

# Trošarina

Residential/Commercial Center

PROJECT OVERVIEW

# General Information

## Serbia

Area: <b>77.474 km<sup>2</sup></b>	Population: <b>7,1 million</b>	GDP: <b>43,87 billion \$</b>
Unemployment rate: <b>17,9%</b>	External debt: <b>26,3 billion EUR</b>	Government debt: <b>73,4% GDP</b>

- Strong inflows of foreign direct investment (FDI) into Serbia, over 25 billion EUR since 2002.
- At 3,7 percent of GDP, the fiscal deficit in 2016 was the lowest since 2008.
- Serbia's cooperation with global financial institutions, International Monetary Fund (IMF) and the World Bank (WB) has been very successful in recent years.
- The World Bank began supporting Serbia in 2001, since when it had financed 39 projects with almost \$2 billion. Highlights of the Bank's projects include: Corridor X Highway Project, Serbia Health Additional Financing Project and Deposit Insurance Stengthening Project.



- Some of the key advantages of Serbia as an investment point, which are recognized by foreign investors are attractive strategic position, availability of skilled workforce and the business environment that is getting on attractiveness.

# General Information

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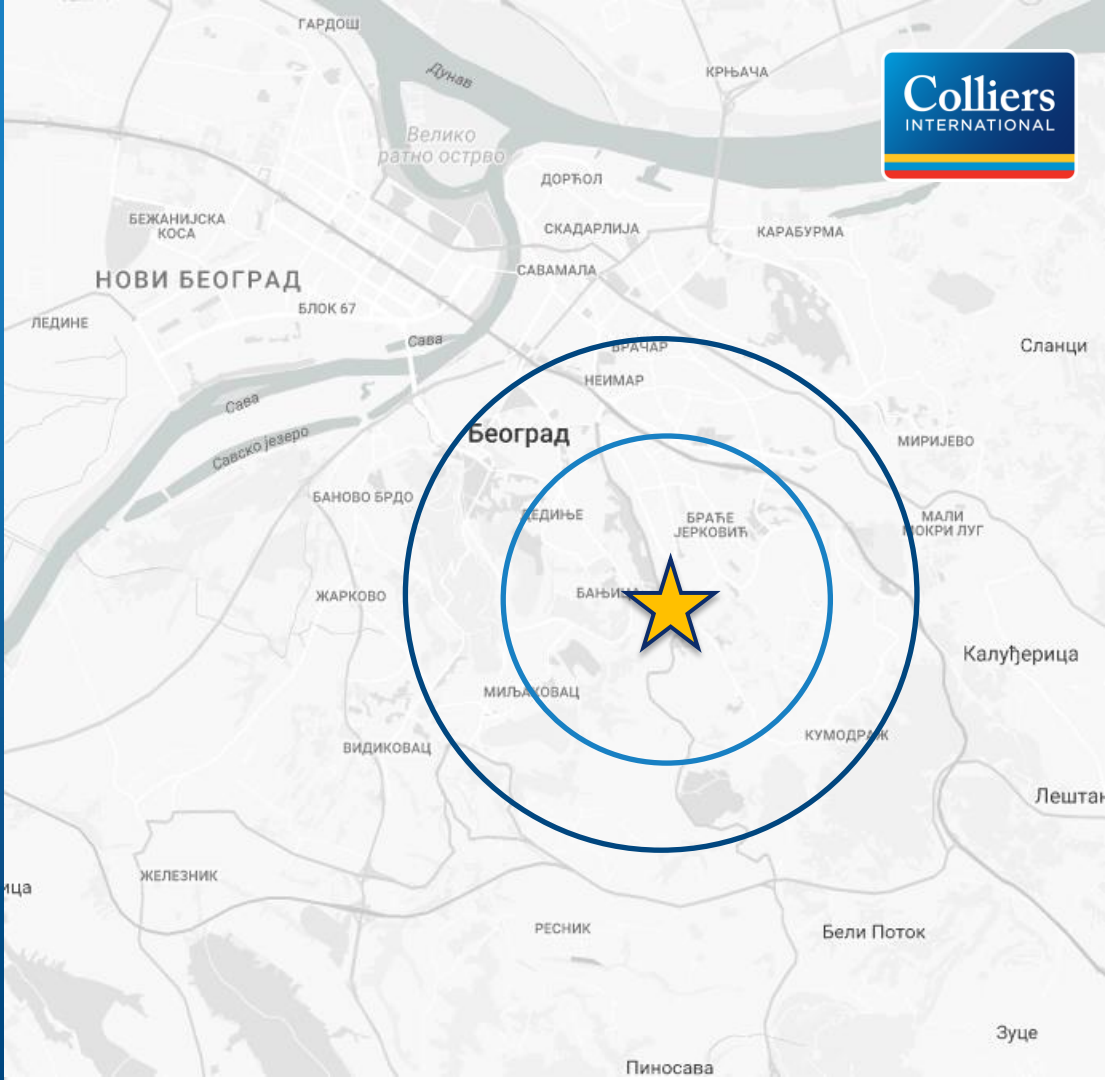
## Belgrade

- Area: 3,223 km<sup>2</sup>
- Population: 1,7 million
- Unemployment rate: 15,6%
- The City of Belgrade enjoys favorable macroeconomic location, as it is positioned along the traffic Corridor X which connects Central Europe with the South-Eastern part of Europe.
- Belgrade is the third largest city in South-Eastern Europe and comprises 15.8% of Serbia's total population with 31% of Serbia's workforce employed in this city.
- The city lies on two international waterways, at the confluence of the Sava and Danube rivers, which surround it on three sides.
- In the recent years, investment climate in Belgrade and Serbia has been improved. The country is in the process of negotiating the Stabilization and Association Agreement with the European Union, and is the world's leading reformer as stated by the World Bank.



# Location

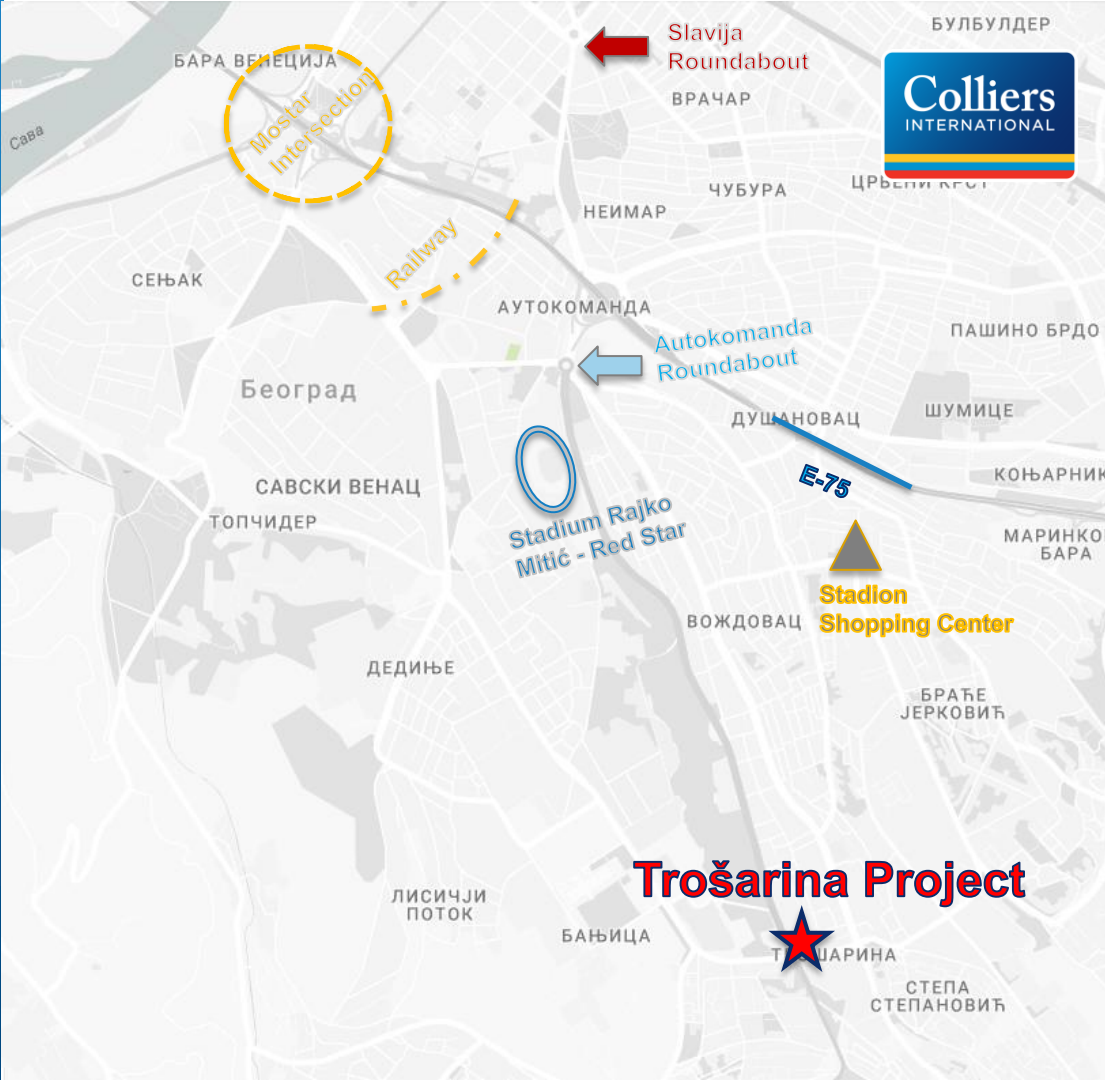
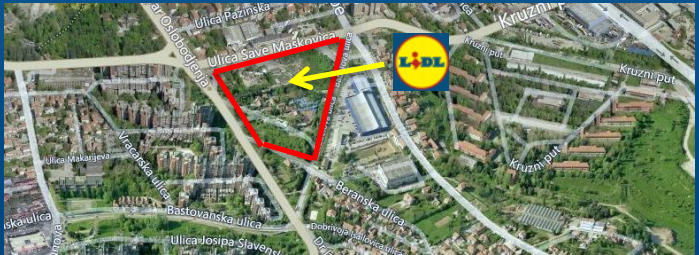
- The subject land is surrounded with Boulevar Oslobođenja, Save Maskovića Street and Bebelova Street.
- This location is highly attractive for both residential, commercial or mixed usage developments and has strong visibility.
- It is easy accessible by public transport. Subject land is located close to bus terminus of bus lines 400, 401, 402, 403, 405, 406, 407, 408, 503 as well as close to tram stations (10, 14, 9). Close bus station for lines 33, 49, 55 , E-5 and E-9, are located in Vojvode Stepe Street and Save Maskovića Street.
- In the vicinity, there is a plenty of green areas, residential complexes and commercial structures.
- A development in this location has a large densely populated catchment area.



Retail Catchment area		
Area	Trade Area(Driving)	Population (Approx.)
○ Primary	< 10 mins	105,000
○ Secondary	10 - 20 mins	250,000

# Location

- The subject land plot is located only 6 km from the center of Belgrade, 2,5 km from the E-75 highway and 4,5 km from the Autokomanda roundabout.
- It is positioned 6 km from the Intersection Mostar, Belgrade's busiest junction. The Mostar intersection is the biggest pike in Belgrade with traffic from six directions flowing into it including the European road/highway E-75.
- The subject site enjoys excellent visibility both from Boulevar Oslobođenja and Save Maskovića Street, which plays an important role in the success of mixed-use projects.
- Next to subject land is going to be open Lidl supermarket which will further enrich attractiveness of this location.



# Trošarina Project – Concept & Zoning



Urban Parameters Overview		
	I phase	II phase
Area	5,232	3,516
Usage	80% residential, 20% commercial	80% residential, 20% commercial
Max. Footprint	60%	60%
Flooring	Gf+6+Att	Gf+6+Att
Possible construction area	25,000	16,000
Zoning	Second const. zone	Second const. zone

