



Capability Statement

October 2025



Who we are

Bricmore is an independent property development and sustainability consultancy operating across the SEE region. We bridge international and local standards by combining a deep understanding of regional markets with the application of globally recognised best practices.

Our work is guided by the principles of leading international organisations such as the Royal Institution of Chartered Surveyors (RICS), BRE (BREEAM standard), the U.S. Green Building Council (LEED standard), and the German Sustainable Building Council (DGNB).

We provide a comprehensive range of property consultancy services, including development advisory, feasibility studies, technical due diligence, project management and monitoring, as well as energy and sustainability consulting.

What sets us apart is our ability to think creatively and proactively, delivering high-quality, tailor-made advice that helps our clients achieve their goals efficiently and sustainably.



Services: Project Management and Construction Supervision

- Project **Management**

Organization and management of the whole development/ construction process

- Construction **Supervision**

Legally required developer's representative on site, controlling the progress and quality of the works

- **Project Design**

Design of new-built and refurbishment projects, including energy refurbishments

- **Financial Consulting**

Support in the preparation of business plan and negotiations with lenders to secure project finance

- Project **Monitoring**

Representing the tenant or the lender in technical and contractual matters, project control and supervision



Project Management Case Studies



Project: Logistics centre Kaufland Jastrebarsko
Client: Kaufland Croatia
Service: Project management and supervision
Area: 60,000m²
Use: Logistics centre
Location: Jastrebarsko

Project: Windfarm Velika Glava, Bubrig and Crni Vrh
Client: RP Global Austria
Service: Project / Construction management
Area: N/A
Use: 43 MW Windfarm
Location: Šibenik

Project Management Case Studies



Project: Kempinski Adriatic Resort
Client: Skiper hoteli
Service: Project & construction management
Area: 45,000m²
Use: Hotel, villas and congress centre
Location: Savudrija



Project: Plat Hotel Complex
Client: Karisma Hotels International
Service: Design management
Area: 50,000m²
Use: Tourist resort
Location: Dubrovnik

Fit Out Management Case Studies



Project: Premises fit-out for a new tenant
Client: Aberdeen
Service: Project Management
Area: 3,600m²
Use: Retail
Location: Zagreb

Project: Opening of a new Spaces centre
Client: IWG
Service: Project Management
Area: 3,000 m²
Use: Office
Location: Belgrade

Services: Consultancy Services

- Technical **Due Diligence**
 - Clients: investors, developers – buyers and sellers (WP Carey International, Deutsche Pfandbriefbank)
 - Role: Survey of properties from technical and formal perspective
- Development **Studies** and **Valuations**
 - Clients: investors, developers – buyers and sellers
 - Role: Land survey, feasibility study, cost estimation, master plan analysis, valuation
- Highest and Best Use **Studies**
 - Clients: asset owners
 - Analysis of properties in the portfolio from a commercial and planning perspective and recommendation on achieving highest and best use and therefore value for the property



Consultancy Services Case Studies



Project: Refinancing of a retail park portfolio
Client: Deutsche Pfandbriefbank
Service: Technical Due Diligence
Area: 70,000m²
Use: Retail
Location: Across Slovenia



Project: Acquisition of a supermarket portfolio
Client: WP Carey International
Service: Technical Due Diligence
Area: 53,000m²
Use: Retail
Location: Across Croatia

Consultancy Services Case Studies



Project: Emonika mixed use development
Client: Trigranit
Service: Development appraisal / valuation
Area: 200,000m²
Use: Mixed (office, retail, hotel, garage)
Location: Ljubljana



Project: Grand Centre Office Building
Client: Immofinanz
Service: Valuation
Area: 16,000m²
Use: Office and Retail
Location: Zagreb

Services: Interior Fit-outs

- On behalf of **Tenants/Occupiers**

- Role: Representing the tenant in technical and contractual matters, project management, control and supervision. Change management, occupation and space operation strategy development
- Clients: GlaxoSmithKline, Nestle

- On behalf of **Landlords**

- Role: project and construction management, works control and supervision
- Client: Aberdeen



Services: Sustainability Consulting

- LEED, BREEAM, DGNB Certification **Management**
New Buildings, Existing Buildings,
Commercial Interiors, Communities
- LEED, BREEAM, DGNB **Consulting**
 - Gap Assessments
 - Design Consultancy
 - Green Building Products Recommendations
- Sustainability Due Diligence
 - Assessment of environmental impact of facilities
 - Advice on improvement and cost reduction potential



Sustainability Consulting Case Studies



The first BREEM certified building in Croatia

Project: Construction of Airport terminal
Client: Bouygues Batiment International
Service: LEED Consulting
Area: 65,000m²
Use: Airport terminal
Location: Zagreb

Project: Sustainability advisory for existing building
Client: S Immo
Service: BREEM Consulting and Certification
Area: 11,500m²
Use: Mixed Use (Office & Retail)
Location: Zagreb

Management Team



Hrvoje Kvasnička MSc MRICS | Partner

Hrvoje Kvasnička is a property consultant and project manager with over 20 years of experience in the commercial real estate industry. After several years managing development projects for Tehnika, a local developer, Hrvoje joined Jones Lang LaSalle (JLL) in 2011, where he focused on valuation, project management, technical advisory, and sustainability services for major commercial projects in Croatia and Slovenia. In 2014, Hrvoje founded Bricmore, a consulting firm through which he continues to provide expert advisory services to local and international clients across the SEE region. He has advised international banks, developers, occupiers, and investment funds including Trigranit, Immofinanz, and WP Carey, among others.

A recognized building sustainability expert, Hrvoje holds credentials as a LEED AP, BREEAM In-Use Auditor, and DGNB Auditor. He has served as President and Board Member of the Croatia Green Building Council, contributing to the advancement of sustainable building practices in the region. Hrvoje graduated from the Faculty of Civil Engineering, University of Zagreb, and earned an MSc in Real Estate Development from the University of Westminster, London. He became a Member of the Royal Institution of Chartered Surveyors (MRICS) in 2012 and joined the Croatian Chamber of Civil Engineers in 2020.



Marin Šešo MEng | Partner

Marin Šešo is a highly experienced project and cost manager with over 20 years of experience in project management, design management, and construction supervision. His forte lies in construction supervision and cost management, where he has successfully managed and supervised more than 50 projects across a wide range of sectors, including residential, commercial, industrial, and renewable energy developments such as a wind farm near Šibenik.

Throughout his career, Marin has held key roles as construction manager, development manager, and supervisory engineer, working with both local and international clients, including Kaufland and Karisma Hotels Adriatic. His portfolio includes projects delivered under FIDIC Red and Silver Book contracts, reflecting his strong understanding of international contracting standards.

Marin is known for his constructive approach, practical mindset, and strong problem-solving skills, ensuring that projects are completed efficiently, on time, and within budget. He is a qualified DGNB Consultant, a certified real estate agent, and a member of the Croatian Chamber of Civil Engineers since 2012. He holds a degree from the Faculty of Civil Engineering, University of Zagreb.

Who we work for



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