

## Invest in Paraćin

### Advantages of investment in Paraćin

- *Location of Paraćin* in the middle part of Central Serbia, at the Corridor 10 and the international railway road, 156 km south of Belgrade

- *Human resources* 8.419 unemployed persons (February 2010) of which 29% with high-school degree, 7% with higher of university degree; Training Centre for workforce training, coordinated by the Office for Local Economic Development and Diaspora

- *Market of Paraćin* Possibility to export duty-free to the markets of South-east Europe and Russia (180 mil consumers). Paraćin is geographically the closest to the markets of Bulgaria, Macedonia, Bosnia and Herzegovina, Montenegro and Romania (36,6 mil consumers)

- *Local incentives and allowances for investors and the existing economy:*

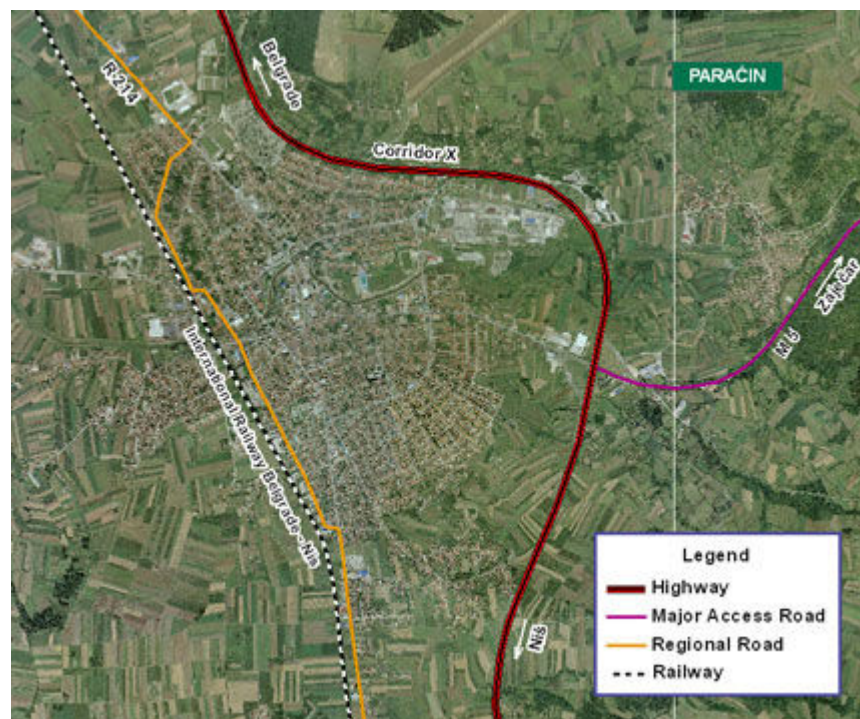
According to the decision on constructing land arrangement, it has been decided that Investors who wants to build individual residential object, productional object, objects for business or services, have decreased price lowered by 30% in case they pay the whole amount, except for those in extra zone.

Physical persons-investors, entrepreneurs and legal entities who build objects according to their purpose are allowed to pay the amount divided in 24 equal monthly installments except for those built in extra zone

Municipality of Paraćin has decided to give allowances for new-founded companies and entrepreneurs registered on the territory of the municipality of Paraćin, save from paying for local communal tax for firm sign in the first year of business, except for those in extra zone.

### GREENFIELD LOCATIONS

#### INDUSTRIAL ZONE ZMIČ



Basic data:

Net area: 38ha 62a 90m<sup>2</sup>

Location – 2 km away from the town center, between E-75 highway (Corridor 10) and international rail line, 226 m away from the regional road R-214.

*Possibility for construction of a 2 km rail-track with terminal to connect the Industrial Zone with the Central Railway Station in Paraćin (main railway Beograd-Niš)*

Note: industrial production, trade, catering, craftship, other servicing activities

Zone shape trapezoid 670 x 728m

Altitude: 122.50 – 123.30m

Ownership – Municipality of Paraćin Is the beneficiary.

Purpose – industrial production, trade, hotel business, services.

Lease conditions: 80 years

Price: presently adjusting prices in accordance with law

*In the first stage construction, 15,94 ha will be made available for the following purposes.*

- A stage - 4,84 ha (industrial premises)
- B stage - 3,65 ha (industrial premises)
- C stage - 0,97 ha (admin. premises)
- D stage - 0,44 ha (planted areas)
- E stage - 0,62 ha (parking slots)

*II phase*

*A Industrial buildings 7.96ha*

*B Parking lot 0.42ha*

*C Green areas*



*Measurement unit for lease is "module" area 0,23ha (48 X 48) meters. Number of modules in the entire complex amounts to 135*

*Finished plan of the detailed regulation and all needs technical documentation*

*Finished the infrastructure to the point of the entrance to the industrial zone: road, waterworks, sewage, electricity, telecommunications, gas*

*Constructed Transform power station of the power TS 2 x 630 KVA*



Capacity of utility installations:

**Water:** Ø 200 mm PVC pipes connected to the pressure-raising plant, Ø 100 mm PVC pipes from the pressure-raising unit, through the Industrial Zone

**Minimum pressure:** 1.5 bar - **Maximum pressure:** 3.5 bar

**Sewer:**

- 2 pump stations
- Ø 300 mm main sewer line running along roads I and VI, and entrance to the Industrial Zone
- Ø 200 mm secondary sewer lines within the Industrial Zone

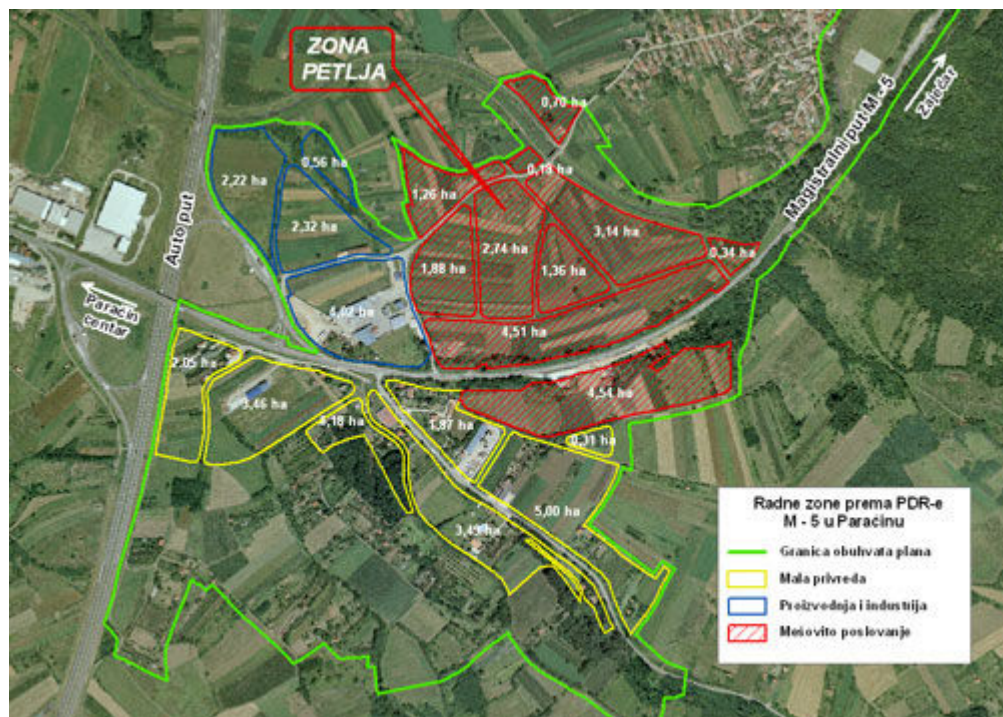
**Rain drainage:**

- Ø 200 mm on the roads throughout the Industrial Zone to the melioration channel

**Gas:**

1200 m<sup>3</sup>/h capacity, 3.5 bar pressure

LOCATION ZONE "PETLJA"



Area: 20 ha 57a

Purpose: mixed business, production and industry, small industry

In the zone of GUP (completed Detailed Regulation Plan)

Ownership: private

Market price: adjustable 1000€/a

Location:

-Extraordinary attractive location 200m far away from the highway connection to E-75 (Petlja Paraćin)

- Alongside the Main road M5 (connection to eastern Serbia and Bulgaria)

-Distance from town centre 2 km

Infrastructure:

-access road has the connection with the main road M-5, Paraćin –Zaječar



Average time for getting the construction permits

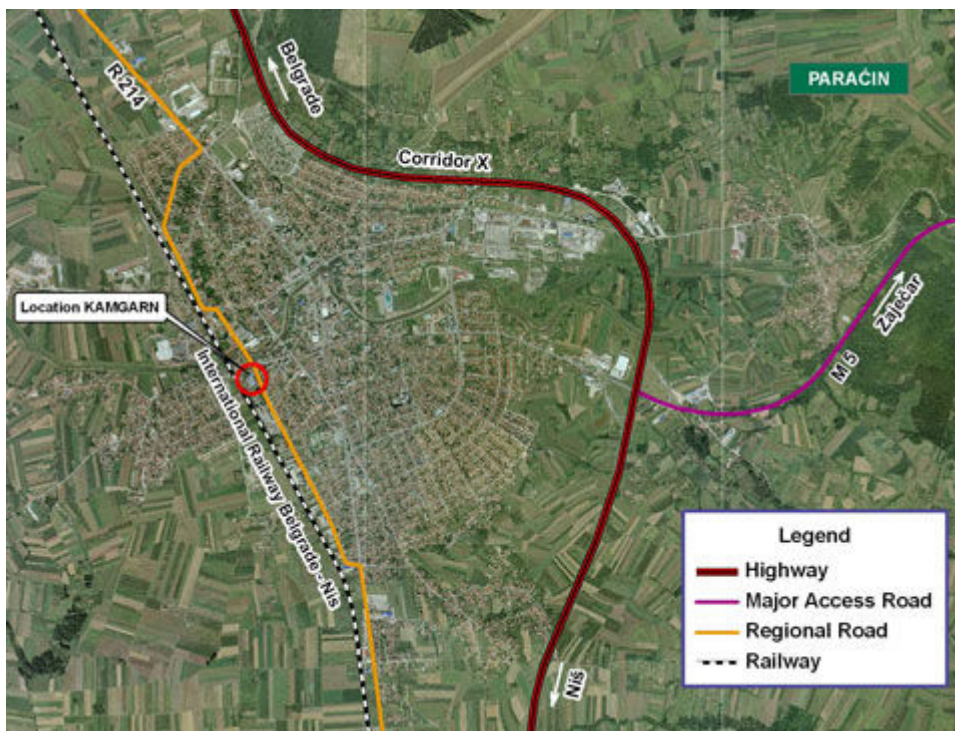
Location permit 7-30 days

Building permit 2-3 day

Utilization permit to 7 days

## BROWNFIELD LOCATIONS

### LOCATION "KAMGARN"



Situated at street Kajmakčalanska no.2, 1.5 km from the city centre.

Alfa Bank owns 61.29%, formerly belonging to "Kamgarn" within the compound of the textile mill.

Other owners:

- The Republican administration of public revenues office in Paraćin 21,51%
- Joint Stock Company "Polis" insurance Belgrade 6,75%
- Alpha bank Belgrade, main office in Jagodina 2,26%
- Republican Fund for Pension and Disability Insurance Belgrade, office Ćuprija 5,71%
- Republic of Serbia Ministry of Labor and Veterans Affairs Belgrade 2,46%

of Phone Access Road 2 elevators in the building of railway driveway

The total land area 20.900m<sup>2</sup>, total area of buildings -11298.83 m<sup>2</sup>.

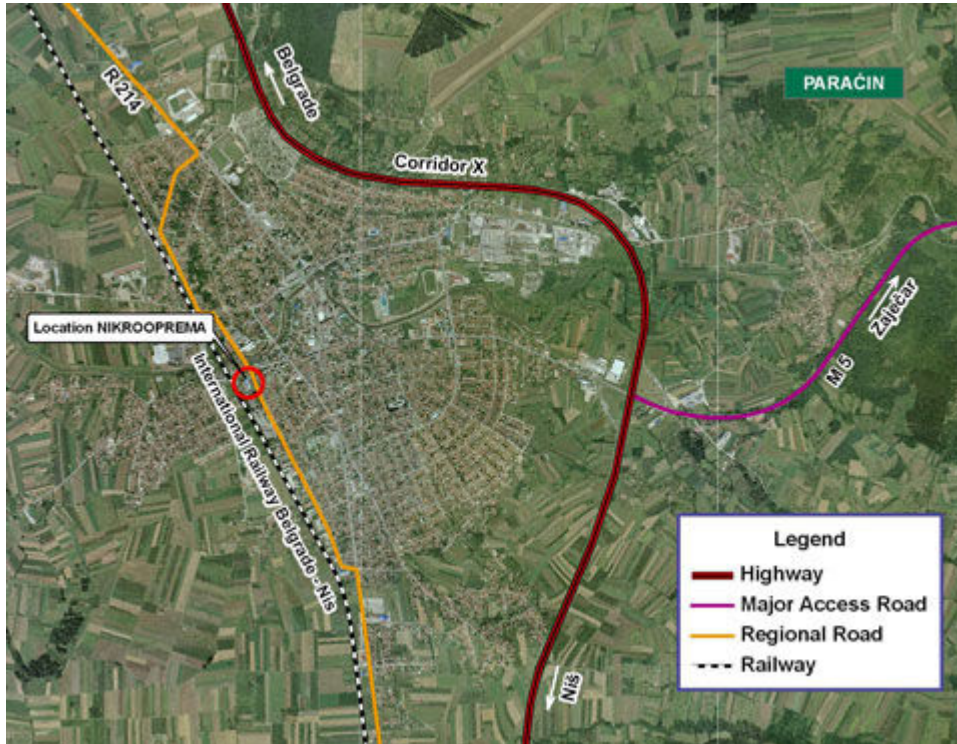
There is a detailed plan for regulation.

The building includes:

- basement, 1,343.45 sq m
- ground floor, 3,318.46 sq m
- 1st floor, 3,318.46 sq m
- 2nd floor 3,318.46 sq m
- A 1,200 kV transformer station exists within the factory
- Water supply and sewer
- Phone
- Access road
- Heating exists, but is not in function
- possibility of adding in height, and extending
- Access to gas
- 2 elevators in the building
- Railway driveway



## LOCATION "NIKROOPREMA"



Situated at street Vidovdanska bb, 400m away from the town centre.

Plot area amounts to 9.379 m<sup>2</sup>, there are another 8 objects which are as follows :

- Hall workshop 1.737 m<sup>2</sup>
- Hall with administrative premises of the area of 1.230,50 m<sup>2</sup>
- New hall 1.024 m<sup>2</sup>
- Restaurant building, gatekeepers lodge, (a shop) 95,50 m<sup>2</sup>
- Garage building, workshops and dashboard of the area of 309 m<sup>2</sup>
- Building for preparation of the area of 104 m<sup>2</sup>
- New storehouse of the area of 150 m<sup>2</sup>
- Operative bureau with the construction of 216 m<sup>2</sup>.

The total surface of all buildings 4866 m<sup>2</sup>.

There is a detailed regulation plan.

Three building have a build permit while the other 5 facilities did not have a build permit.

- Access roads
- Electricity
- Water
- Phone
- Canalization (sewage)
- Internet access
- Gas



HALLS AVAILABLE FOR LEASING AND SALE



KAMGARN (Location No. 1 on map)  
Kajmakčalanska 2



Alfa Bank owns 61.29%, formerly belonging to "Kamgarn" within the compound of the textile mill. Situated across the railway track. 1.5 km from the city centre. Other owners:

- The Republican administration of public revenues office in Paraćin 21,51%
- Joint Stock Company "Polis" insurance Belgrade 6,75%
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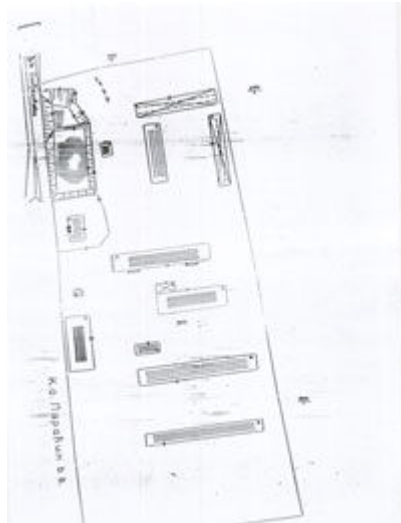
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- Access road
- Heating exists, but is not in function
- possibility of adding in height, and extending
- Access to gas
- 2 elevators in the building
- Railway driveway

D.O.O. MIHAJLOVIĆ (Location No. 2 on map)



The location is situated at 33, Sindelićeva street, at the distance of 2 km from the town centre.

- Former agricultural estate, privatized and now operative.
- Possibility of changing the purpose of utilizing the estate and the objects, as well as building of new facilities upon obtaining necessary permits and agreements.
- There are several objects bound for agricultural production of the total area of 3471m<sup>2</sup>.

Electricity

Water

Phone

Internet

Gas

" IMPEX "- d.o.o. (Location No. 3 on map)

Vidovdanska bb



Lot area 60 are (approx. 1.48 acres). Situated in the narrow city centre, 1.5 km from the railway station, and 2.5 km from from the motorway.

- the hall floor area is 1,200 sq m
- Office space, 150 sq m



- Height from 3.6 – 4.3 m
- Possible addition of 600 sq m
- Transformer station in proximity
- Connected to electric power supply
- Water
- Sewer
- Ring road around building
- Solid construction material
- Roof partially insulated
- Floor: steel reinforced concrete (ware-free)
- 24 h security

#### ABB System – Old road to Glavica (Location No. 4 on map)



Situated by the old road from Paraćin to Glavica, it is 2 km from the centre, 1 km from the motorway, and 3 km from the railway station. The lot is 2 hectares and 9 are in area (approx. 5.16 acres). The floor area of the hall is 800 sq m, and the height 5 – 6 m.

- electric power – can be upgraded to industrial power
- telephone (10 lines)
- alarm
- water – city water supply
- distance to rail tracks – 30 m
- distance from main road – 100 m
- the building is circumscribed by a ring road
- three canals for freight program
- three auxiliary rooms within hall
- additional canal, beside those in the hall
- possibility of adding in height, and extending

Owner: private – legal entity

#### Milutin Rakić - Zmič (Location No. 5 on map) Situating along the regional road Paraćin – Čuprija



Distance from city centre – 1.5 km, from railway station – 2 km

- Lot 39.28 are in area (approx. 0.9 acres), fenced off, and asphalt paved
- Hall floor area 361 sq m (including office)

- Height 4 m
  - Electric power – 90 kV supply line
  - Water – booster pump
  - Sewer – has connection
  - Telephone – does not have
  - Heating – does not have
- Ownership: private person

"BANKOM" (Location No. 6 on map)  
Sinđelićeva bb



Distance from motorway – 3 km, from railway station – 1 km, from city centre – 1 km Situated on a 1 hectare lot (2.47 acres).  
Possibility of extension.

- The hall is 900 sq m in floor area, two levels of 450 sq m each
  - Office space with toilet (separate)
  - Apartment with separate entrance
  - electric power – engaged capacity 100 kV
  - Water
  - Telephone
  - possibility of connecting to gas and sewer
- Owner: private – legal entity

"Professional" warehouse (Location No. 7 on map)  
Carice Milice bb



Located near exit onto motorway towards Niš

- Floor area of hall is 1,700 sq m
- Industrial electric power (engaged capacity – 100 kV)
- Sewer, water, telephone
- Heating – own boiler room
- Solid building construction, roof – Tergola (self adhesive bituminous roof shingles)

Hall at the motorway junction (Location No. 8 on map)



The hall is situated at the exit from Paraćin, on the road to Zaječar, close to the access ways to the motorway. Distance from the city centre – 1.5 km, from the railway station – 3 km

- The floor area of the hall is 1,000 sq m, with the possibility of adding another 500 sq m
  - Height of hall, 4 – 4.5 m
  - Solid building construction
  - Has own transformer station
  - Water – own well
  - sewer – does not have
- Owner: private person

"Skandinavija" (Location No. 9 on map)  
Moravska ulica



It is located behind the railway station, 1 km from the city centre.

The hall is 2,640 sq m in floor area (40 m wide, 60 m long, and 4.1 – 5 m high), on a lot of 90 are (approx. 2.22 acres).

- Includes 2 (two) electric power metering gauges and 5 (five) telephone lines
- Sewer is under construction
- Water
- Gas
- Possibility of using industrial railway tracks within the textile mill

Dejan Stanojević - Zmič (Location No. 10 on map)



Situated along the Paraćin – Ćuprija road, it is 1.5 km from the city centre, 3 km from the motorway, and 2.5 km from the railway station. The floor area of the hall is 500 sq m + 350 sq m.

- Office and housing space
- Height, 5 – 6.5 m
- The lot is walled and concrete paved

- Water – booster pump
  - Sewer
  - 64 kV electric power
  - Telephone
  - Gas – does not have
  - No possibility of expanding
- Owner: private person

"Mihajlović" (Location No. 11 on map)  
Kajmacalanska 1



- Land area available 1 ha  
 Total office space (m<sup>2</sup>): 2000  
 Purpose of the room – renting for Mega-market, motor show or furniture sallon, storehouse and so on.  
 Height of facility: 4,5 m in 600 m<sup>2</sup> and 3 m in 200 m<sup>2</sup>  
 Other facilities in place: coolers, storage place, eaves for goods reception, water installations, the office  
 Floor heating and solid fuel heating  
 Electricity  
 Water  
 Phone  
 Internet  
 Gas  
 Canalization  
 Road  
 Foot path

**BUILDINGS "COMMERCIAL AND DEVELOPMENT"**  
 SERBIAN GLASSWORKS - PARACIN (Location No. 12 on map)



1. Commercial building - basement, ground-floor and three floors of the total area of 4x309 (m<sup>2</sup>): brick-built building with AB - interfloors construction, except for the third floor which is overbuilt and a steel construction was covered with durisol boards. Floor height 2,80 m. roofing made of AL-Tr white iron plate.
2. Building "Development", ground floor only, area 370 m<sup>2</sup> built with AB-columns and a ceiling, building height 3,00 m, roof AL-Tr white iron plate.
3. Warehouse of the discount shop and showing room, brick built building with AB ceiling ,of the total area of 1000 m<sup>2</sup>, height 4m,

4. Wooden barrack of the total area of 120 m<sup>2</sup>, height 2,6 m.

- Electricity
- Water
- Telephone
- Internet
- Sewage line
- Heating line
- Road way
- Pedestrian way

#### WORKSHOP "OPTIC GLASS"

SERBIAN GLASSWORKS - PARACIN (Location No. 13 on map)



1. Production hall , total area of 1635 m<sup>2</sup>, building height 9,60 m,

- AB -construction , roof AL-Tr white iron plate, walls filled with facade brick.

2. Multi-purpose building, ground floor and one floor of the total area of 2x806 m<sup>2</sup> ,

- AB-construction of the floor height 2,80 m.

- Walls on the facade with facade brick and partition walls are full brick.

- Roofing AL-Tr white iron plate.

3. Transformer-station for production hall of the area 76 m<sup>2</sup>, together with the passage between the production and multi-purpose halls.

- Electricity
- Water
- Gas
- Telephone
- Internet
- Sewage line
- Heating line
- Road way
- Pedestrian way

#### GRANIT - Sladjana Tomić (Location No. 14 on map)



The land area available is 1.294 m<sup>2</sup>. Location – next to lokal road Paracin – Glavica, at the distance of 2,5 km from the town

centre, and 2 km from motorway.

- Production hall: width 13,60 m; length 35 m; total area of 476 m<sup>2</sup>

- Warehouse: width 9,50 m, length 12,5 m, total area of 118,75 m<sup>2</sup>

Buildings built of blocks giter.

The roof of the tin, metal construction, is made of glass wool insulation.

Electricity

Water

Phone

Canalization (sewage)

#### Budućnost (Location No. 15 on map)



- The land area available 2 ha, production hall area with office spaces is 1500 m<sup>2</sup>, width 100 m, length 12,5 m, height 8,5 m.

- There is a transformer station of the power of 1 mva , possible up-grading of another transformer station of the same power.

- Electricity

- Water

- Phone

- Internet

- Canalization (sewage)

- Road

- Foot path

#### AD Paracinka (Location No. 16 on map)



Location - Žabare, 800 m away from the town centre.

The area of the building amounts to 2.400 m<sup>2</sup>, length 120,6 m, width 19,8 m, height 4,5 m.

The area of the lot with the mentioned hall on it is 41.287 m<sup>2</sup>.

- Electricity - its own transformer station

- Water - its own deep well and connection to the town water network

- Canalization (sewage)

- Gas - there is a possibility of connection

- Phone - internal and external connection

#### NIKROOPREMA (Location No. 17 on map)



Situated at Vidovdanska bb, 400 m away from the town centre.

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- Hall with administrative premises of the area of 1.230,50 m<sup>2</sup>
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Three building have a build permit while the other 5 facilities did not have a build permit.

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