

S-Park Varaždin

A new lease of life for a derelict industrial site.

With S-PARK Varaždin, SES is developing a modern retail park on the site of the former Varteks textile factory – close to the town center, with excellent transport links and regional appeal. By 2027, a vibrant destination for shopping, local amenities and leisure will be created across approximately 50,000 m². S-PARK will bring together 14 shops, dining outlets with outdoor seating and services across approximately 11,500 m² of leasable space. At its heart is the region's first INTERSPAR hypermarket. This will make the project a new local shopping and leisure hub for Varaždin and the surrounding area.

Architecturally, the retail park draws on the striking brick structure of the historic site – combined with modern, sustainable elements. Plans include LED lighting, provision for solar panels and infrastructure for e-mobility. Its central location ensures seamless integration into the townscape. SES is investing over 28 million euros in the project, thereby providing a significant economic boost for the region. As part of the S-PARK brand family, Varaždin stands for high-quality construction, sustainable building methods and a contemporary usage concept that clearly sets it apart from traditional retail parks.

Address	Zagrebačka ul., 42000 Varaždin, Croatia
Area	11.500 m^2 Total area 50,000 m^2
Shops	approx. 14
Anchor tenants	INTERSPAR
Project history	Start of construction: August 2025, Completion: 2027
Jobs	approx. 150
Parking spaces	approx. 430 + electric charging point

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