

“COLOR MOBIL” Ltd. Prijedor

BOSNIA AND HERZEGOVINA

INVESTMENT OFFER

- ▶ Production facility with administration and storage
- ▶ Facility surface cca **4.000** m²
- ▶ Land surface cca 6.500 m²

PREPARED FOR LEASE

- >> flexible offer
- >> arrangement according to the tenant's needs
- >> suitable for light industries, storage, logistics



CONTACT:

“COLOR MOBIL” Ltd. Prijedor
Brezičanski put bb, Prijedor - RS/BH
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MAIN INFORMATION

- > Production facility with administration and storage
- > Facility surface 4.018 m² (gross surface of main facility)
- > Land surface cca 6.500 m²
- > Facility flooring (groundfloor + 1)
- > Independent buildings with complete infrastructure on the plot
(*electrical substation with 450 kVA power, water, sawage, heating, internet, direct acces 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
- > Accessary facilities built on the plot with surface of 170 m² and 1.000 m²
- > Clear property-legal relations
- > Property owned by "COLOR MOBIL" Ltd. 1/1



MAIN INFORMATION

SPACE ORGANIZATION

>> GROUND FLOOR:

- 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

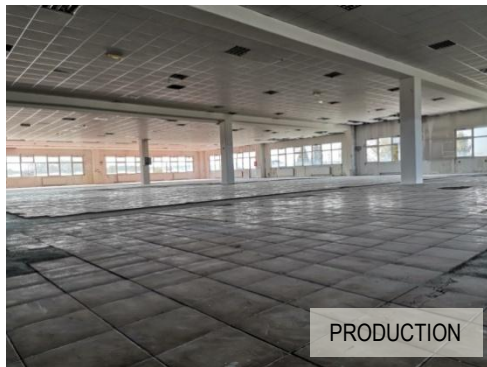
The floors are connected by internal stairs and a freight elevator with a capacity of 1.200 kg, which makes them a unique business unit with an average height of 4 meters

Accessory facility on the plot with surface of 170 m² (additional storage) and accessory facility with surface of 1.000 m² (production or additional storage)



MAIN INFORMATION

SPACE ORGANIZATION / GROUND FLOOR



MAIN INFORMATION

SPACE ORGANIZATION / FIRST FLOOR



MACRO LOCATION

CITY OF PRIJEDOR

- ▶ NW part of Bosnia and Herzegovina/Republic of Srpska
- ▶ TOTAL AREA 834 km²
- ▶ POPULATION cca 97.000
- ▶ SETTLEMENT 71

- ▶ Well developed transport infrastructure (road and railway)
- ▶ Good connection with neighboring cities and countries (regional)
- ▶ Vicinity to the airports in BANJA LUKA, TUZLA and SARAJEVO (BH) with more than 25 NON-STOP daily flights to European and world destinations
- ▶ Airport in ZAGREB (CROATIA) with more than 20 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



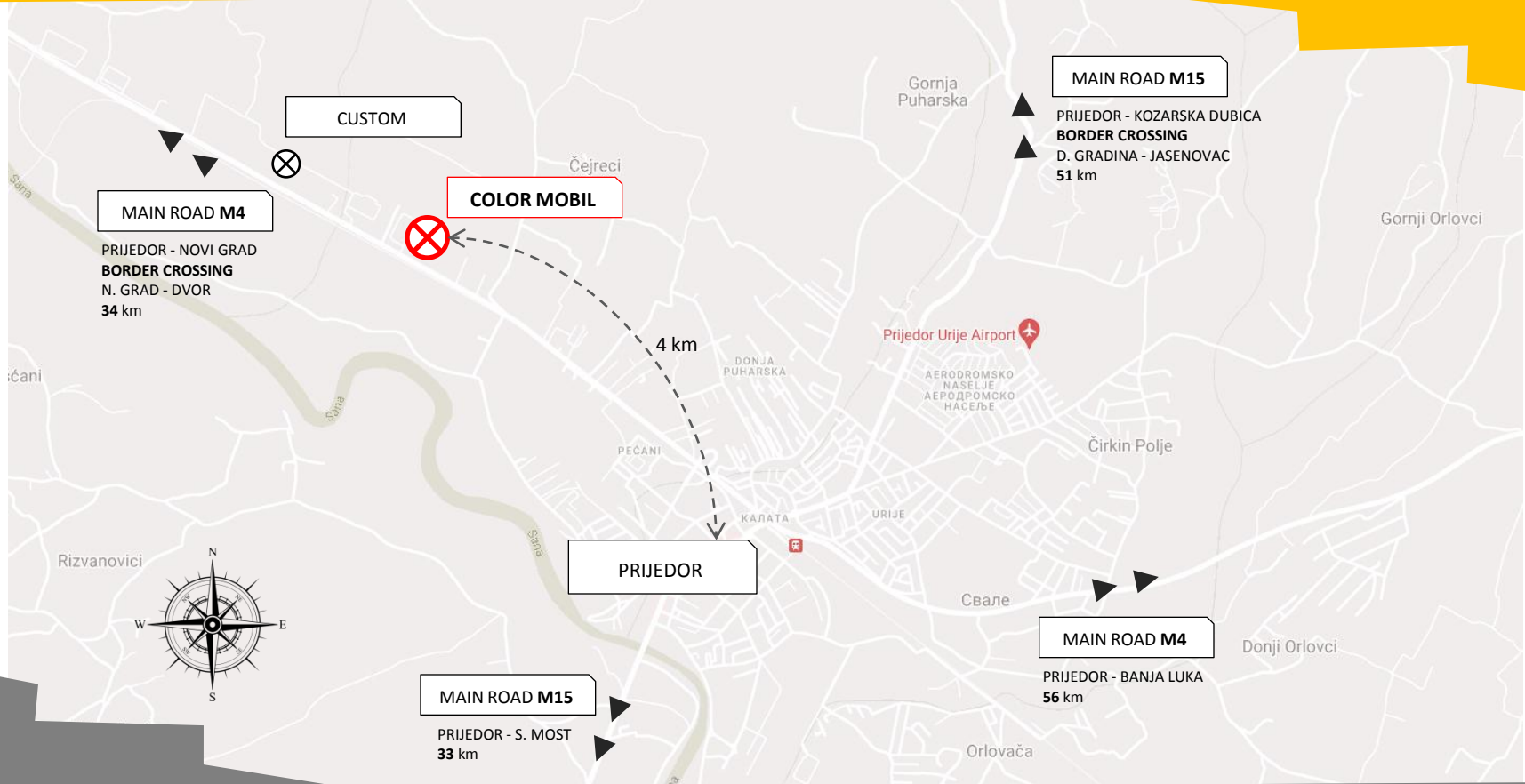
MACRO LOCATION



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



MICRO LOCATION



MICRO LOCATION

POSITION OF FACILITIES ON PLOT



MICRO LOCATION

POSITION OF FACILITIES ON PLOT

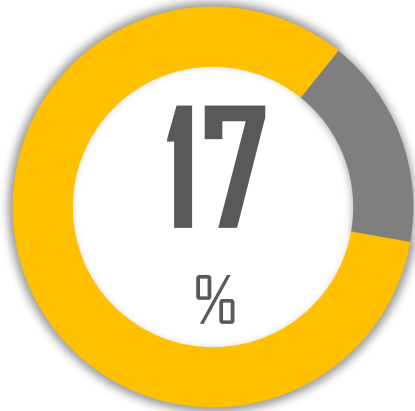


WHY TO INVEST

IN BOSNIA AND HERZEGOVINA

- ▶ 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...)

VAT



AVERAGE NET SALARY

BAM 1.166,00
EUR 596,16

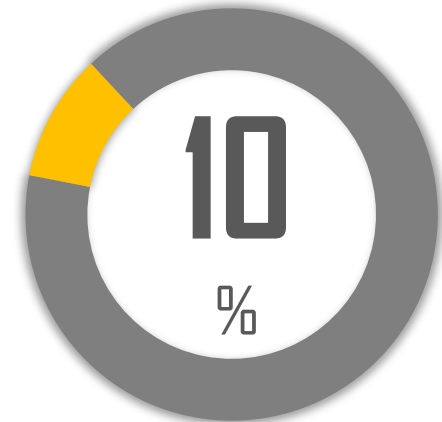
CONTRIBUTION RATE

31%
at gross salary

WORKFORCE

3.718
City of Prijedor

INCOME TAX



INVESTMENT OFFER

PREPARED FOR LEASE

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



We offer a safe place for your business...

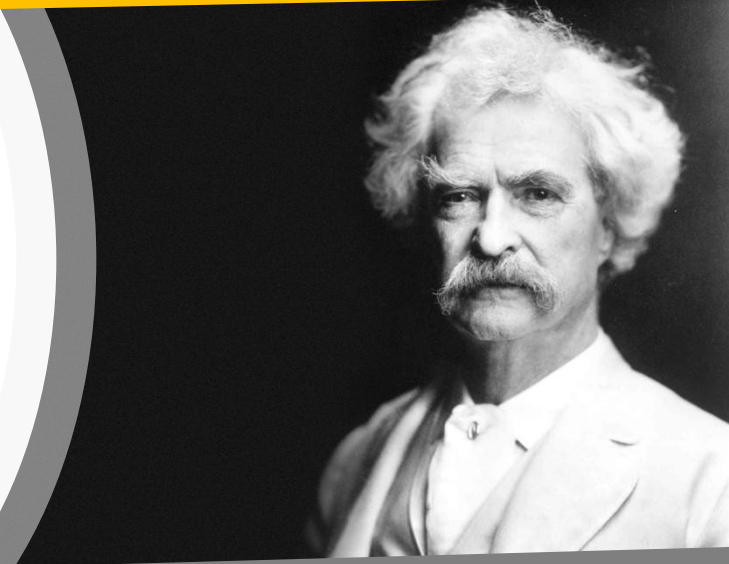
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MOTIVATION

“Sail away from safe harbor, catch the trade winds in your sails. Explore, Dream, Discover”

– Mark Twain



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