

Mendota Invest signs another contract with STRABAG to build the southern part of Emonika

Ljubljana, Slovenia 06 October 2025 – Mendota Invest, member of the OTP Group and investor behind the Emonika development in Ljubljana, has signed a contract with STRABAG for the execution of the southern section of the project. The southern part of Emonika with a contract value of appr. € 134 million euros will feature a 100-metre-high office tower, a shopping centre, a hotel and four levels of underground parking.

With this agreement, the construction of the most architecturally and technically demanding part of Emonika can begin. Works are scheduled to start in October 2025, with completion expected in just over two years. The southern section will be built on the site directly adjacent to Ljubljana's main railway station and is set to become a new landmark in the city centre.

The 100-metre tower will rise across 23 floors and will be the tallest office building in Slovenia once completed. The adjacent shopping centre will offer over 22,000 square meters of leasable area across more than 80 retail units. A new 200-room hotel will be located above the commercial area, complete with a rooftop terrace overlooking the city. Beneath the complex, a four-story underground garage will provide approximately 850 parking spaces for tenants, visitors and hotel guests.

This is the second major contract awarded to STRABAG within the Emonika project, following their appointment as contractor for the northern part of the development earlier this year. The new contract for the southern section is valued at approximately 134 million euros, bringing the total value of STRABAG's engagement in the project to 230 million euros. The northern section, which is already under construction by STRABAG, includes three residential buildings with 187 apartments, an office building, a hotel and supporting commercial spaces, as well as 650 underground parking spaces.

Pál Forgács, Managing Director of Mendota Invest, commented:

"We are proud to move forward with the southern part of Emonika in collaboration with STRABAG. This phase brings to life the most architecturally ambitious part of the project – including Ljubljana's future tallest office tower. It is a symbol of confidence in the city's future and our long-term vision to build a district that reflects the needs and energy of the next generation."

Péter Glöckler, Member of the Management Board of STRABAG SE for the South + East segment, added:

"To be entrusted with the full execution of this landmark project makes us proud. Emonika is more than just a construction site – it's a flagship project that perfectly combines modern urban living with mobility and sustainability. Our international teams from Ljubljana, Belgrade, and Budapest are working together to bring this vision to life."

All commercial buildings within the Emonika complex are designed according to BREEAM sustainability standards. The southern section will incorporate modern construction technologies including heat pumps, energy recovery systems and low-emission materials, while also ensuring optimal energy efficiency and environmental responsibility.

Once fully completed, Emonika will offer 190,000 square meters of gross floor area and will become the first modern mixed-use urban complex in Slovenia – combining residential, office, retail and hospitality functions in a single, connected location.

About Mendota Invest

Mendota Invest d.o.o. is the project company responsible for the Emonika development in Ljubljana. It is fully owned by OTP Group – one of the largest financial groups in Central and Eastern Europe.

About STRABAG SE

STRABAG SE is a European-based technology group for construction services, with around 86,000 employees and operations in over 2,400 locations worldwide. The company brings decades of experience in large-scale infrastructure and building projects, combining innovation, sustainability, and engineering excellence. STRABAG has been active in the Slovenian market for 30 years.

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