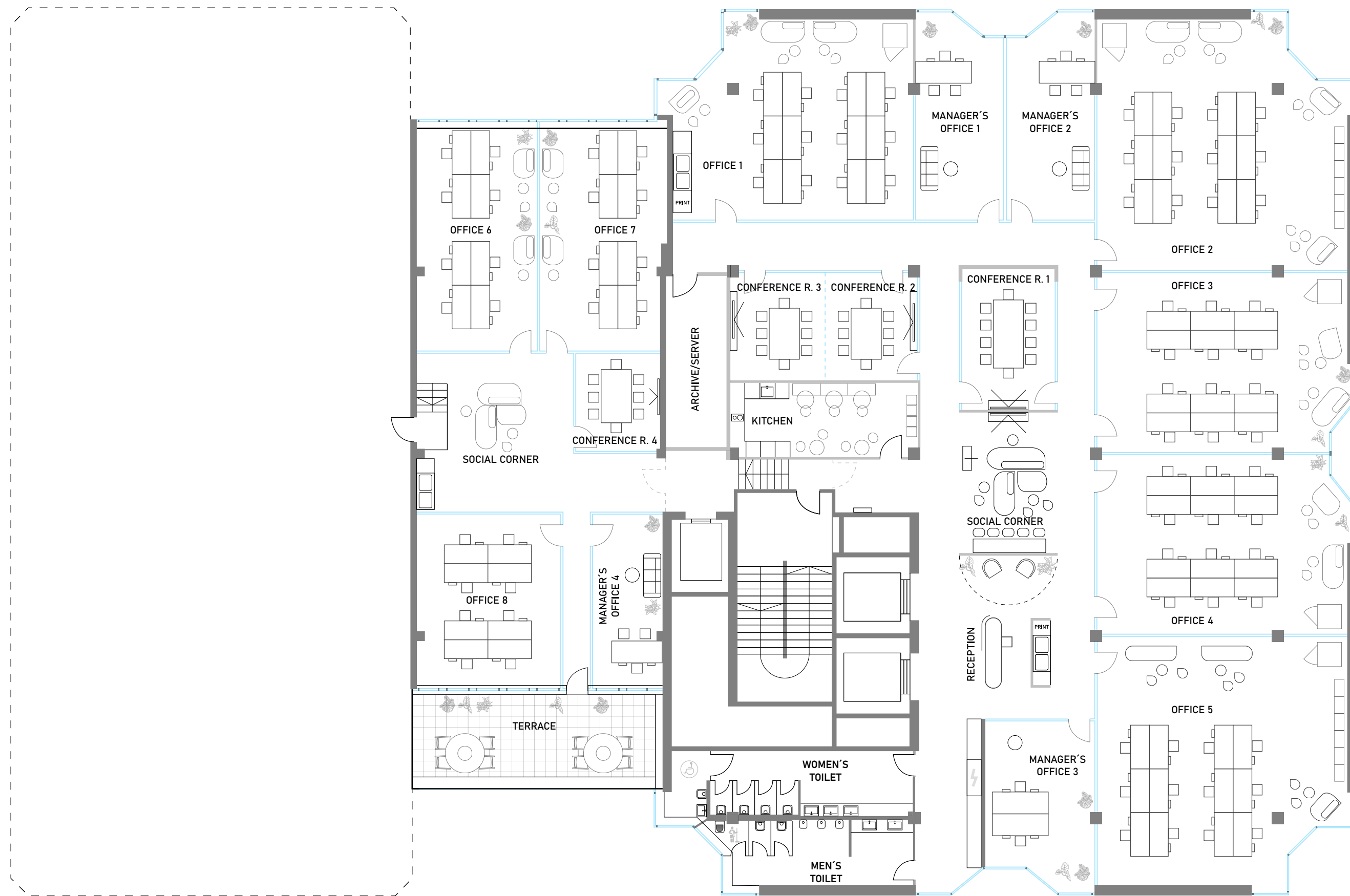
VERSION No. 1

sanitary facilities (shared)  
 office premises 1  
 office premises 2  
 terrace

total space area

\*The presented solutions may differ from the final layouts.

48,70 m<sup>2</sup>  
 810,25 m<sup>2</sup>  
 238,84 m<sup>2</sup>  
 34,01 m<sup>2</sup>  
 1131,80 m<sup>2</sup>











## FLOOR 2

VERSION No. 1

sanitary facilities  
office premises

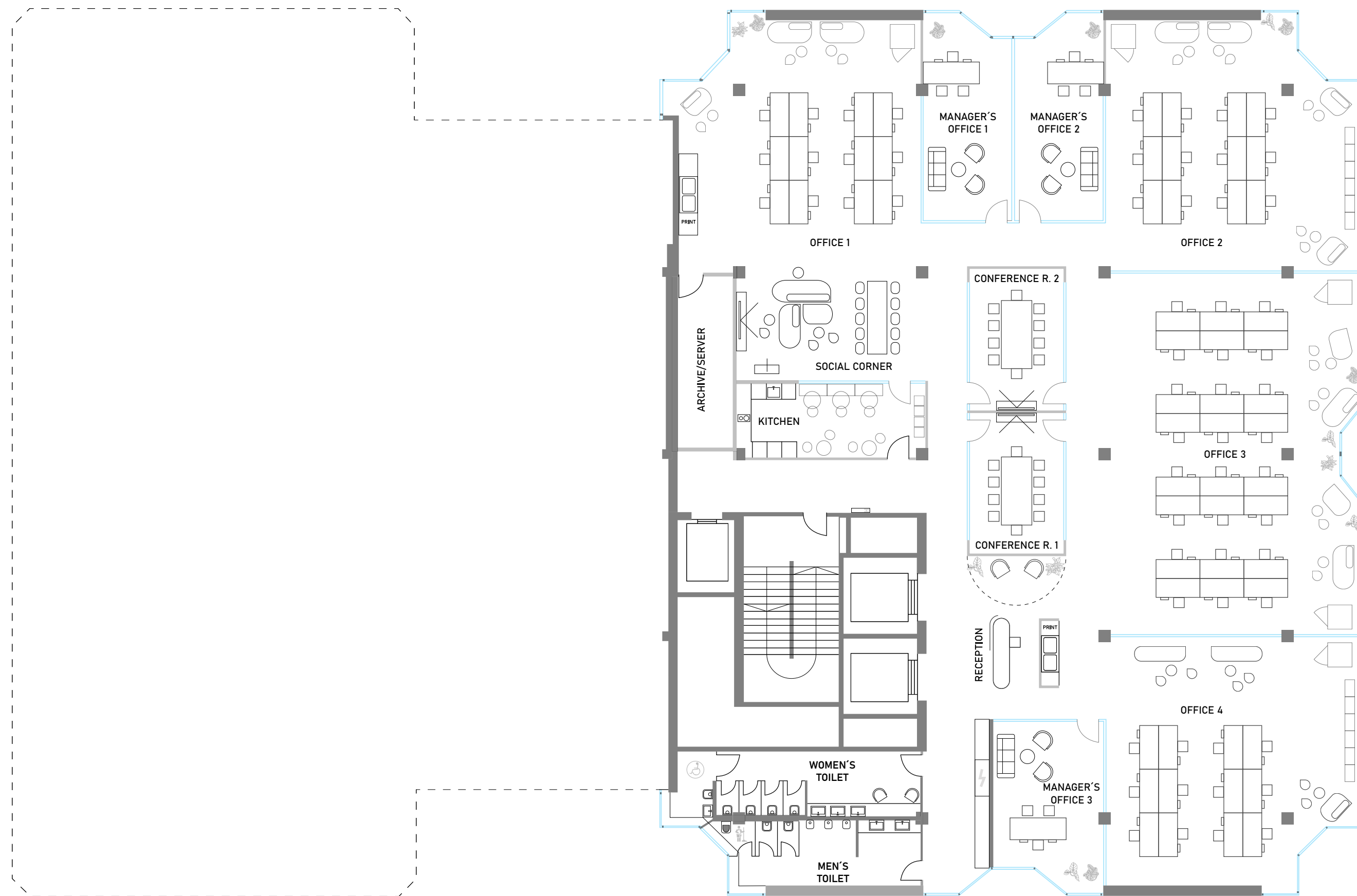
total space area

\*The presented solutions may differ from the final layouts.

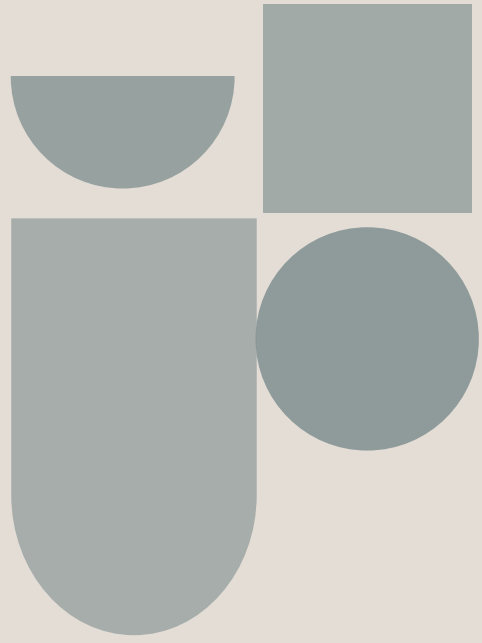
48,70 m<sup>2</sup>

818,30 m<sup>2</sup>

867,00 m<sup>2</sup>







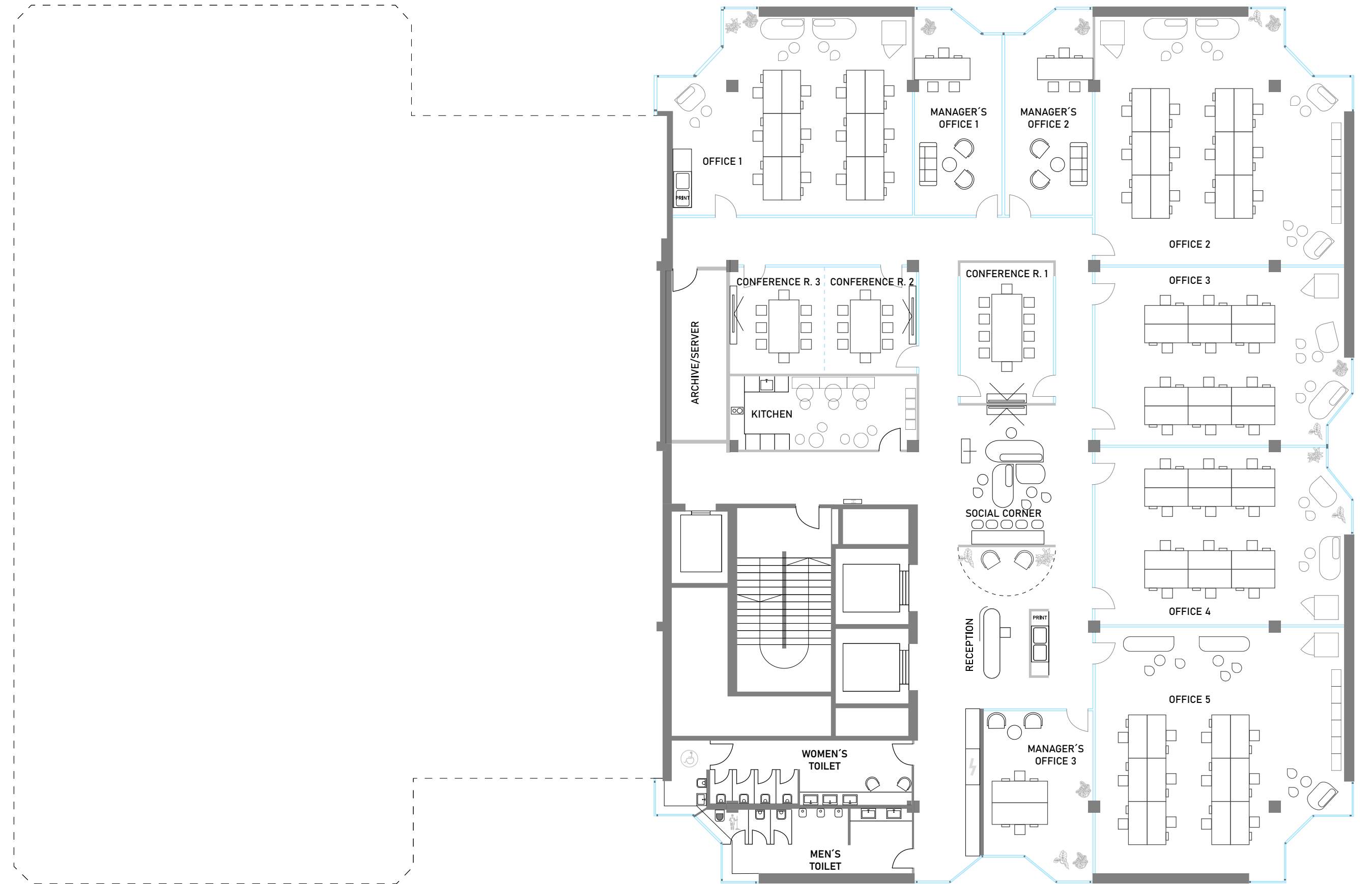
**FLOOR 2**  
VERSION No. 2

sanitary facilities  
office premises

total space area

\*The presented solutions may differ from the final layouts.

48,70 m<sup>2</sup>  
818,30 m<sup>2</sup>  
867,00 m<sup>2</sup>











**FLOOR 3**  
VERSION No. 1

sanitary facilities  
office premises

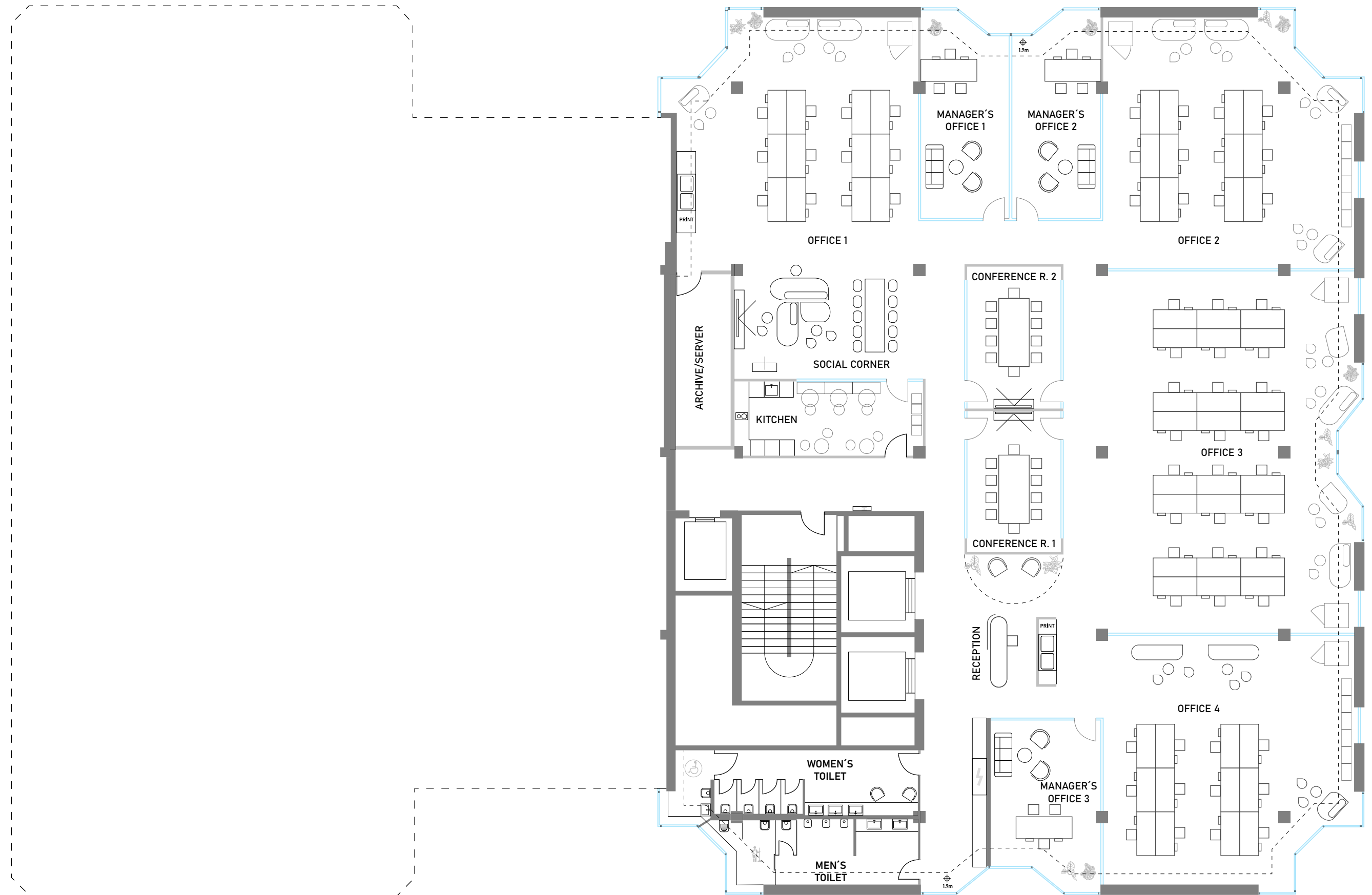
total space area

\*The presented solutions may differ from the final layouts.

48,70 m<sup>2</sup>

818,30 m<sup>2</sup>

867,00 m<sup>2</sup>







## FLOOR 3

VERSION No. 2

sanitary facilities  
office premises

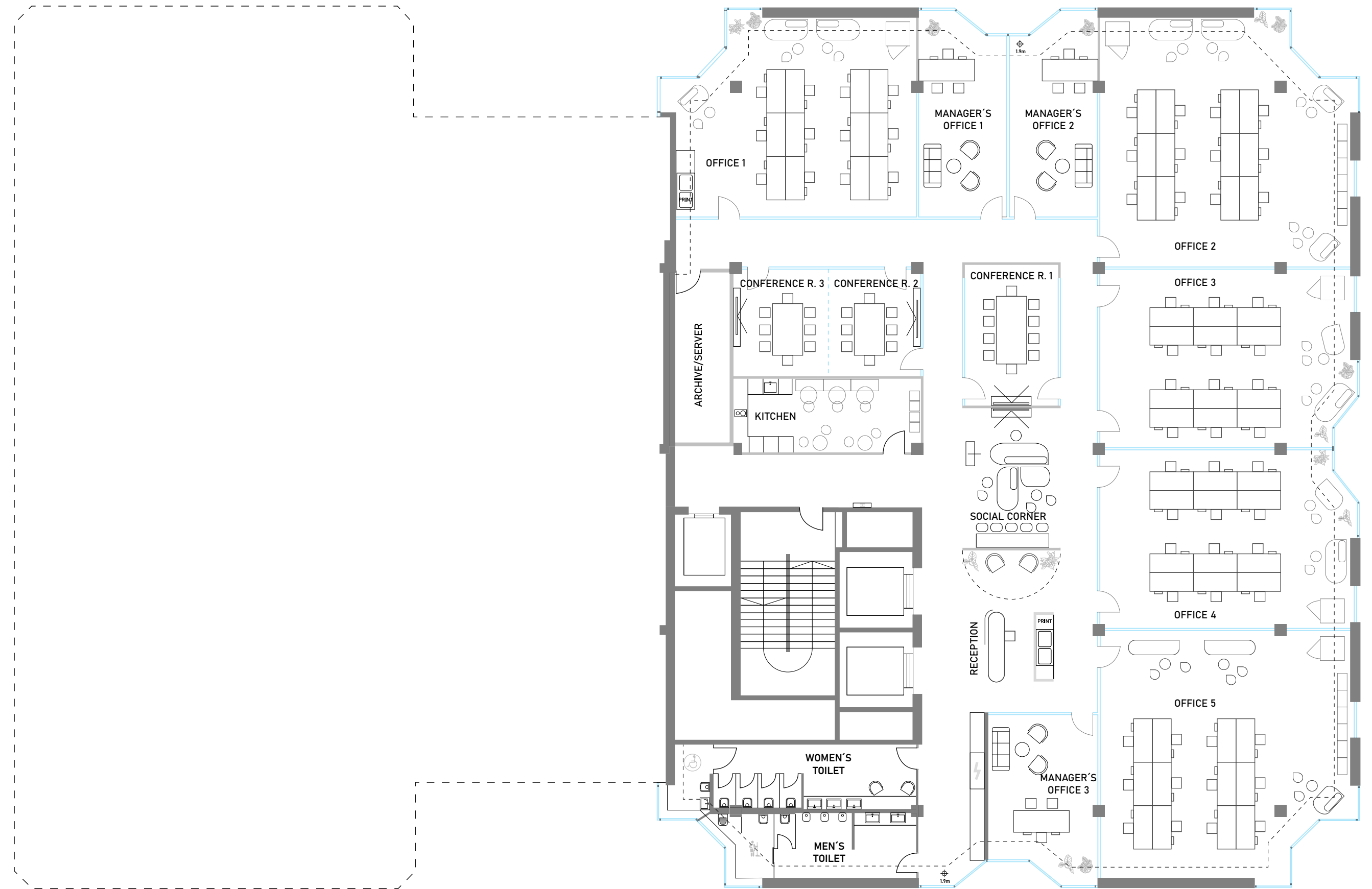
total space area

\*The presented solutions may differ from the final layouts.

48,70 m<sup>2</sup>

818,30 m<sup>2</sup>

867,00 m<sup>2</sup>







For the love of your work,  
take a break!

ZADENI KOŠ  
KREMLJEV PAPIR

SHAKESPEARE





## FLOOR 4

VERSION No. 1

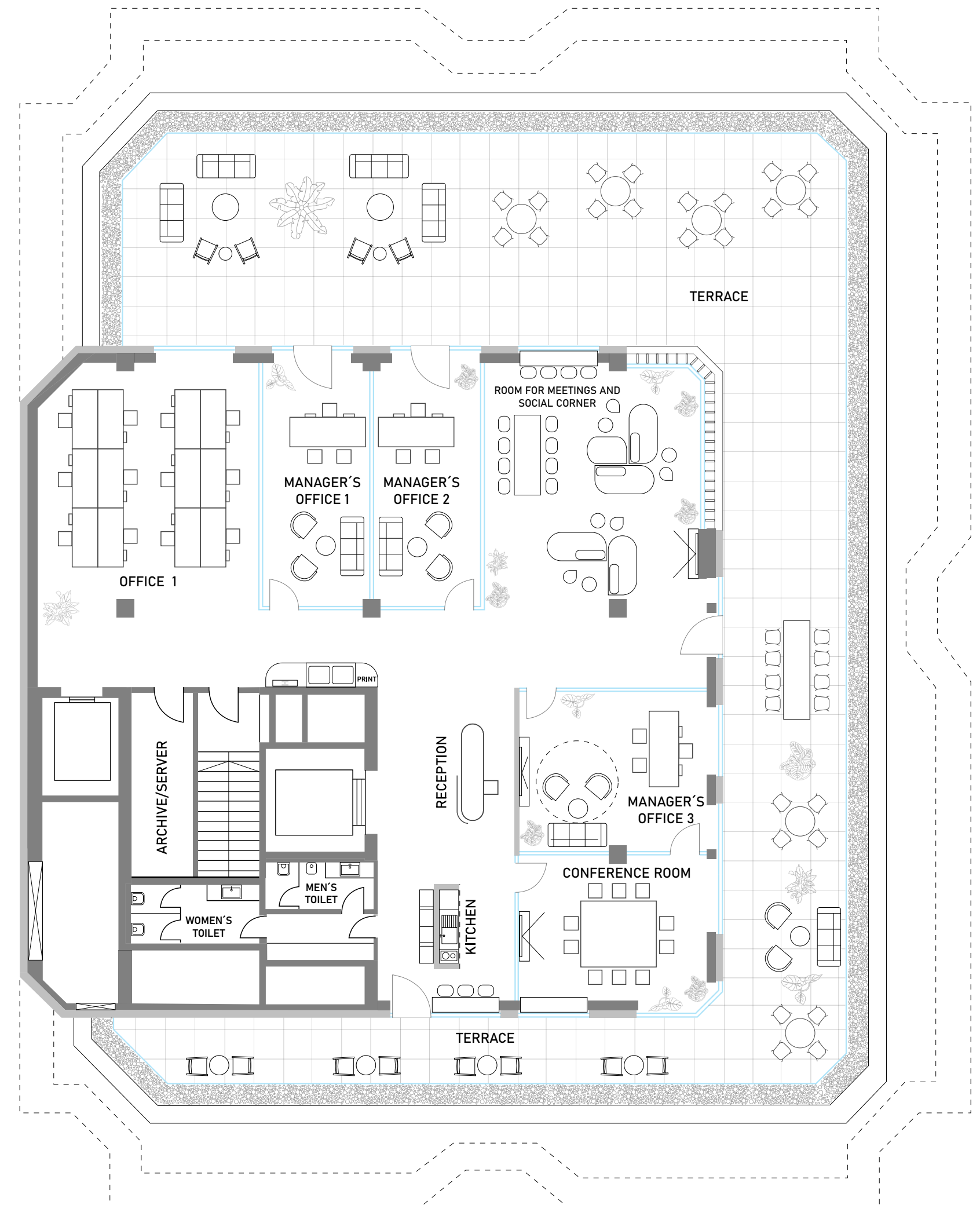
sanitary facilities  
office premises  
terrace

total space area

16,90 m<sup>2</sup>  
301,29 m<sup>2</sup>  
259,35 m<sup>2</sup>

867,00 m<sup>2</sup>

\*The presented solutions may differ from the final layouts.







## FLOOR 4

VERSION No. 2

sanitary facilities  
office premises  
terrace

total space area

16,90 m<sup>2</sup>

301,29 m<sup>2</sup>

259,35 m<sup>2</sup>

867,00 m<sup>2</sup>

\*The presented solutions may differ from the final layouts.











## BASEMENT 1

VERSION No. 1

space 1	106,96 m <sup>2</sup>
space 2	209,50 m <sup>2</sup>
space 3	337,30 m <sup>2</sup>
space 4	1440,77 m <sup>2</sup>
sanitary facilities	97,56 m <sup>2</sup>
archives/warehouse -1	190,51 m <sup>2</sup>
archives/warehouse -2	133,54 m <sup>2</sup>
<b>total space area</b>	<b>2516,14 m<sup>2</sup></b>

\*The presented solutions may differ from the final layouts.







## BASEMENT 1

VERSION No. 2

store 1	312,16 m <sup>2</sup>
store 2	239,85 m <sup>2</sup>
store 3	96,57 m <sup>2</sup>
store 4	336,07 m <sup>2</sup>
store 5	21,4 m <sup>2</sup>
store 6	54,39 m <sup>2</sup>
archives/warehouse 1	106,98 m <sup>2</sup>
archives/warehouse 2	83,53 m <sup>2</sup>
archives/warehouse 3	318,82 m <sup>2</sup>
archives/warehouse 4	49,99 m <sup>2</sup>
archives/warehouse 5	46,40 m <sup>2</sup>
archives/warehouse 6	29,76 m <sup>2</sup>
archives/warehouse 7	27,93 m <sup>2</sup>
archives/warehouse 8	29,72 m <sup>2</sup>
archives/warehouse 9	76,44 m <sup>2</sup>
connecting space 1	308,47 m <sup>2</sup>
connecting space 2	67,79 m <sup>2</sup>
entrance gallery	82,49 m <sup>2</sup>
sanitary facilities	97,56 m <sup>2</sup>
archives/warehouse -2	133,54 m <sup>2</sup>
<b>total space area</b>	<b>2519,93 m<sup>2</sup></b>

\*The presented solutions may differ from the final layouts.





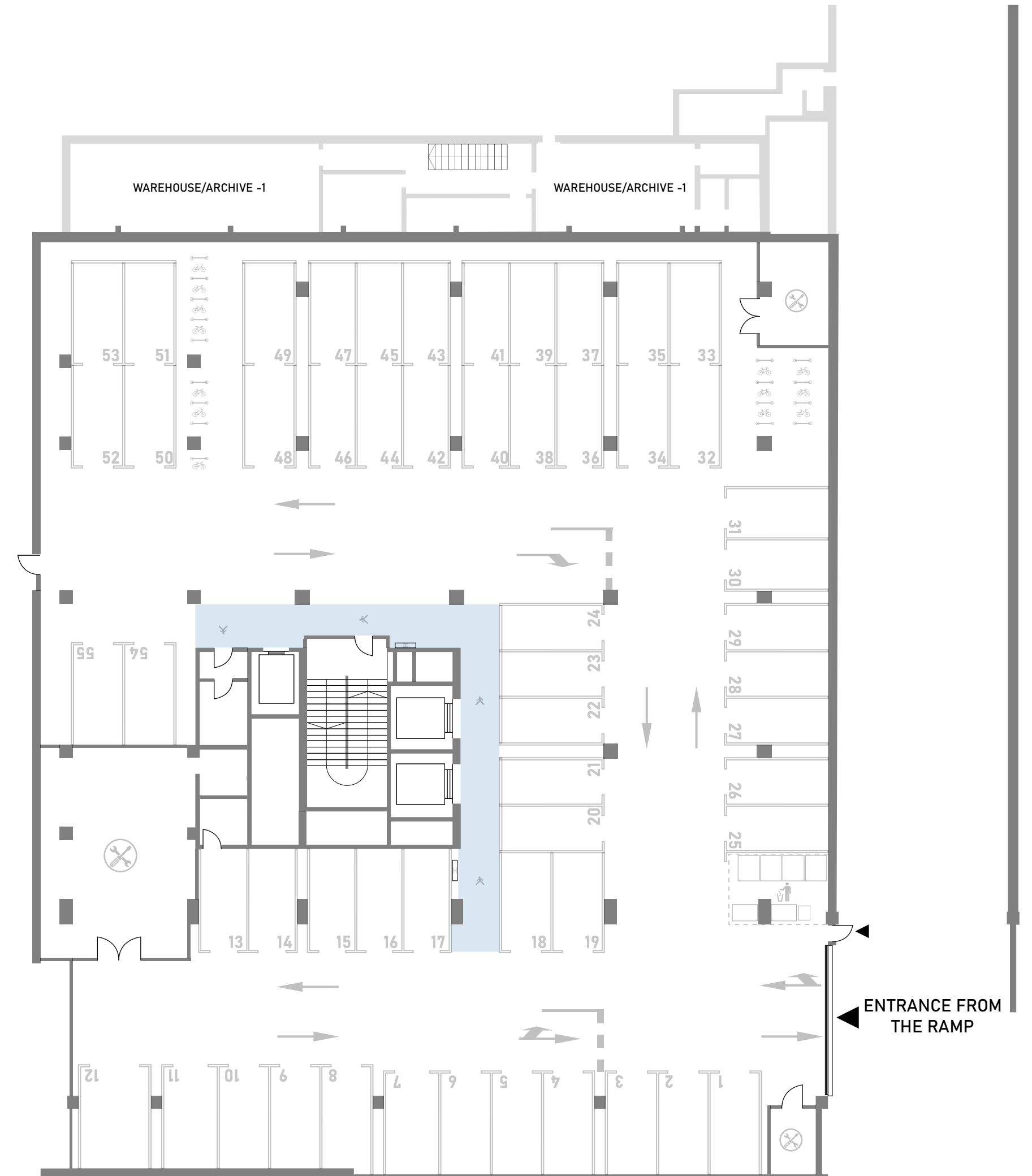


## BASEMENT 2

car parking spaces  
bicycle parking spaces

\*The presented solutions may differ from the final layouts.

55  
34







### BASEMENT 3

- car parking spaces
- bicycle parking spaces
- motorcycle parking spaces

42  
8  
10

\*The presented solutions may differ from the final layouts.







## PROJECT DEVELOPER AND INVESTOR

Monetic d.o.o. is part of the MK Group, one of the largest regional holdings, and is the leading real estate investment company in Slovenia. They primarily work on their own real estate development, investment, management, and marketing. Currently, the company is developing several real estate projects throughout Slovenia and beyond, which means that new residential neighbourhoods, business facilities, and tourism centers will be developed in the future.

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