

SALE

NEW LOCATION FOR YOUR BUSINESS

BOSNIA AND HERZEGOVINA

Because of its specifications and unique location property is suitable for different types of purposes either for living or business.

Behind the building stretches a beautiful mountain with its forest and mountain trail. In front of the building is an amazing park with a small river. National Park Kozara is only 37 km away from the property.

Property is suitable for easy and quick adaptation to your needs. With less money and time you will be able to use it for chosen purpose.

PROJECT IDEAS:

- Shared living
- Nursing home
- Hotel or Luxury apartments
- Diagnostics and Training center
- Private clinic
- Headquarters
- Industry

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FEATURES:

- Natural environment
- High-quality construction of building
- Open space interior (easy adaptable for chosen purpose)
- Possible to build up additional floor
- Great position of building to make terraces with forest view and balconies with park view
- Elevator
- Storage
- Parking
- Courtyard
- Electrical substation on the property area
- Three accesses to the building (pedestrian, industrial and car access)
- Nearby major cities and border crossing with EU/Croatia

LOCATION

Street: Tome Perica 1

City: Ljubija

Country: Bosnia and Herzegovina

Distance from major cities:

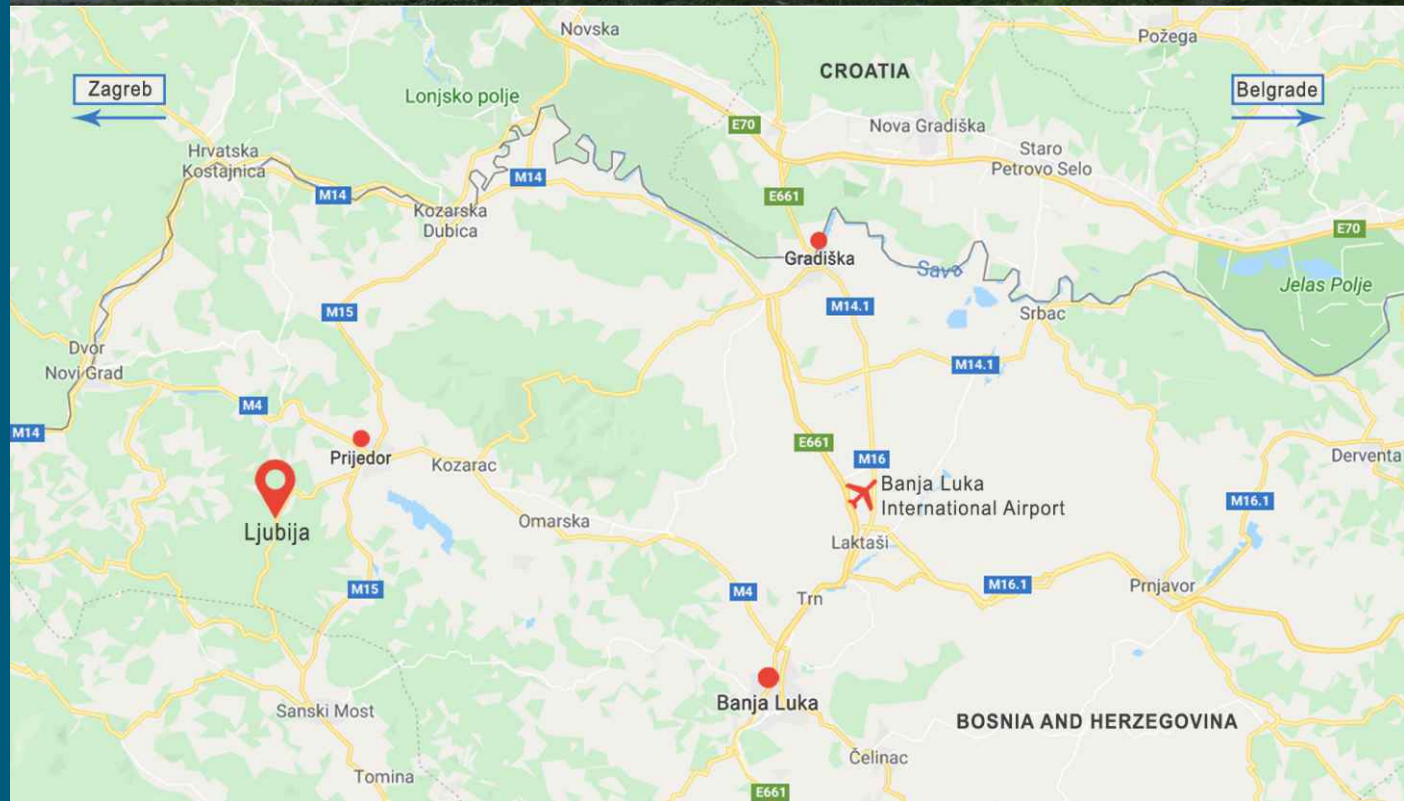
- | | |
|--------------|-------|
| • Prijedor | 14 km |
| • Banja Luka | 70 km |
| • Gradiska | 90 km |

Nearest border crossing with EU:

- | | |
|-------------|-------|
| • Novi Grad | 34 km |
|-------------|-------|

Nearest International Airports:

- | | |
|----------------|--------|
| • Banja Luka | 80 km |
| • Zagreb (CRO) | 160 km |



SPECIFICATIONS

Symbol	Description	Size (m²)
A	Commercial building	2502
B	Annex with elevator	46
C	Storage 1	29
D	Storage 2	31
E	Substation	14
F	Plot area (land)	3274



Property ownership 1/1.

The building has all project documentation.

Price on request.

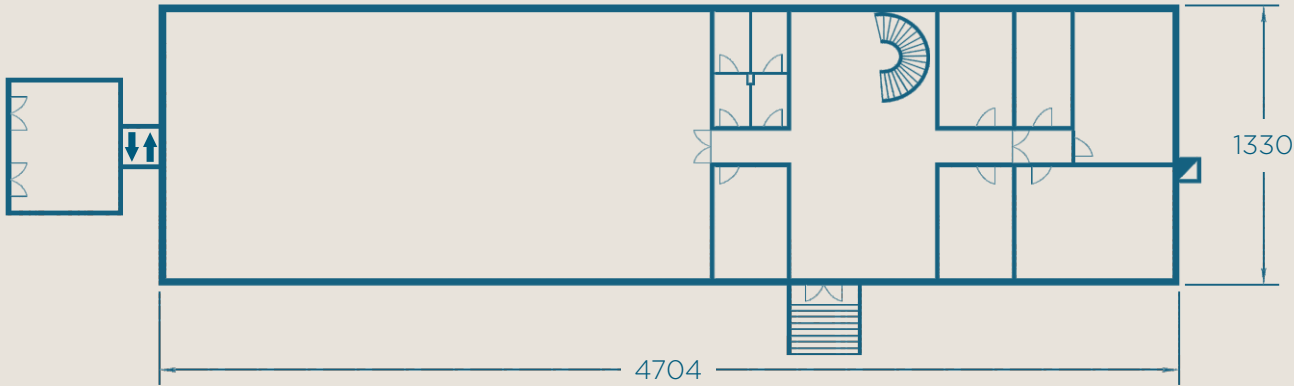
CONTACT

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Floors: basement, ground floor, 1st floor, 2nd floor



