

**Business center “ĆIRCOM”
Business - sales complex with
offices and warehouse**

In Vršac, SERBIA

MAY 2014

DEMOGRAPHICS - capital NOVI SAD and VOJVODINA

Vojvodina makes almost a quarter of the Serbian territory or 21,506 square kilometers. This province is characterized by fertile arable land, overall economic and cultural development, high population density and demographic variety. Vojvodina has approximately 2 million inhabitants, which is slightly more than 20% of the total population of Serbia.

Capital Novi Sad is the administrative, economic and cultural seat of the province. Novi Sad is the second biggest city in Serbia, with approx. 300,000 inhabitants (400,000 with surroundings), with the second biggest purchasing power in Serbia (after Belgrade). It is located on the E 75 highway, at the distance of 90km from the capital Belgrade, and 115km from Subotica (Hungarian border).



PRIMARY AND SECONDARY CATCHMENT AREAS

There are many closely surrounding towns to Vršac which are inhabited by thousands of people, most of whom come to Vršac to do much of their shopping and to work due to the fact that their places do not offer any variety of choice.

Vršac, one of the most beautiful cities in Banat, located in the northeastern part of Serbia, Vojvodina, and the southeastern part of the edge of the Pannonian Plain, at the foot of the slopes and Vrsac mountains. Part of the municipality of Vrsac occupies an area of nature reserve Deliblatska sands, known as "the European Sahara".

It is located northeast of Belgrade at a distance of 84 kilometers, from the Romanian border is only 14 km, 77 km from Timisoara, western Romania's administrative headquarters and away from Novi Sad is 147 km. Neighboring municipalities are: Bela Crkva, Kovin, Alibunar and Plandište; and the larger towns that are located in the region are: Opovo, Kovačica, Alibunar, Plandište, Kovin, Pancevo, Zrenjanin.

Vršac is characterized by good connections to the surrounding areas as well as towns in this part of Vojvodina, both by road and rail. In the Vrsac is a railway border crossing point to Romania a road in Vatin. Three kilometers from the center of town there is Flight Academy JAT, and within it the airport for smaller aircraft and air taxi.



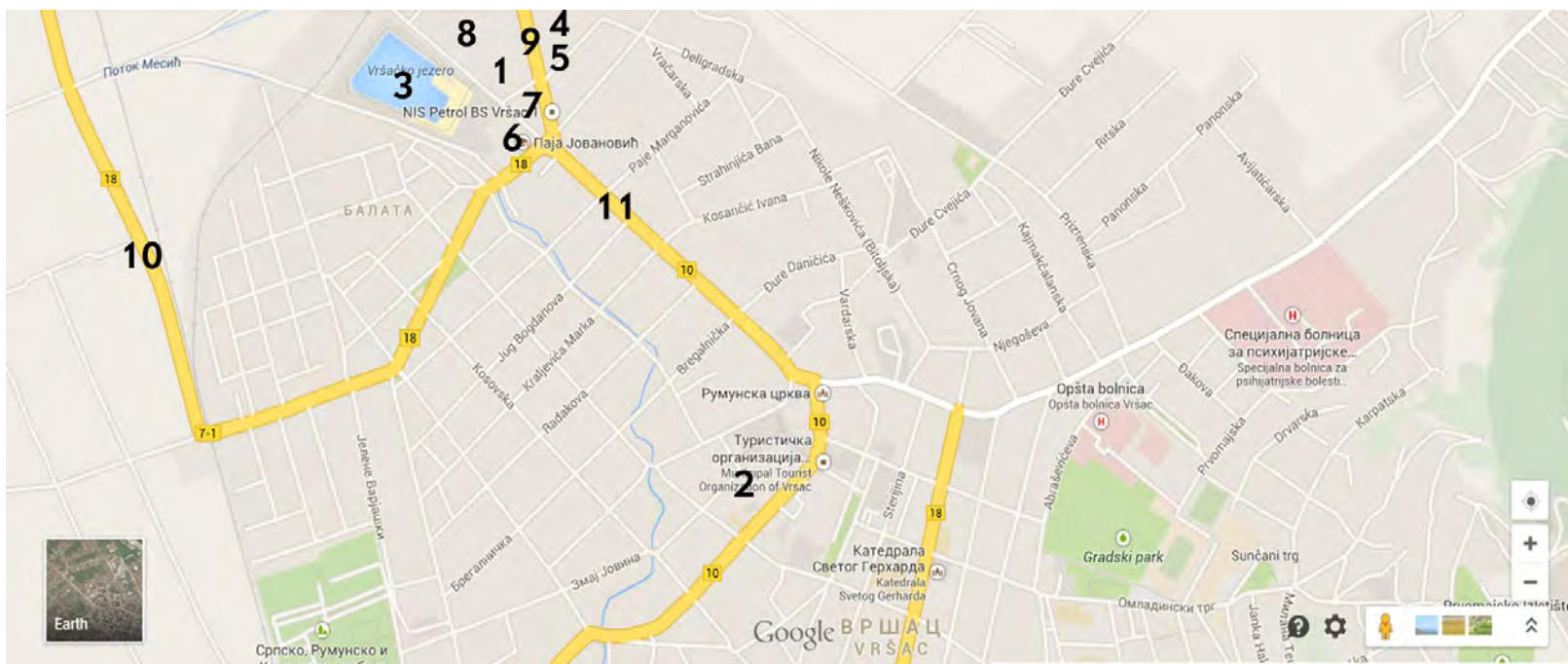
SOUTH BANAT AND VRŠAC AREA



LOCATION

The subject site is very attractive located. It lies at the junction of the two important traffic arteries - E70 International road / Future Highway (Belgrade-Vršac- Vatin - Timisoara) and boulevard Miloš Obilić (main city boulevard - builded 2010/11)

Close to real estate is a city attraction Vrsac lakes - the main city beach and where the daily gathering of thousands of citizens (from april till end of September) . The best location in the city for any kind of shopping malls.



Legend :

- 1 - CIRCOM - REAL ESTATE
- 2 - City center - walking area - distance from real estate 1.5km
- 3 - Vrsac lake - city attraction - from middle of may till end on September there are a few thousand people per day (most visited place in spring and summer period) - distance from real estate 50 meters
- 4 - Main Bus station distance from real estate 300 m
- 5 - OMV GAS STATION distance from real estate 350 m
- 6 - School and nursery school distance from real estate 150 m
- 7 - NIS GAS STATION (The most visited and largest petrol station in town) - completely reconstructed 2013/2014 distance from real estate 100 m
- 8 - Freight railway station distance from real estate 300 m
- 9 - International road E70 to Romania (border Vatin 14km) - future Highway Serbia Romania
- 10 - Road to Zrenjanin , Plandište
- 11 - Main boulevard Miloš Obilić (completely new 2010/2011)

Close to Real estate :

- a) Vrsac Airport - distance from real estate 4km
- b) Hemofarm - largest pharmaceutical company in Serbia - distance 5km
- c) Vrsac mauntian - distance from real estate 4 km
- d) Vila Breg - beautiful hotel spa center 4km
- e) Vrsac vineyards - plantations wine - 6 km ... etc

PHYSICAL CHARACTERISTICS / LAND PLOT

1. Vršačko jezero / Vrsac lake
2. Ćircom objekat / Ćircom real estate
- 3,4,5,6,7 . Parking 40 mesta / places
- 8,9. Pokriveni parking 20 / Covered parking
10. Ulaz za kola i kamione / Entrance for cars and trucks
11. Ulaz za pešake / pedestrian entrance
- 12,13. Dostava robe u objekat / Delivery of goods to the facility
14. Medjunarodni put ka Rumuniji / International road to Romania
15. Kružna saobraćajnica oko objekta / circular roads around real estate



Business Center Ćircom Vršac - Business sales center with offices



Parking places

The facility is located approximately 50-60 parking places (about 20 covered and about 30-40 uncovered) plus about 70 parking places beyond real estate (public parking - lake area)



VISIBILITY

The Site has great visibility from its main traffic artery, motorway E 70 (Future Highway Serba - Romania) , as well as from the main boulevard Miloš Obilić .

The building is very good located, has bright, visible from NIS petrol stations, visible from any access roads (from Zrenjanin , City center ...)

ACCESSES

Traffic Flows

The Site is located at the intersection of the large roads of the city - boulevard Miloš Obilić , and E70 International road to Romania and road to Zrenjanin .

The E70 links Belgrade - Vršac with Romania - Timisoara via Vatin (border crossing)

The distance to the city center is covered by walk in 5-10 minutes, and by car about 2-3 minutes - depending on traffic.

VIDEO SURVEILLANCE

Installed an external video surveillance (about 15 cameras)

PHYSICAL AND TECHNICAL SECURITY

There is a home for physical and technical security at the entrance to the business complex

ROADS

around the building are done circular road with excellent access for the delivery of goods and the truck.

There are two approaches to building for a trucks and delivery goods (on either side by one)



LEGEND :

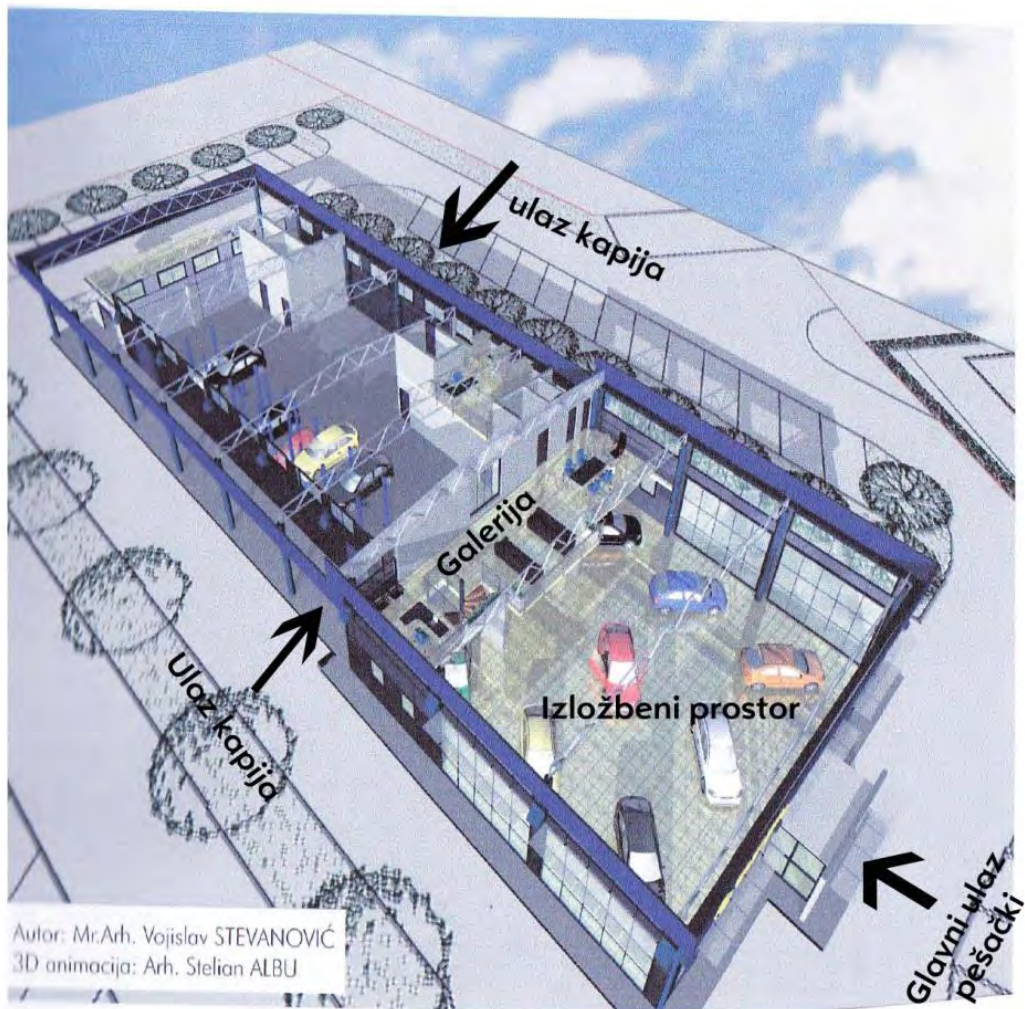
- 1 Real estate Ćircom
- 2 Covered parking places about 20
- 3 Uncovered parking places about 40-45
- 4 House for physical and technical security
- 5 Circular road around the facility - great acces for delivery goods and trucks
- 6 Pedestrain entrance
- 7 Truck entrance

Real estate and land details :

Real estate surface 1.046 m² (expandable up to about 2000m² ½ from land surface)

Land surface 5.328 m² - 1/1 owners (not rented by the state Serbia up to 99 yrs)

Parking places about 50/60



Objekat je u panelima i postoji mogućnost adaptacije