



INVESTMENT PROJECT PROFILE



Project title	BUILDING A NEW DISTRIBUTION CENTER - "BALKANS" - SARAJEVO
Sector	Real estate
Location	Vogosca, Sarajevo, Bosnia and Herzegovina
Location description	The land area spreads over 22.436 m ² , having highly attractive and favorable location within the business zone of Vogosca 10 km away from the Sarajevo City Centre. Position of the land area is highly favorable in terms of traffic connections. It is located 1 km away from the main highway, 300 m from the main road, and 30 km from the Sarajevo City Airport. There is a local road passing through the middle of the land area, which connects it to the main road.
Company description	The project proposer is the company that operates on three continents for more than 40 years and it successfully completed numerous projects in the field of construction engineering, consultancy, design, adaptation and construction, finishing and installation works.
Project status	Concept
Project description	Owner of the land area has already got the urban permit for construction of a distribution center. The northern part of the distribution center "Balkan", along the river Vogosca, has been envisaged for depot-sales or commercial distribution capacities, and the southern one for construction of commercial facilities, needs of business partners and those of the market itself. <ul style="list-style-type: none">• Functionally, it is envisaged for the facility DC "Balkan" to be flexible and adjustable for all production-service purposes, therefore the following composition has been planned: Basement + Ground floor + 2 floors for depot-production purposes facility.• 2 Basements + Ground floor + max. 5 floors for facilities in the business part of the location (5 facilities).
Estimated total investment cost	25 000 000 EUR + 3 150 000 EUR of land cost

Investment by local partner	Value	Description
	From 6 million EUR to 28 million EUR with bank guaranties from foreign partner	<ul style="list-style-type: none"> - Preparation of feasibility study, - Urban permission for construction of a distribution center - Land plot of 22.436 m2 owned by General Servis Group, (6.250 m 2 owned by Domoinvest Ltd. and 16.186 m2 owned by General Servis Ltd) - Domoinvest Ltd Sarajevo possesses all capacities for design, execution of works and realization of the whole project all the way to the turn-key system
Investment from foreign partner	Value	Description
	Bank guaranties for amount of whole project investment	<ul style="list-style-type: none"> - Investment in the whole project of Distribution Centre 'Balkan' - Investment in any other project required from foreign partner - Purchasing Land plot with or without the project
Form of cooperation with foreign partner	Financial	Technical
	Wide range of cooperation: <ul style="list-style-type: none"> - Equity participation - Joint venture - Project implementation, etc. 	<ul style="list-style-type: none"> - Management expertise, - Technical expertise - Marketing expertise - Access to markets and distribution channels, etc.
For additional information about this project, please contact by e-mail: info@coral-consulting-service.com		