

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

Zrenjanin , Serbia

Avgust 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).



About city Zrenjanin

Zrenjanin is:

- the largest city in the Province of Vojvodina and the second largest in the Republic of Serbia referring the administrative territory it covers (1,326 km²);
- the third city in Vojvodina and the seventh one in the Republic of Serbia referring the number of inhabitants (80,000);
- the city with the largest number of water courses in its surrounding in the Republic of Serbia (Rivers: Danube, Tisa, Begej, Tamiš, canal network of hydro system Danube-Tisa-Danube);
- the city of the oldest theatre hall in our country (1839);
- the city of the oldest photo studio at the territory of ex-Yugoslavia (1845);
- the city of the oldest sport hall in our country, built for sport purposes only (1961);
- the city of the best choir in the world (1987);
- the city of the most successful National Museum in Serbia (2006) and Historical Archive (2007) in Serbia;
- the most attractive city for investment in Serbia (2006), assessed by the American Agency for International Development USAID, Republic Agency for Foreign Investment and Export Promotion SIEPA, Ministry of Foreign Economic Affairs and American Chamber of Commerce;
- the city of the most dynamic total development in Serbia (2007), according to the assessment of Club of Economic Journalist of Serbia, Centre for Small and Medium Enterprises Belgrade and "Agrobanka" AD Belgrade;
- the city of twelve sportsmen at the Olympic Games in Beijing (2008);
- the city of the most favourable business conditions in Serbia and the second one in the South-Eastern Europe, as assessed by the World Bank (2000).

Geographical position

Zrenjanin is situated on the western edge of the Banat loess plateau, at the place where the canalized River Begej flows into the former water course of the River Tisza. The territory of the municipality is pronouncedly flat country. The City of Zrenjanin is situated at a longitude of 20°23' east and a latitude of 45°23' north, in the center of the Serbian part of the Banat region, on the banks of the Rivers Begej and Tisza. The city is located at 80 meters above sea level.

Zrenjanin is around 70 kilometers away from Belgrade, and about 50 kilometers from Novi Sad, which is also the distance to the present border with the European Union (Romania), which makes its position a particularly important transition center and potential resource in the directions north – south and east – west.

Municipalities	Surface (km2)	Number of settlements	People
Zrenjanin	1326	22	132051
Žitište	525	12	20399
Nova Crnja	273	6	12705
Novi Bečej	609	4	26924
Sečanj	523	11	16377



Location – Ćircom Zrenjanin

- Real estate and land has a great location , in a quiet part of town , of the bypass road to Belgrade .



1. NEKRETNINA - ĆIRKOM
2. MOST KOJI SPAJA OBILAZNICU KROZ/OKO ZRENJANINA
3. REKA BEGEJ



Characteristics / Facts :

Property Cirkom is a very modern facility, multi-purpose and easily adaptable to every industry.

The building surface is 511m² on a land area is about 1700 m².

The building is constructed of solid material, very sturdy and great for manufacturing / industrial distributor or sales and service center with technical inspection and carwash.

Building including about approximately 20 parking spaces (covered and uncovered)

The building and land are registered with all the necessary papers and documents.

Real estate is in excellent condition - without additional investments and it is a ready for momentally start to work .

Real estate - surface 511 m²

Land surface - 1700 m²

About 20 parking places

Real estate and land are with all documents , papers and totaly legal

Ownership – 1/1

Property is a ready for momentally move in – immediately start to work

Without any additionaly investments

First floor - offices

Ground floor – showroom , warehouse , offices , carwash , service , distributor center ...

Complete infrastructure

Increased power connections

Hydrant network around the property

Aircondition

Heating



Parking places

About 20

Visibility

Land and building have excellent visibility from the main road, bridge and circular roads and other access roads.

The building is of modern construction, bright and viewable from any access roads.

ACCESSIBILITY AND TRAFFIC FLOWS

The property is located on the edge Princip bridge - on bypass through Zrenjanin.

Property is a great located - in a quiet part of the town of Zrenjanin

It is a very easy to find and locate.

Distance to city center is about 20 minutes (by walk) or 5 minutes by car

Physical and technical security

There is a house for physical and technical security at the entrance to the office complex

Roads

Around the building are made of circular road with excellent access point for trucks and deliver the goods. Access to the facility is suited for trucks



Legend:

- 1 Real estate
- 2 Parking places - covered
- 3 Parking places - uncovered
- 4. Circular roads
- 5. House for security guard
- 6. Green area around the real esate