

# “AUTO MAX” Ltd. Prijedor

BOSNIA AND HERZEGOVINA

## INVESTMENT OFFER

- ▶ Business facility with production, administration and storage
- ▶ Facility surface cca **4.100 m<sup>2</sup>**
- ▶ Land surface cca 6.000 m<sup>2</sup>

## PREPARED FOR LEASE

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



### CONTACT:

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# MAIN INFORMATION

- > Business facility with production, administration, storage and catering
- > Facility surface 4.100 m<sup>2</sup> (gross surface)
- > Production facilities **2 x 900** m<sup>2</sup> (basement and first floor - connected with elevator)
- > Land surface cca 6.000 m<sup>2</sup>
- > Facility flooring (basement + groundfloor + 1 floor)
- > Independent buildings with complete infrastructure on the plot  
(*electrical substation, water, sawage, heating, internet, direct acces to main road **M4** Banja Luka - Prijedor - Novi Grad*)
- > Administration and kitchen with restaurant in the main facility
- > Loading/unloading ramps
- > Fenced area, parking space and video surveillance
- > Clear property-legal relations
- > Property owned by "AUTO MAX" Ltd. 1/1



# MAIN FACILITY



# MAIN INFORMATION

SPACE ORGANIZATION / FIRST FLOOR



PRODUCTION



ADMINISTRATION



PRODUCTION



WARDROBE



KITCHEN WITH RESTAURANT



ADMINISTRATION

# MACRO LOCATION

## CITY OF PRIJEDOR

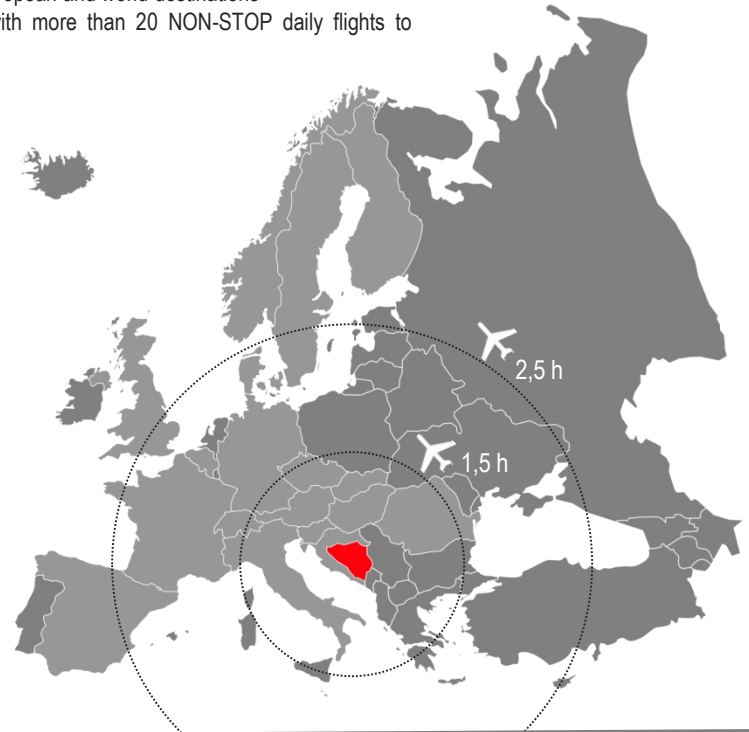
- ▶ NW part of Bosnia and Herzegovina/Republic of Srpska
- ▶ TOTAL AREA 834 km<sup>2</sup>
- ▶ POPULATION 80.916
- ▶ SETTLEMENT 71

- ▶ 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



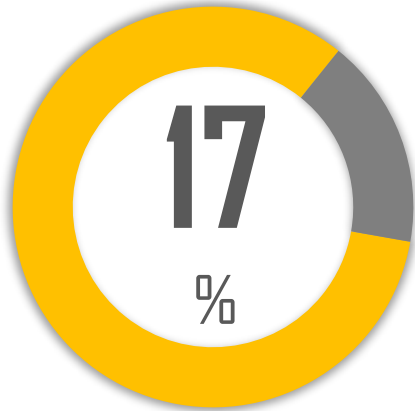


# WHY TO INVEST

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 1.438,00  
EUR 735,23

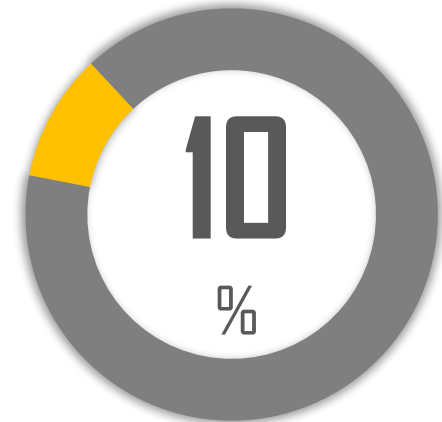
CONTRIBUTION RATE

31%  
at gross salary

WORKFORCE

2.207  
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, catering*
- >> *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*

