



Industrial complex Novi Sad

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Christopher Chubb



CTP 'Gamma'

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'When we build, let us think that we build forever'

A handwritten signature in black ink, which appears to be 'Frank Lloyd Wright', written in a cursive style.



The brand new manufacturing and storage facility of the investor CTP Invest lies in the industrial zone of Novi Sad by the E-75 highway, and covers a surface area of 23,000m². It consists of business premises arranged in three separate functional units (A1, A2 and B) that can easily be adapted to the needs of future lessees. They all have separate technical rooms, while two of the units also contain office zones.

All units are envisaged with modern manufacturing and storage space, with a convenient section for loading ramps for freight vehicles. Such a degree of flexibility in the organization of the workplace provides great freedom to future users in connecting or partitioning spaces in accordance with the needs of their business.

The design and implementation of this premium facility was conducted fully in line with the investor's high standards, resulting in a highly multifunctional space that can easily be adapted to various types of businesses to provide optimum working conditions.





DEMAG

TECON
Nosivost 10t

VENT



The building was designed to carry a strong image of the investor's identity, to be easily noticeable from the highway, while at the same time capable of meeting all the requirements of future users.

The design and implementation focused strongly on sustainable planning, energy efficiency of the building and the superlative quality of its materials - all with the aim of creating the best possible working conditions.

Pleasant and safe working spaces were created throughout the building, achieving this feeling through the free entry of daylight and creation of a close visual link to the surrounding landscape. The entire complex is envisaged to fit naturally into the area - by forming green lawns and belts of tall trees and herbage, simultaneously enriching the space and increasing the atmosphere and environmental value of the location itself.



CTP 'Rho'

Manufacturing and business facility





The construction of the manufacturing and business complex in the North IV industrial zone in Novi Sad is exceptionally important for our company, as it represents the continuation of cooperation with an already familiar investor - the company CTP Invest, Serbia. For us, this project is a confirmation that we have justified the trust of investors in previous projects, and we will do our best to ensure that the cooperation is again at a highly professional level.

The North IV industrial zone was arranged and adapted for construction in 2016. Since then, 2 large industrial facilities have been built there, one of which is owned by CTP, which is also on our reference list. Due to its excellent position directly connected to the motorway via the E-75, the growth and development of this part of the city is continuing at pace.

The manufacturing and business complex is the first phase of building facilities on the site. In the first phase of the complex, a manufacturing section with a warehouse and office block will be built, besides ancillary facilities and an internal road. The total area of the buildings is 26,766m², and the road area is 11,980m². The facilities are designed and constructed for a well-known user, who is engaged in the production of electric motors for the automotive industry.

The production and business complex is designed first and foremost for its users, but follows the high standards and requirements of the investor.





In cooperation with the user, the design and engineering team designed the building to functionally and architecturally meet all their future requirements, and detailed building specifications were agreed upon during the design: floor load, room height, temperature requirements and size of accompanying office and auxiliary rooms. When choosing materials and equipment, care was taken to achieve maximum efficiency in terms of reducing energy consumption and environmental impact. Since the surroundings of the complex are still unorganized and subject to functional requirements, the investor will try to arrange and improve the undeveloped areas on the site by planting indigenous plants and lawns, and placing decorative stone in the areas around the buildings. In choosing a structural solution, the aim was to adapt it to the functional, technical and economic requirements, but also to be able to adapt and respond to future requirements and changes that may arise. The design of the manufacturing section originated primarily from the technical scheme and is harmonized with the production process itself. The administrative part of the building has a low-key profile, straight lines and modern appearance, with large glass surfaces in the office section. In the central part there is a roofed atrium, a glass lantern and a green garden at ground level, which brings in the spirit of nature and enriches this modern office space.





During the construction of this production and business complex in Novi Sad, best practices and innovations in industrial building will be applied to ensure maximum energy efficiency and to reduce the facility's impact on the environment, all in accordance with the Investor's policy. We are honoured each time we have the opportunity to build facilities that can serve as an example to all future investors and through which we can develop together with them and exchange knowledge and experience.



CTP 'NVS3'

Third in Novi Sad





To our great satisfaction, we can present a new project - the construction of facilities in a commercial and manufacturing complex in the North IV industrial zone in Novi Sad. This is the third in a series of complexes that we are building for the same investor - CTP Invest of Serbia. We hope that we shall again justify their trust and meet their expectations in terms of quality and construction deadlines. This project is equally important for all participants, because its construction is slowly sketching the outlines of the planned industrial zone in Novi Sad.

The new building works in this city zone are rapidly being followed by new infrastructure, so this site has become one of the most desirable, located as it is near the E-75 motorway with good connections to other cities in the country and region.

The manufacturing and commercial complex is the first phase of facilities on plots k.p.br. 923/3 K.O. In the first phase, a production facility will be built with a warehouse for raw materials and an administrative section, auxiliary facilities and an internal road. The total gross area of the buildings is 18,982.90m², and the area occupied by the internal road is 6,816.11m². The facilities are being built for a specific user who manufactures components for the automotive industry and it is fully adapted to their needs.

This complex is located on the northern half of the site. One vehicle access has been designed from the existing public road on the north side of the plot, and a porter's lodge to control access to the complex is planned by the vehicle entrance at the building limit line.



Next to the porter's lodge there is also a pedestrian entrance for the staff. The whole complex is surrounded by a transparent fence 2.2m high. Parking for light vehicles is provided on the site inside the fence. The total number of parking spaces for passenger vehicles corresponds to the planned number of staff. An internal road is planned for vehicles within the complex, and truck access has been designed with docks on the eastern and western facades of the building. The first phase is mostly single storey (the manufacturing and warehouse section), while the office zone is in two storeys. The highest point of the roof ridge is at an elevation of +15.00m. The basic construction of the building is a prefabricated reinforced concrete skeletal system.

As in previous projects, the quality of construction and selection of materials is done in accordance with the project documentation and the investor's high standards. We are working hard to meet all the requirements of the project, to improve the design solution, and to meet expectations in terms of quality of work performed, energy efficiency and the creation of space that will provide the future users with maximum working conditions. Finally, special attention is paid to the external appearance of the complex to provide functionality, but also to form a special unified atmosphere.

We are looking forward to the new project and the opportunity to participate in the construction of a new, modern industrial facility designed to the highest standards. Working on such projects, we have a unique opportunity to refine our work and create references for future projects.

CTP 'GAMMA'



CTP 'RHO'



CTP 'NVS3'

