





Content

Prologue

Gjakova Park

Major Neighboring Cities

Catchment Area

Excellent Connectivity

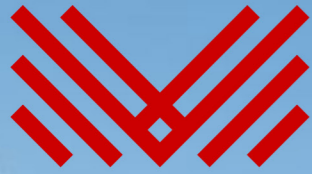
Key Information

Retail Park

Merchandising mix and size class analysis

HyperMarket

Food Court by Gjakova Park



Gjakova Park

Vendtakimi i qytetit!

Gjakova Park is the main green recreational area in the city of Gjakova, Kosovo. It serves as a central spot for retail, hypermarket, foodcourt outdoor activities, and community gatherings. The park is known for its walking paths, children's playgrounds, sports areas, and shaded spaces with benches, making it a popular destination for families and visitors of all ages. Surrounded by greenery, it offers a peaceful environment for relaxation while also hosting cultural and social events.





Gjakova Park

Vendtakimi i qytetit!



MAJOR NEIGHBORING CITIES

NEIGHBORING CITIES

- ★ Peja, Kosovo 35km
- ★ Prizreni, Kosovo 36km
- ★ Rahoveci, Kosovo 25km
- ★ Deçani, Kosovo 20km
- ★ Junik, Kosovo 15km

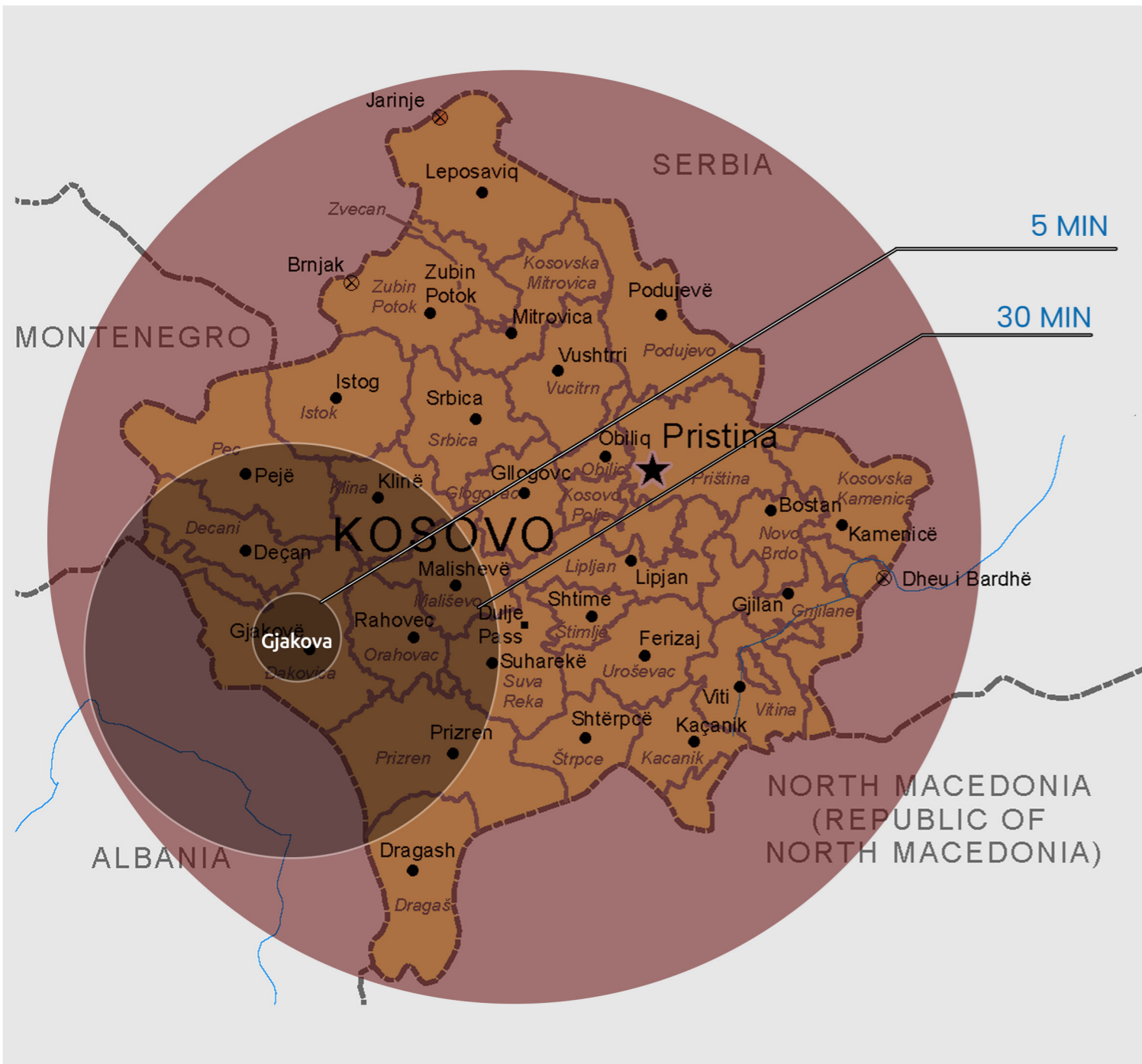
Gjakova Park

Strategically located for future business expansion

Country Area: 10.887 km²
Population: 1.9 million
Capital City: Prishtina
GDP In Kosovo: 6.40 Billion



CATCHMENT AREA



5 minutes driving:
15,058 people

30 minutes driving:
152,199 people

Primary catchment area: Gjakova

Secondary catchment area:
Deçan, Junik, Rahovec



Gjakova Park

Vendtakimi i qytetit!

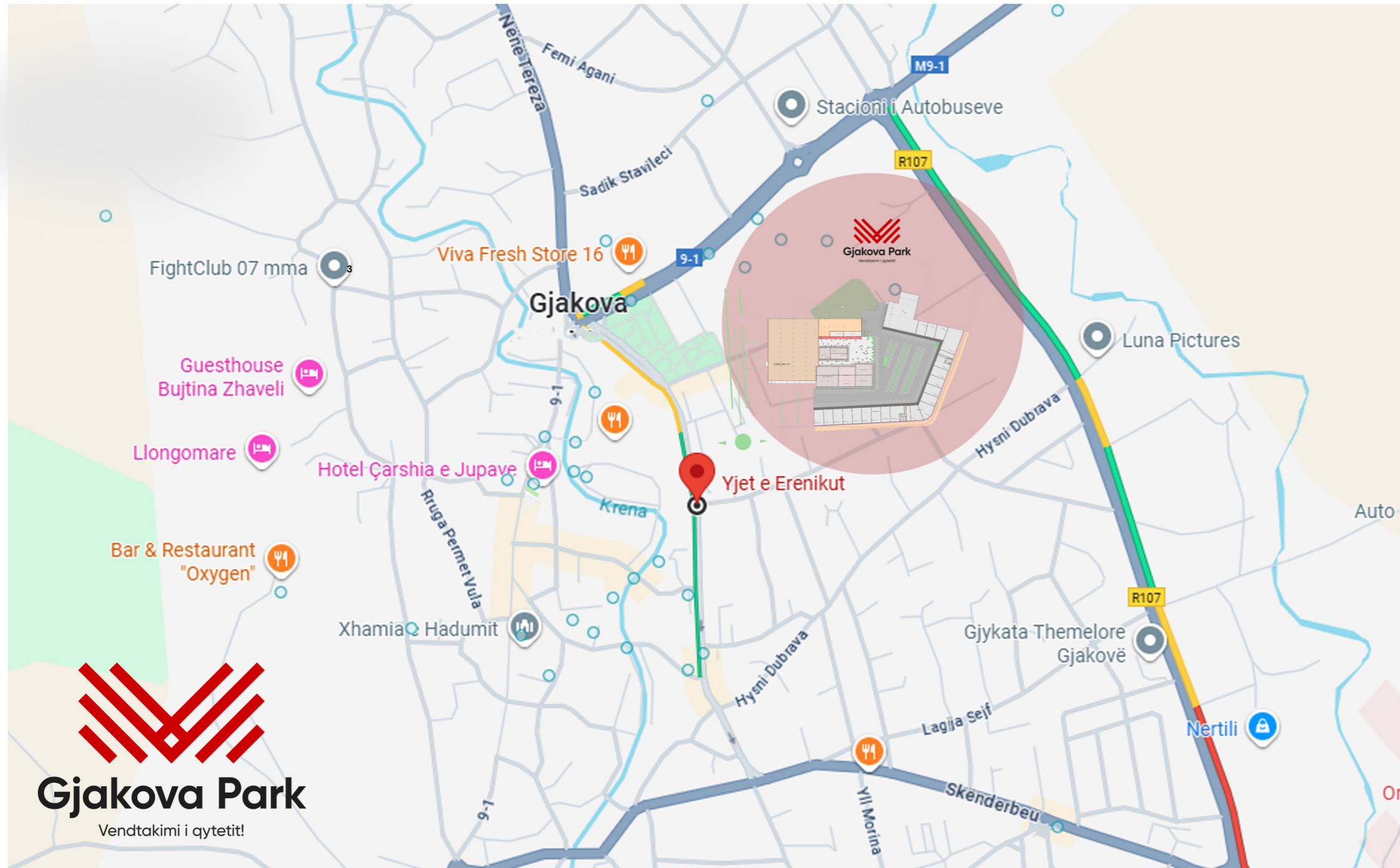
EXCELLENT CONNECTIVITY

Gjakova Park has excellent connectivity thanks to its good road network that allows you to reach commercial places comfortably both on foot and by car

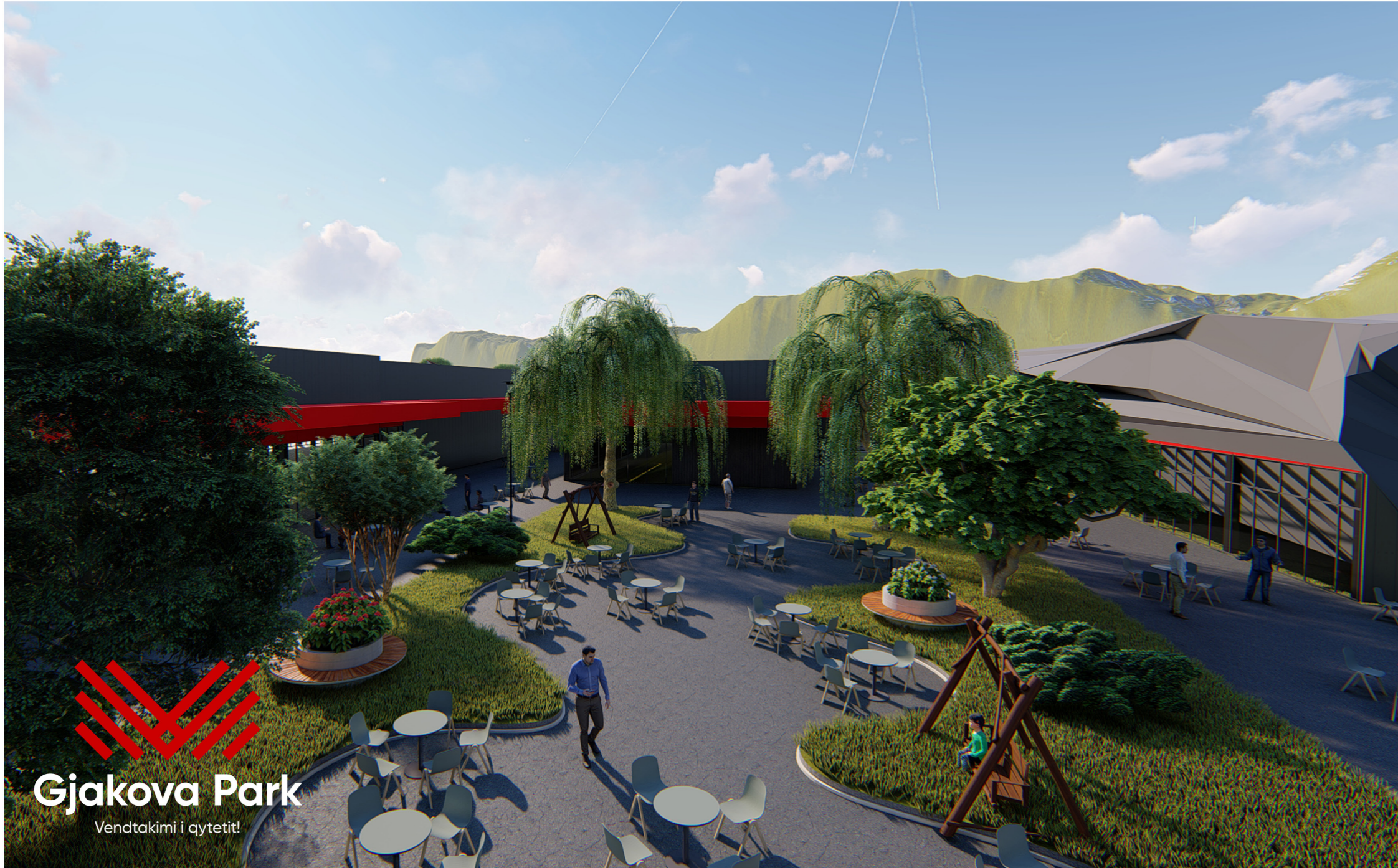
More than 55.000 vehicles passing daily on the streets around the retail park.

From the Center of the city it only takes:

3 min by Driving



Gjakova Park
Vendtakimi i qytetit!




Gjakova Park
Vendtakimi i qytetit!

Key Information



Total Development Area
34,861 m²



GLA Retail area
15,622 m²



550 Parking



All Retail & Food on
Ground Floor



More than
34 Shopping units

RETAIL PARK



Open Air
Pedestrian Mall



Opening
2025



Retail Park
15,622 m²



Outdoor Concept of
Shopping, Food, Retail



Food Court **950**
seating places



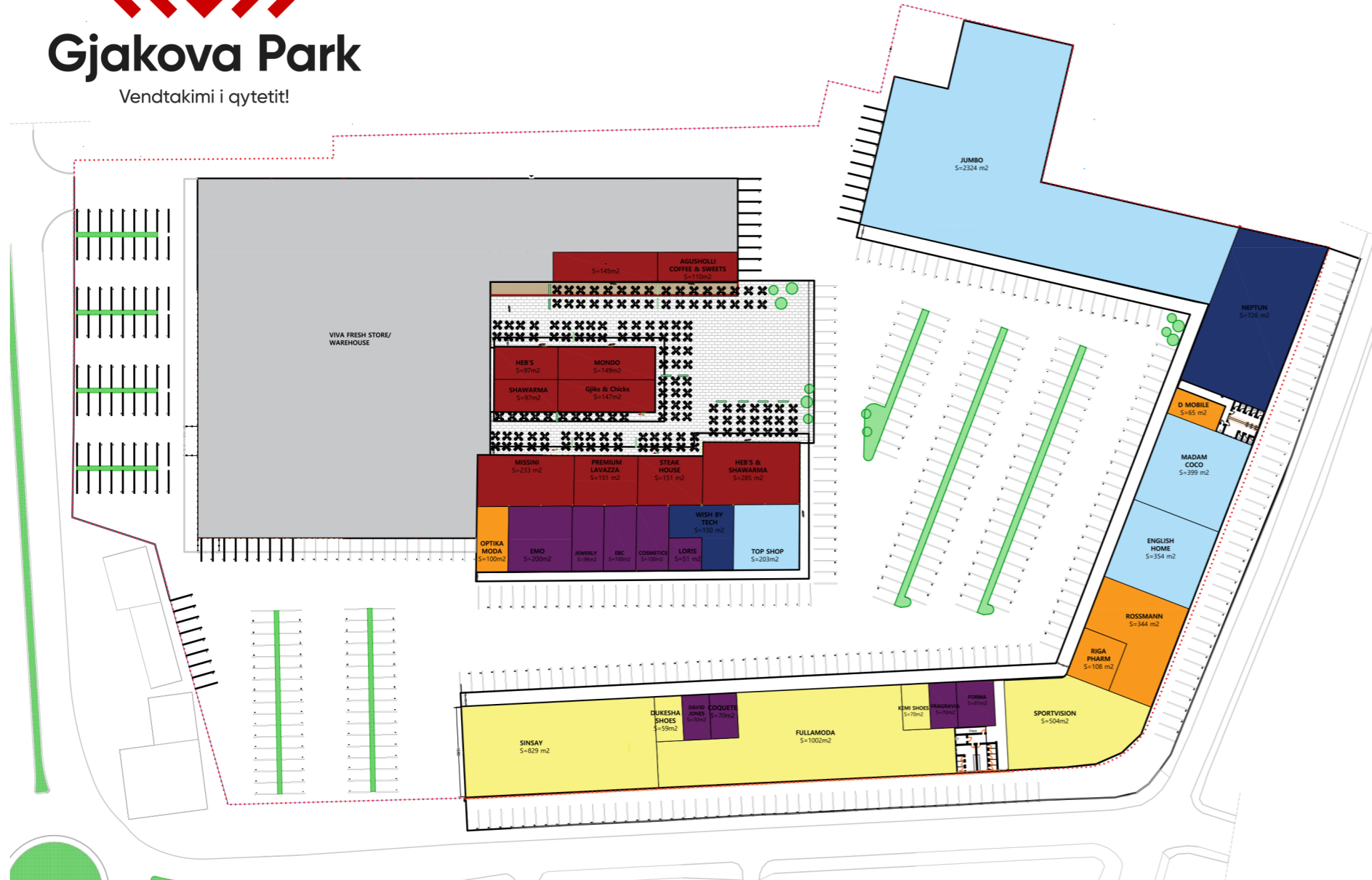
Gjakova Park

Vendtakimi i qytetit!



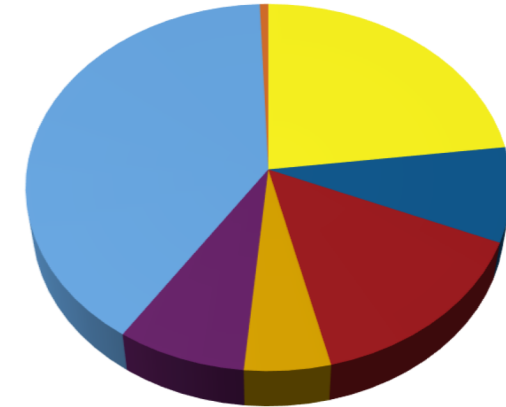
Gjakova Park

Vendtakimi i qytetit!



MERCHANDISING MIX

Merchandising Mix by GLA



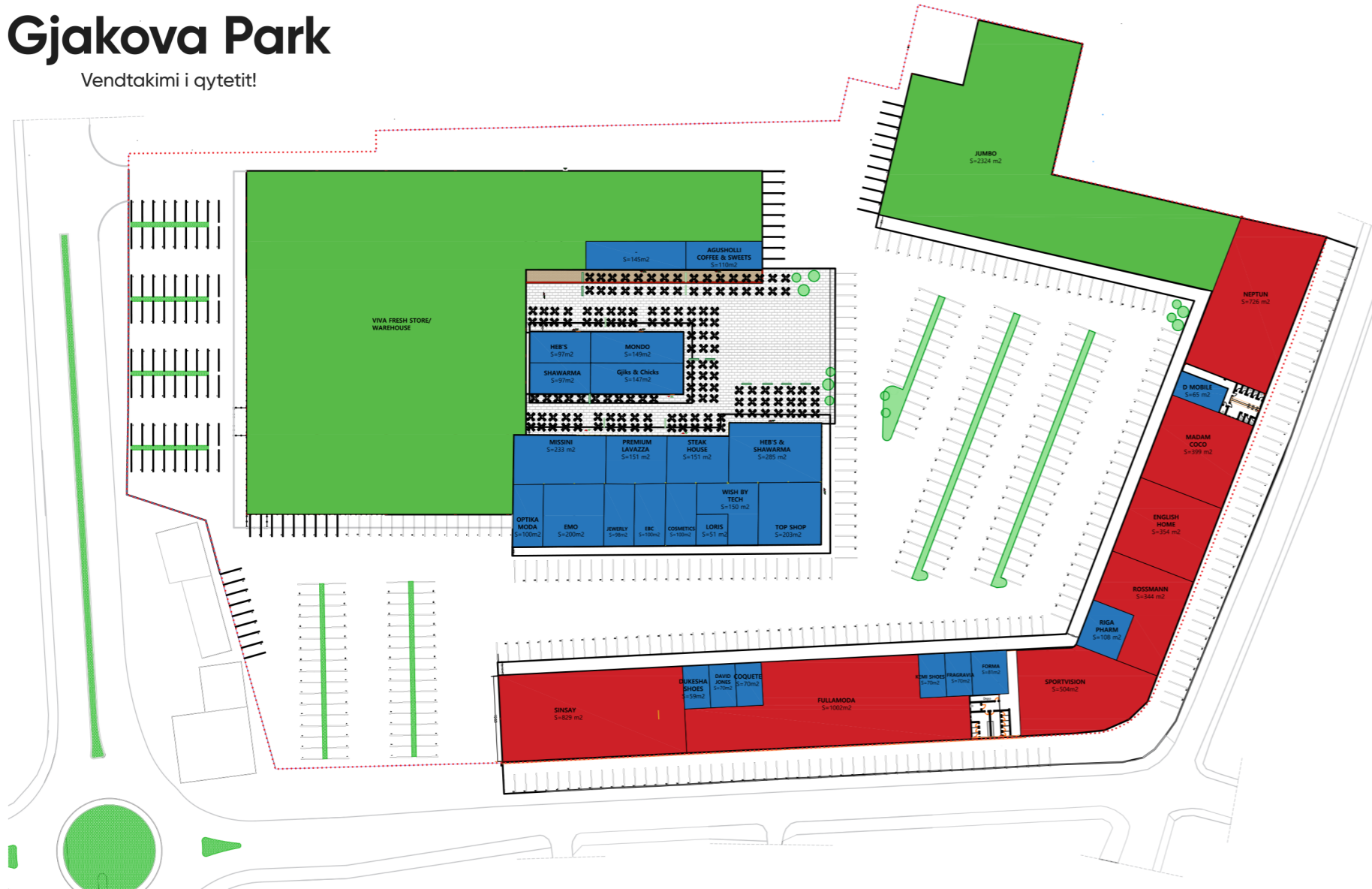
- Hipermarket - %
- Electronics - %
- Personal Goods & Gifts - %
- Fashion - %
- Food & Drinks - %
- Household & Toys - %
- Entertainment, Leisure & Culture - %
- Health Beauty - %
- Services - %

**GLA Retail area
15,622 sqm**

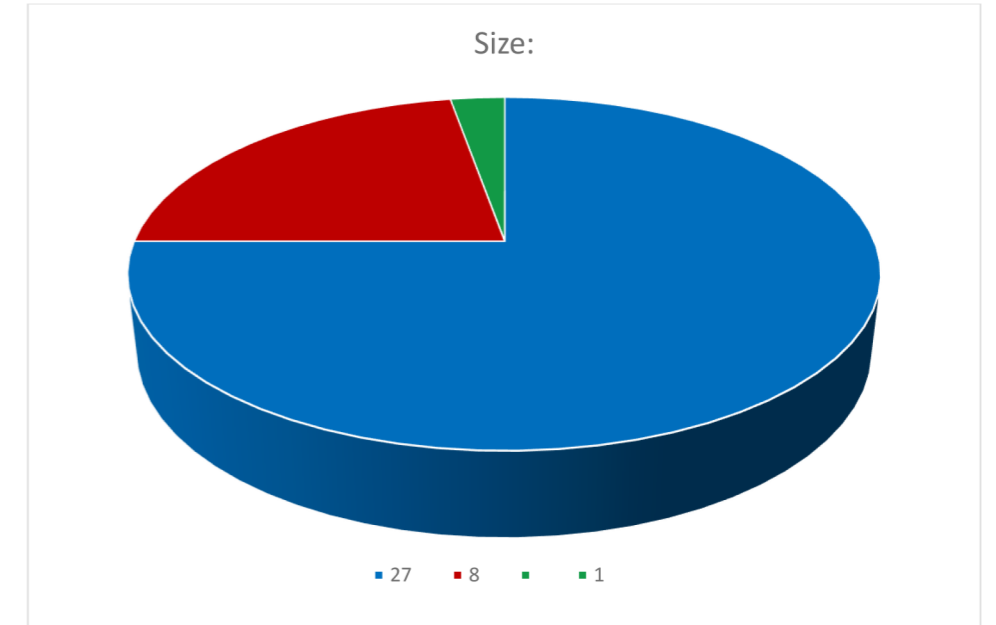


Gjakova Park

Vendtakimi i qytetit!



SIZE CLASS GROUND FLOOR



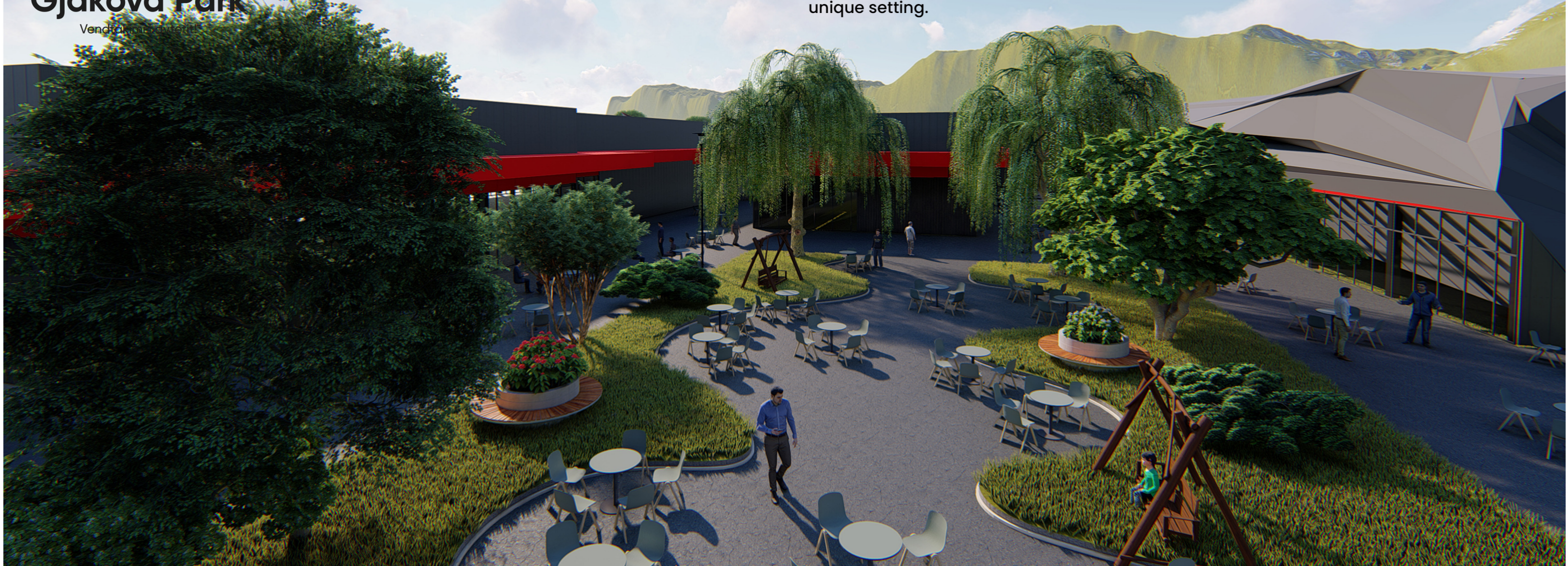


Gjakova Park

Vendatimi i ri i qytetit

Food Court at Gjakova Park

Located at the heart of Gjakova Park, the 1,738 m² food court offers a vibrant mix of local, classic and modern tenants. With diverse dining options and a welcoming atmosphere, it serves as a lively hub where visitors can enjoy great food, convenience, and the park's unique setting.





Gjakova Park

Vendtakimi i qytetit!



Viva Fresh Market in Gjakova Park

In the heart of Gjakova Park, visitors can now enjoy the convenience of Viva Fresh Market, one of Kosovo's most trusted retail chains. Surrounded by greenery and open space, the market offers a fresh and modern shopping experience just steps away from the park's walking paths, playgrounds, and recreation areas.

Whether you're looking for daily groceries, locally sourced produce, or international products, Viva Fresh provides quality and variety under one roof. Its welcoming design and customer-focused service make it an ideal stop for families, park visitors, and anyone who values freshness and accessibility.

The presence of Viva Fresh Market adds new life to Gjakova Park, blending leisure with convenience and making the park not only a place to relax but also a destination to shop smartly and comfortably.



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