

# “COLOR MOBIL” Ltd. Prijedor

BOSNIA AND HERZEGOVINA

## INVESTMENT OFFER

- ▶ Production facility with administration and storage
- ▶ Production facility surface **3.890 m<sup>2</sup>**
- ▶ Storage facility surface **1.160 m<sup>2</sup>**
- ▶ Land surface **9.500 m<sup>2</sup>**
- ▶ Land for expansion **9.000 m<sup>2</sup>**

### PREPARED FOR LEASE

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



### CONTACT:

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# MAIN INFORMATION

- > Production facility with administration and storage
- > Production facility surface 3.890 m<sup>2</sup> (gross surface of production facility)
- > Storage facility 1.160 m<sup>2</sup>
- > Land surface 9.500 m<sup>2</sup>
- > 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 facility built on the plot with surface of 170 m<sup>2</sup>
- > 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

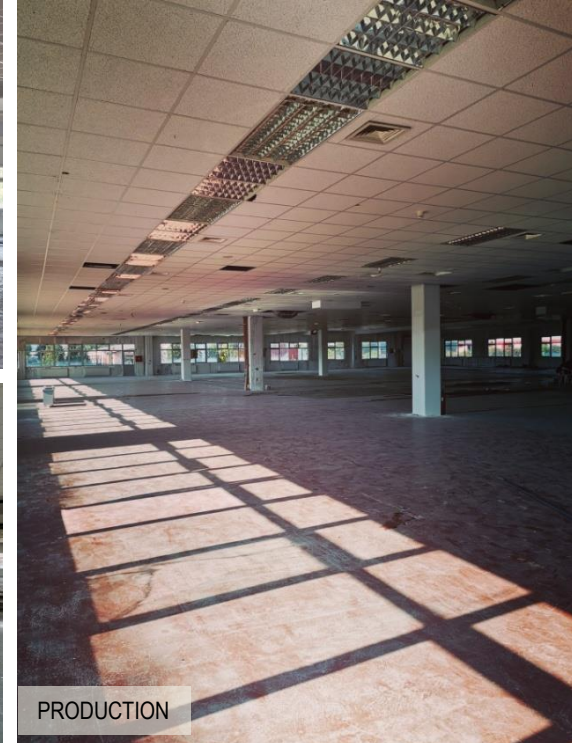
The floors are connected by internal stairs and a freight elevator with a capacity of 1.200 kg, which makes them a unique business unit with an average height of 4 meters

Accessory facility on the plot with surface of 170 m<sup>2</sup> (additional storage) and accessory facility with surface of 1.600 m<sup>2</sup> (production or additional storage)



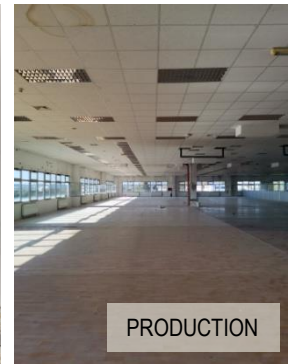
# MAIN INFORMATION

SPACE ORGANIZATION / GROUND FLOOR



# MAIN INFORMATION

SPACE ORGANIZATION / FIRST FLOOR



# MACRO LOCATION

## CITY OF PRIJEDOR

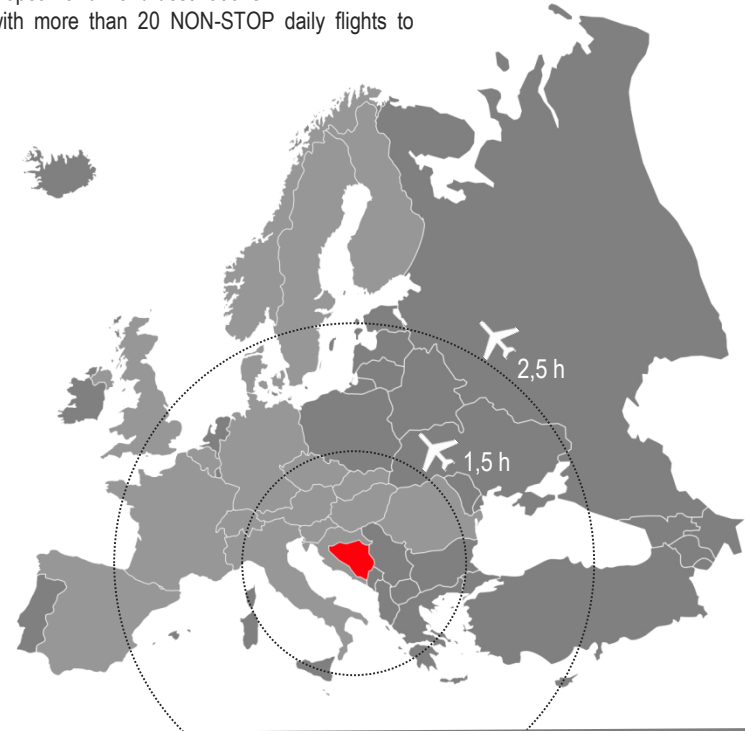
- ▶ NW part of Bosnia and Herzegovina/Republic of Srpska
- ▶ TOTAL AREA 834 km<sup>2</sup>
- ▶ POPULATION 80.916
- ▶ SETTLEMENT 71

- ▶ 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



# MICRO LOCATION





# MICRO LOCATION

POSITION OF FACILITIES ON PLOT



# MICRO LOCATION

POSITION OF FACILITIES ON PLOT



LAND FOR EXPANSION  
9.000 m<sup>2</sup>

ACCESSARY FACILITY

ACCESSARY FACILITY

PRODUCTION

PRIJEDOR

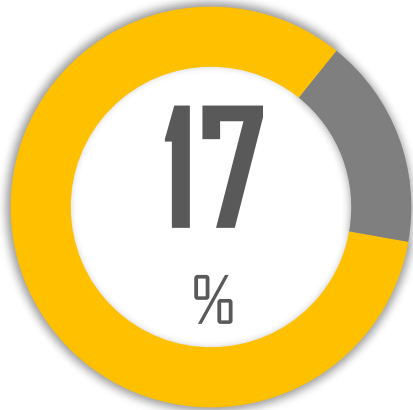
NOVI GRAD

# 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

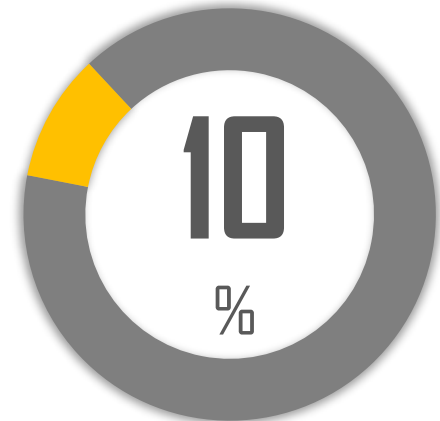
CONTRIBUTION RATE

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*
- >> *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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