

plug&play
PRIJEDOR



INVESTMENT OFFER

- ▶ Production facility with administration and storage
- ▶ Production facility surface **± 4.000 m²**
- ▶ Storage facility surface **1.160 m²**
- ▶ Land surface **± 7.000 m²**
- ▶ Land for expansion **9.000 m²**

POSSIBILITY OF RENT OR PURCHASE

- >> flexible offer
- >> arrangement according to the needs of the investors
- >> suitable for light industry, storage, logistics, showroom...

BASIC INFORMATION

- Production facility with administration and storage
- Production facility surface 4.000 m² (gross surface of production facility)
- Storage facility 1.160 m² (gross surface of storage facility)
- Land surface 7.000 m²
- Facility flooring (groundfloor + 1)
- Independent buildings with complete infrastructure on the plot
(*electrical substation with 450 kVA power, water, sewage, heating, internet...*)
- Direct access to main road M4 Novi Grad - Prijedor - Banja Luka
- Administration and kitchen with restaurant in the main facility
- Loading/unloading ramps
- Fenced area with two freight entrances, parking space and video surveillance
- Accessory facility built on the plot with surface of 170 m²
- Clear property - legal relations 1/1



BASIC INFORMATION

SPACE ORGANIZATION

>> GROUNDFLOOR:

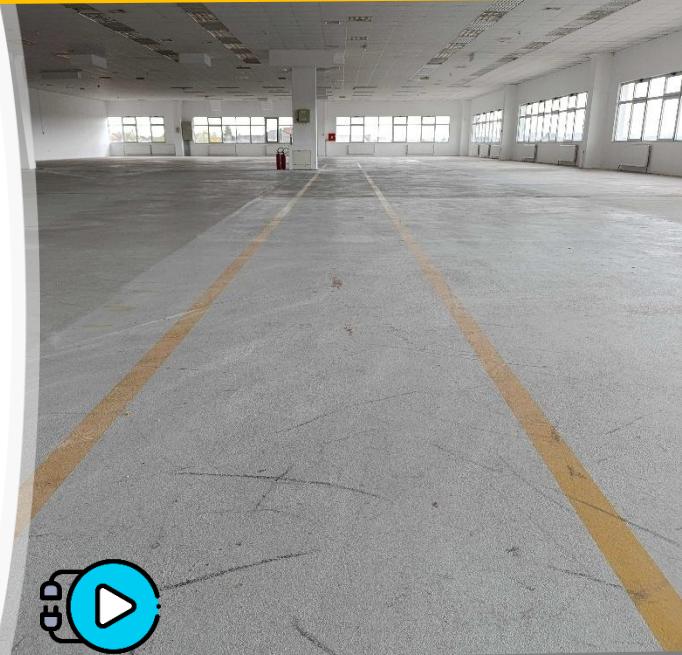
- entrance, corridor, offices, two toilets, two wardrobes, production facility and solid fuel boiler room (wood chips)

>> FIRST FLOOR:

- administrative part (several interconnected offices/open space), kitchen, restaurant and production facility

The floors are connected by internal stairs and a freight elevator with a capacity of 1.200 kg, which makes them a unique business unit with an average height of 4 meters

Accessory facility on the plot with surface of 170 m² (additional storage) and accessory facility with surface of 1.600 m² (production or additional storage)



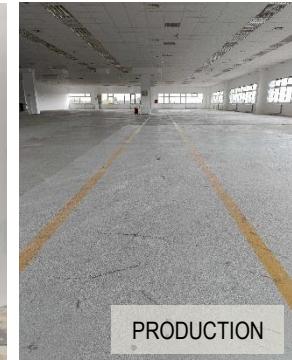
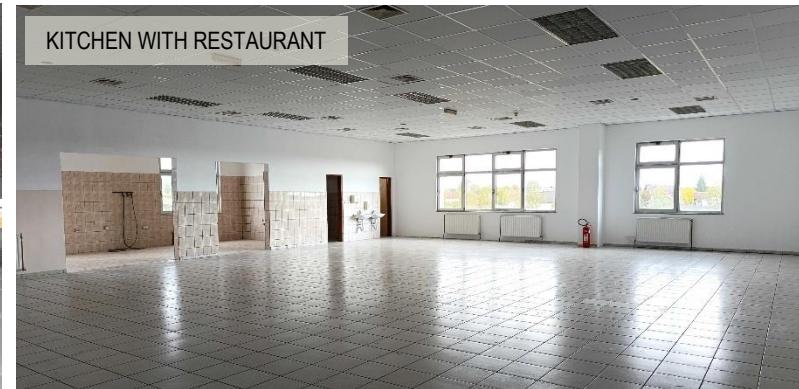
BASIC INFORMATION

SPACE ORGANIZATION / GROUNDFLOOR



BASIC INFORMATION

SPACE ORGANIZATION / FIRST FLOOR



MACRO LOCATION

CITY OF PRIJEDOR

- NW part of Bosnia and Herzegovina/Republic of Srpska
- TOTAL AREA 834 km²
- POPULATION 80.916
- SETTLEMENT 71



- Well-developed transport infrastructure (road and railway)
- Good connections with neighboring cities and countries of the region
- Close to airports in BANJA LUKA, TUZLA and SARAJEVO (BH) with a large number of NON-STOP daily flights to European and world destinations
- Airport in ZAGREB (CROATIA) with a large number of NON-STOP daily flights to European and world destinations

DISTANCE ► in km

Banja Luka (BH)	54
Tuzla (BH)	218
Sarajevo (BH)	256
Zagreb (HR)	163
Ljubljana (SI)	301
Belgrade (RS)	357
Trieste (IT)	388
Budapest (HU)	479
Vienna (AT)	531
Bratislava (SK)	576
Munich (DE)	709



MACRO LOCATION



- Excellent geo-strategic position (fast delivery)
- Good traffic connection with the European market



MICRO LOCATION



MICRO LOCATION

POSITION OF FACILITIES ON PLOT (befor setup)



MICRO LOCATION

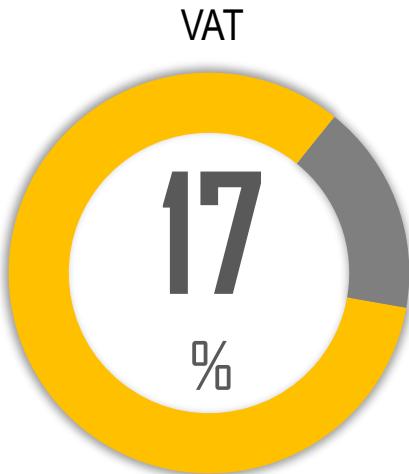
POSITION OF FACILITIES ON PLOT (after setup)



WHY TO INVEST

IN PRIJEDOR (BH)

- Vicinity and easy access to the European Union market
- Benefits of preferences and free trade (CEFTA, EFTA, Turkey, SAA with the EU)
- Competitive costs of doing business compared to countries in the region and EU countries (workforce, energy, taxes...)



AVERAGE NET SALARY

BAM 1.580,00
EUR 807,84

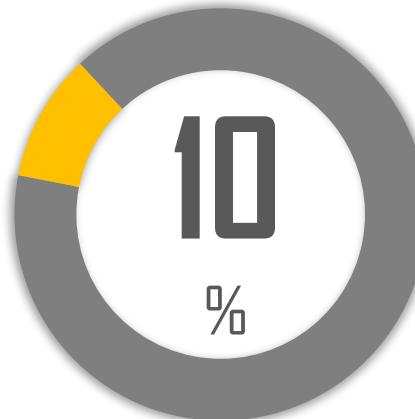
CONTRIBUTION RATE

31%
at gross salary

WORKFORCE

2.207
City of Prijedor

INCOME TAX



INVESTMENT OFFER

BIZNIS
centar

PREPARED FOR **RENT OR PURCHASE**



- >> *flexible offer*
- >> *arrangement according to the investors needs*
- >> *suitable for light industries, storage, logistics, showroom...*
- >> *all details can be agreed with the owner*
- >> *we offer full support to the investors in administrative procedures, company registration and integration into the RS/BH economic system*

