

Facility in Plovdiv, (Bulgaria)

Property presentation



Location:

Property in Plovdiv, located on the southern arch of the city ring road



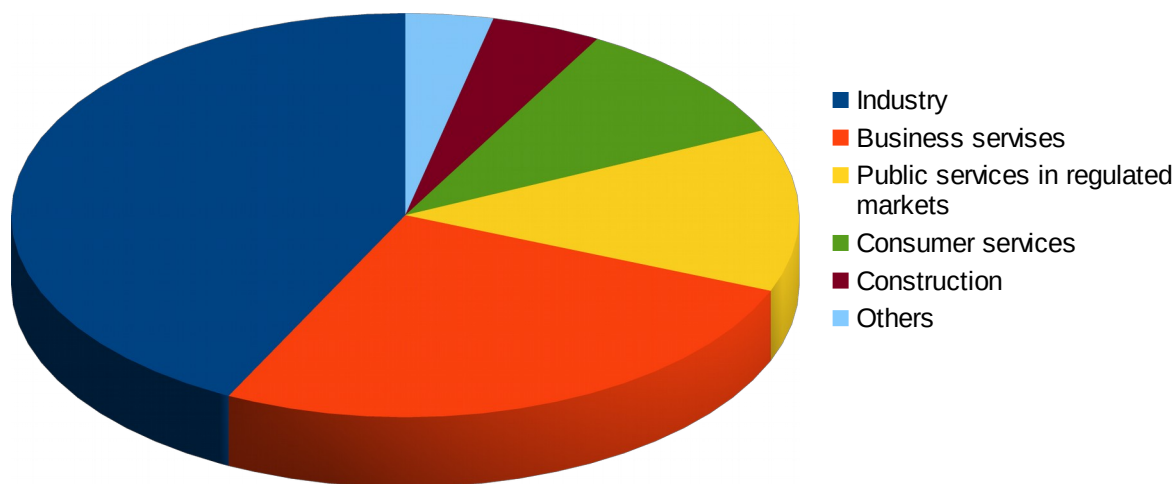
Plovdiv is the second largest city in Bulgaria with a population of 347 851 people. The population in the whole district of Plovdiv according of NSI (official statistics, NSI) is 668,334 people. The city is in the central part in the Upper Thracian Plain and is one of the most important economic centers in Bulgaria. Plovdiv`s economy produces goods and services worth 4,2 billion euros per year, half of which is in production, and 400 million euros in the transport and logistics sector. The GDP of the city Plovdiv makes 7,6% of the economy of the Republic of Bulgaria, which makes Plovdiv the second largest city in terms of revenue after the capital of Bulgaria-Sofia. The infrastructure is well developed and allows good local and international connections through:

International Airport Plovdiv

A1 Highway

Railway (inter-modal terminals).

Structure of the local economy (according to value added)

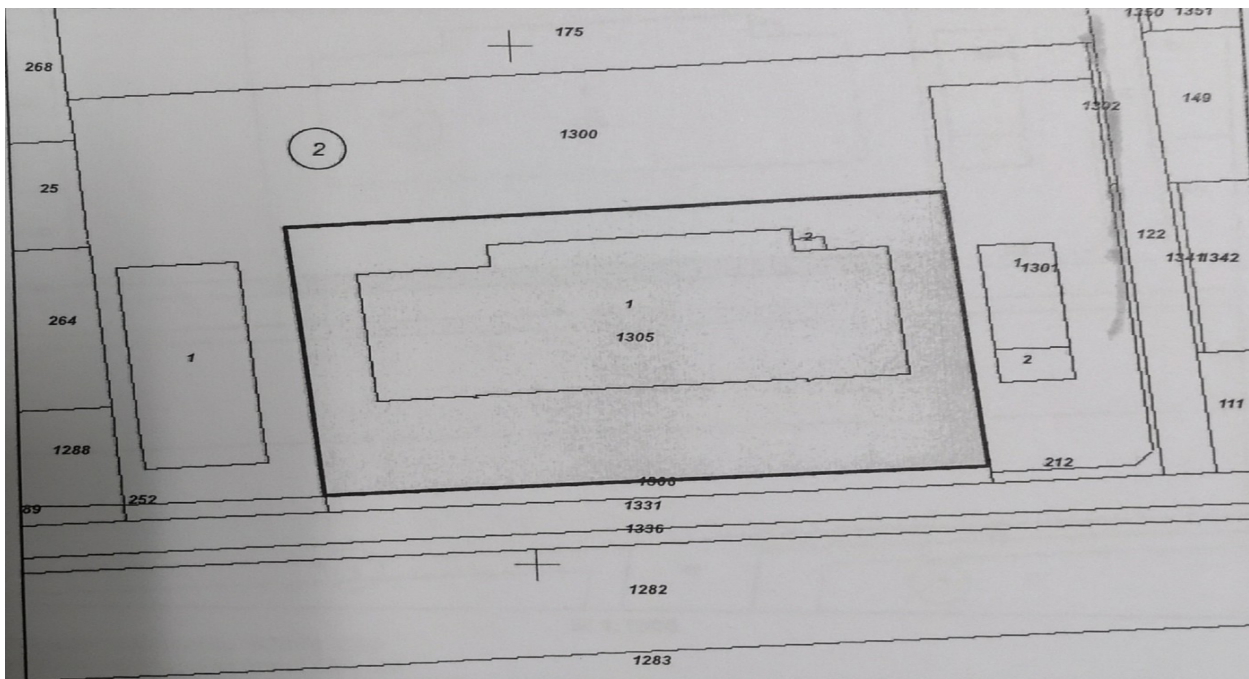


<i>Industry</i>	42,60%
<i>Business services</i>	26,30%
<i>Public services in regulated markets</i>	13,00%
<i>Consumer services</i>	10,00%
<i>Construction</i>	4,50%
<i>Others</i>	3,60%



The land property is located in the section of road II-86 "I-8-Plovdiv-Asenovgrad-Smolyan" at km 10 + 042 left "(southern arc of the Plovdiv Ring Road) between the turnovers for the village of Markovo and the village of Belashtitsa. In the immediate vicinity are OMV gas station, South Ring Logistic Park and the newly built Markovo and Rodopi Industrial Park.

The location is characterized by extremely high traffic, serving industrial properties located on the ring road, as well as settlements in the Rhodope Collar (Brestnik, Belashtitsa, Markovo, Parvenets, etc.). , Asenovgrad, Pamporovo, Smolyan and others. The property is situated near the Ostromila and Belomorski districts. It is located on the north side of the Plovdiv Ring Road.



Key features:

- Electrical substation 800 KwA
- Own photovoltaic rooftop power plant - 150 kw
- Own wastewater treatment plan
- Drilling that is not for drinking, only for industrial purposes
- Access for track with entrance and exit
- Asphalt around the whole property
- Reservoir for firefighting needs
- Pump station
- Back up electric- diesel generator-50Kw
- The administrative part is fully air conditioned
- The production part has industrial air conditioning
- Built site networks for Gas + Hydrogen + Nitrogen

To ensure parking around the building, 46 parking spaces can be allocated.

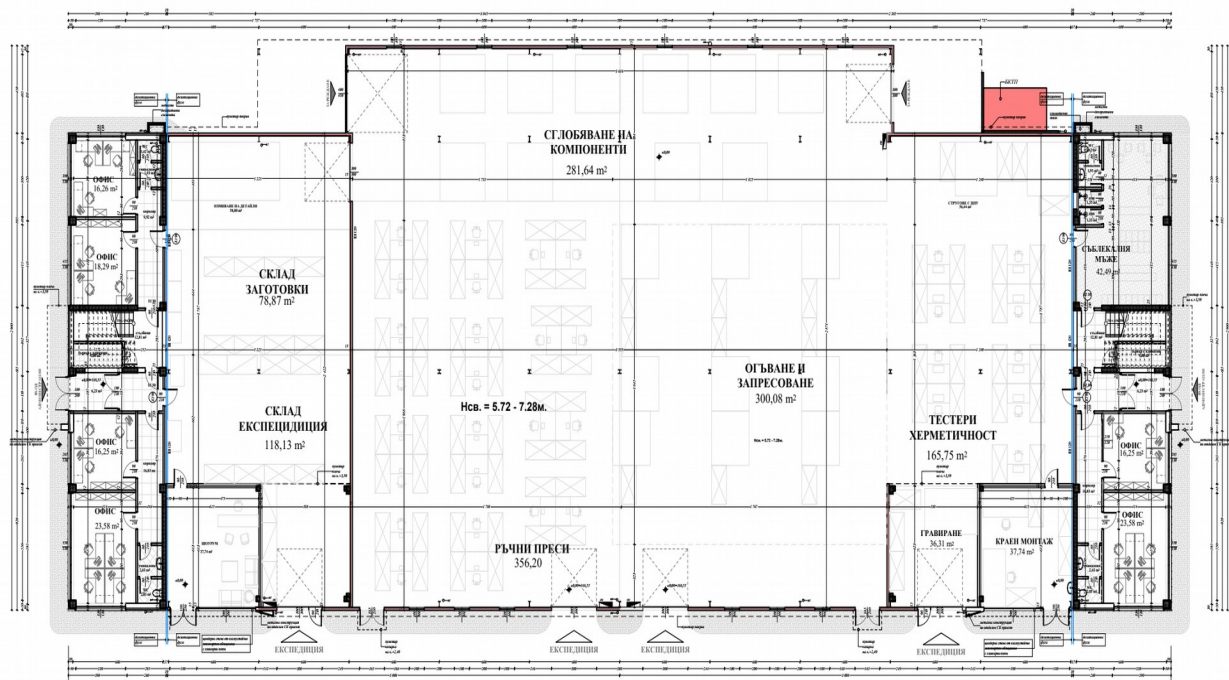
The original purpose of the land is "Warehouse, shop for industrial goods and offices."

The area of the land property is 4782 m²., On which a building with a built-up area of 2274.89 m² .; Total area 2752.47 m² which includes:

- Administrative part - Built-up area 401.68 m² .; Total area 879.26 m². (elevation ± 3.50)
- Warehouse for industrial goods - Built-up area; Total built-up area 1560,959 m² (elevation± 0)
- The production part is 7.20 m high. At its lowest part is 6.00 m.

After the reconstruction, the purpose of the real estate is "Enterprise for the production of mechanical and fluid connections for the automotive industry" with a total area of 2812.51 square meters.

- Production building - Built-up area = total area 1611.75 m² (elevation ± 0)
- Administrative part - Built-up area 401.68 m² ; Total area 879.26 m². (elevation ± 3.50)

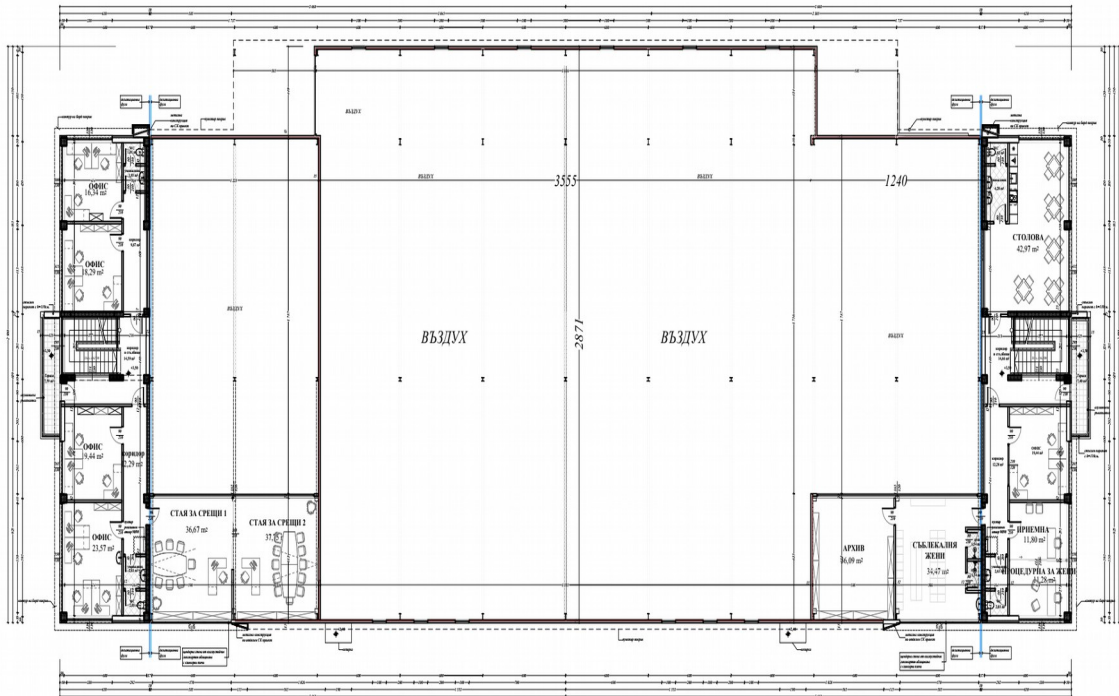


Floor 1

The offices are on two floors with flooring and air conditioning, internet, and on each floor there are two bathrooms. In the eastern office part of the first floor there are two offices, a locker room for men, a showroom and two bathrooms.

On the second floor are located: office, large dining room, reception for women, treatment room for women, dressing room for women, archive and two bathrooms.

In the western office part of the first floor there are four offices, two bathrooms and a showroom. On the second floor there are four offices, a large conference hall and two bathrooms.

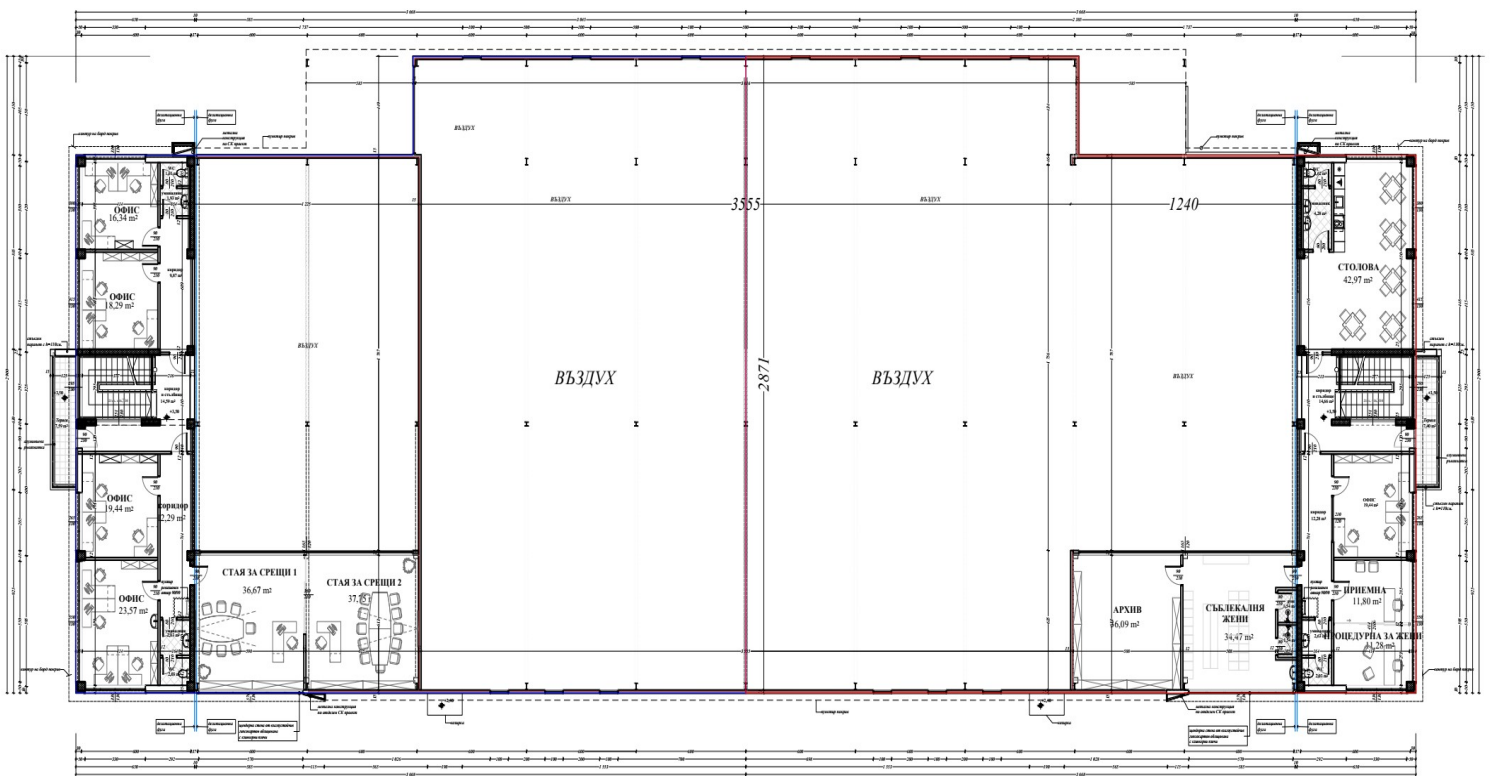


Этаж 2

Production building - metal structure, walls and roof - thermal panels, floor - polished concrete, lighting, also has access to natural light through windows.

Administrative part - reinforced concrete structure, walls - brick, roof - thermal panels, floor - granite, suspended ceiling type Armstrong, ice lighting, bathrooms - terracotta and faience.

The property can be used for production, logistics and commercial activities. The building can be functionally divided into two parts, which are mirrored halls with office space, respectively east and west.



The access to the real estate is realized through a direct road connection from the Ring Road, serving a local roadway in front of the property and an exit-inclusion in the traffic in the direction of Sofia.



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