

POLIS Ltd. Prijedor

BOSNIA AND HERZEGOVINA
City of Prijedor



FACILITY SURFACE

1.380 m²

INVESTMENT OFFER

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MAIN INFORMATION

- > Production facility with storage and administration
- > Facility surface 1.380 m² (gross surface)
- > Land surface 2.490 m²
- > Facility floors (basement + groundfloor + 2 floor)
- > Independent building with complete infrastructure on the plot
(electrical substation with 70 kVA power, water, sewage, heating 150 kW, internet, acces to main road M4 Novi Grad - Prijedor - Banja Luka)
- > Administration, production, kitchen, wardrobe, toilets
- > Loading/unloading ramps
- > Fenced area with two freight entrances and a parking space
- > Clear property-legal relations
- > Property owned by "POLIS" Ltd. 1/1



SPACE SPECIFICATION

BASEMENT Pcca 420 m²

- corridor, two toilets, wardrobe, kitchen, utility room, production facility (307 m²) and a pellet boiler with a power of 150 kW

GROUND FLOOR Pcca 440 m²

- administrative part (several interconnected offices/open space), kitchen, restaurant, toilet, exhibition and sales area and production facility (322 m²)

I FLOOR Pcca 154 m²

- corridor, offices (administrative part), storage room, three toilets

II FLOOR Pcca 90 m²

- corridor, kitchen, toilet, apartments, meeting rooms, storage room



SPACE ORGANIZATION



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

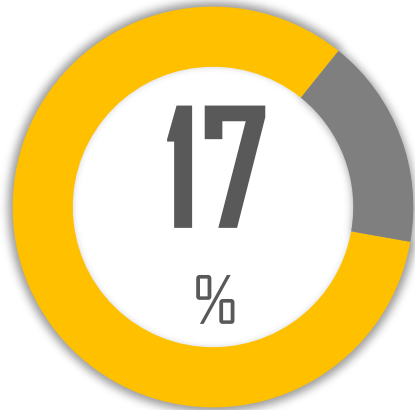


WHY TO INVEST

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

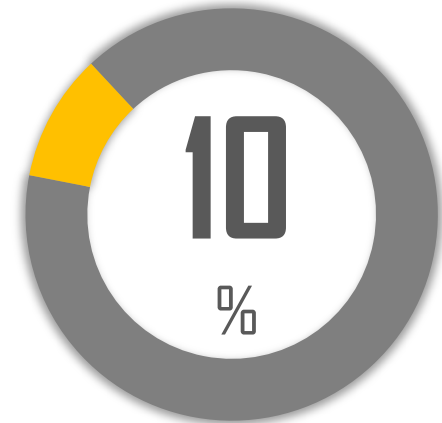
CONTRIBUTION RATE

31%
at gross salary

WORKFORCE

3.718
City of Prijedor

INCOME TAX



INVESTMENT OFFER

POSSIBILITY OF 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*



CONTACT: