

POLIS Ltd. Prijedor

BOSNIA AND HERZEGOVINA
City of Prijedor



FACILITY SURFACE

1.380 m²

INVESTMENT OFFER

t:: +387 66 71 35 42 e:: polisprijedor@gmail.com

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, access 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

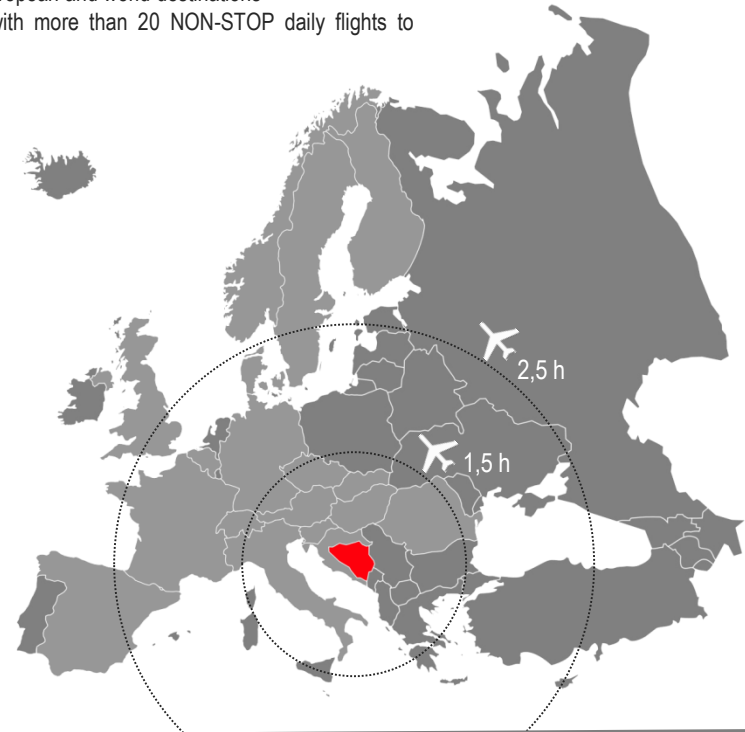
- ▶ NW part of Bosnia and Herzegovina/Republic of Srpska
- ▶ TOTAL AREA 834 km²
- ▶ POPULATION 80.916
- ▶ SETTLEMENT 71

- ▶ 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 |



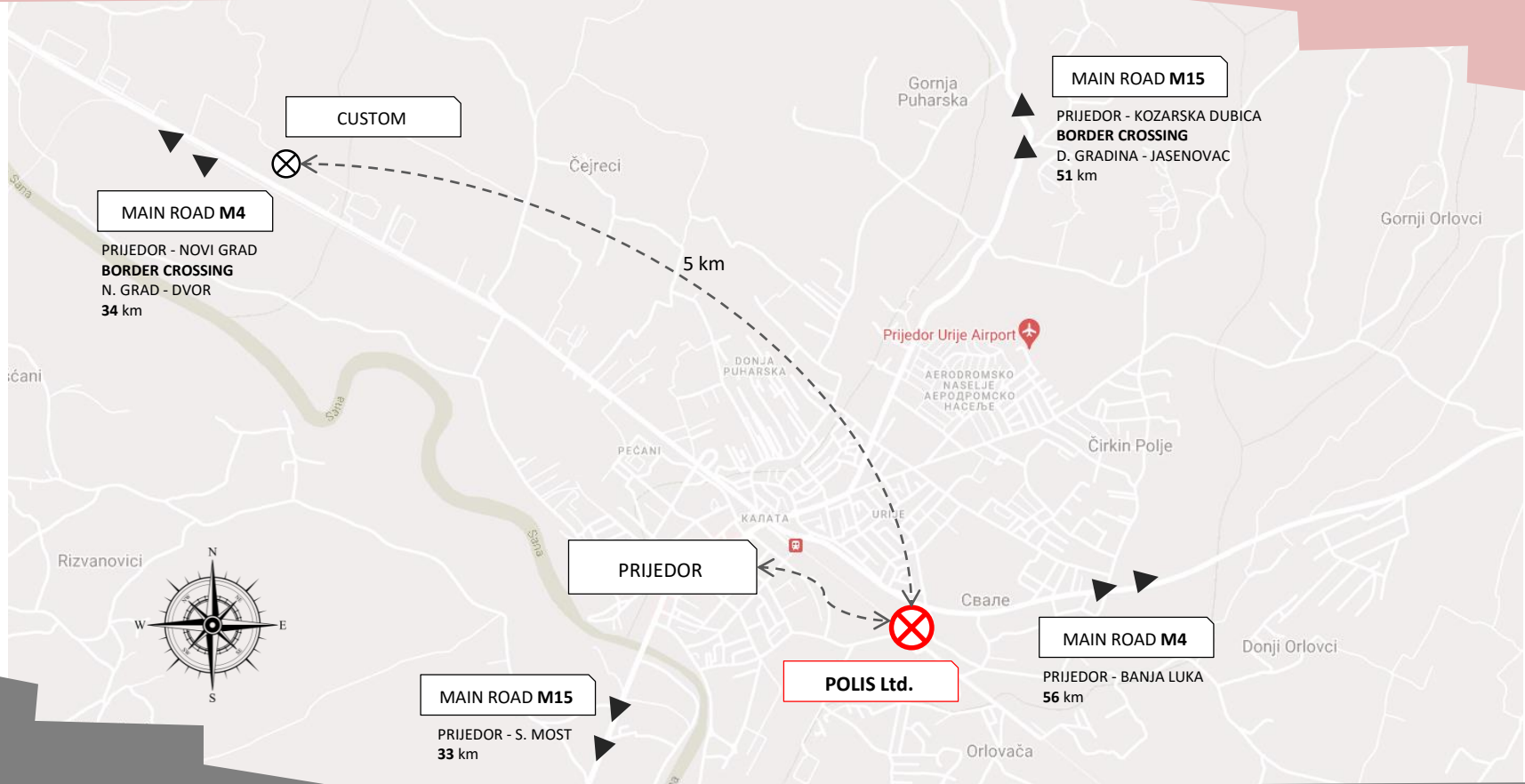
MACRO LOCATION



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



MICRO LOCATION

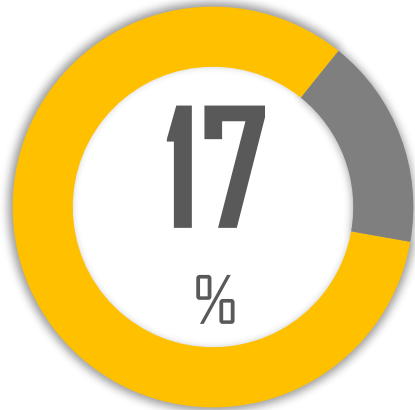


WHY TO INVEST

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

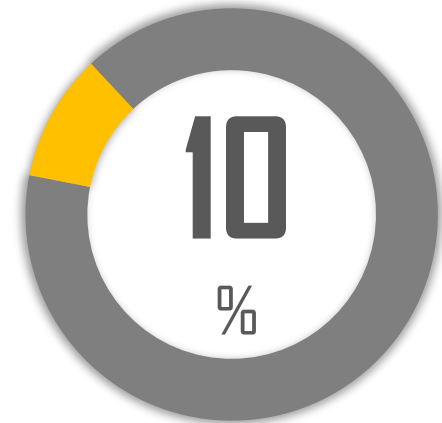
CONTRIBUTION RATE

31%
at gross salary

WORKFORCE

2.207
City of Prijedor

INCOME TAX



INVESTMENT OFFER

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: