



FOREIGN INVESTMENT PROMOTION AGENCY
OF BOSNIA AND HERZEGOVINA

BOSNIA AND HERZEGOVINA

CONSTRUCTION INDUSTRY PROJECTS

Project title	Shopping Centre HECOPROM Sarajevo
Sector	Construction
Location	Sarajevo
Location description	Those three objects are located at the parcels that jointly have the possibility of opening of the separate entrance from Džemala Bijedića street. So, there is a possibility of total separation of the circle they belong now – by putting a fence around the parcels and opening their own entrance to the parcel, directly from the street or the public traffic road. Temporarily, entrance to the shopping centre (objects) is according to the regulatory plan " Bussines Zone Stup"
Project description	<p>Company Hecoprom d.o.o. Sarajevo is in the possession of the land and objects No: 5 and 6 – business shopping centre Hecoprom d.o.o. Sarajevo. Those are business objects located at the parcels no: 2282/10 K.O. Gornji Butmir the same as parcels no:2181/1 K.O. Stup located at Džemala Bijedića bb – Ilidža.</p> <p>Those objects have been defined according to the program and functional request, location possibilities as well as consultations with the future users.</p> <p>Parcel 2280/2 – 3.666,00m2</p> <p>Parcel 2282/10 – 6.910,00m2</p> <p>Parcel 2320/4 – 515,00m2</p> <p>Parcel 1414/14 – 350,00m2</p> <p>Parcel 2282/8 – 595,00m2</p> <p>Remarks: Whole building could be used for everything (hotel rooms, apartments, business offices...), except for housing.</p>
Project background	<p>After the inspection of the objects and belonging economic land at Džemala Bijedića street, it has been concluded that all the objects are business objects and their constructors are in possession of the following documentation:</p> <p>Land extract no:ZK sample 7961;4032 and 8136 K.O. Gornji Butmir, copy of the cadastre plan and the situation presentation</p>
Project objectives	The company seeks a possibility to construct all the buildings in order to have a modern shopping centre with the specified stones out of gypts and isolation out of mineral wool, doors would be made out of the aluminium profiles and specific ceramic shear lug. Mentioned things would enable (after finishing) visitors increase in the whole area as well as to attract investors to see that B&H uses modern technology such us most developed world countries.
Motivation for seeking (foreign) investor partner	Main reason is to complete the investment, e.g. to finish REALIZATION OF THE PLAN and to complete building construction of three objects. Accession of the technical and other expertise of the partner, accession of the market, etc...
Estimated total investment cost	66.659.075,50 KM
Estimated remaining investment cost	12.849.110,10 KM

Type of financial investment cooperation sought from foreign sources	<p>It has been mentioned that estimations of the current market value of those three objects of Shopping centre Hecoprom d.o.o. Sarajevo is the following:</p> <p>1.Object 1 / 31.768.073,10 KM</p> <p>2.Object 2 / 16.394.472,10 KM</p> <p>3.Object 3/ 9.770.430,30 KM</p> <p>Total amount is 57.932.975,50 KM</p> <p>Regarding the estimation of the land market value, the situation is following / 8.726.100,00 KM</p> <p>Total recapitulation is 66.659.075,50 KM</p> <p><i>Partner's requirements: Local partner is seeking for someone who would finish the construction of all the objects together with them or investor who would buy one of the offered objects.</i></p>
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Project title	Halal Business Park
Sector	Civil engineering, building construction, food industry, etc.
Location	Gračanica
Location description	Industrial zone of town Gračanica
Project status	Looking for business partners to begin with the implementation, feasibility study to be finalized
Project description	HALAL BUSINESS PARK, first Halal Business park in Europe, for value-aded production
Estimated total investment cost	56 million €

Project title	Construction of commercial and business centre Belira
Sector	Construction/Real estate
Location	Banja Luka, Bosnia and Herzegovina
Location description	BELIRA area is located in the eastern part of Banja Luka, in the vicinity of the mouth of the river Vrbanja running into the river Vrbas and close to the railway track that links Sunja-Doboj. The location is between the Stepa Stepanović boulevard and Veljko Mladenović street.
Project status	The project proposer is looking for an investor for the entire or a partial investment, depending on the mutual interest and agreement.
Project description	Project proposer owns a land plot of 105 710 m ² with a level of capacity utilisation up to 40% (42 284m ²) and Floor Space Index up to 0.8 % (84 568m ²). Multiple uses are available for this location such as: business and commercial centre, apartments or residential area, distribution facilities or logistics. The spatial acts for location should be accepted in the second half of the year 2008. There is also a bridge across the river Vrbas that is foreseen to be built enabling access from location to the city centre in 5 minutes.
Estimated total investment cost	Investment costs will depend on jointly confirmed plan with the foreign partner.