




PRIME CAPITAL
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INVESTMENT PROPOSAL

**LAND FOR COMMERCIAL –
INDUSTRIAL DEVELOPMENT
KM. 24
BUCHAREST –PITESTI
MOTORWAY**

MARCH 2008



➤ **Land banking proposal**



CONTACT INFO

Phone: +4 021 31.97.100, Fax: +4 021 31.97.101, Mob. ROM +4 072 776 6708, info@primecapital.ro

Bldv. Marasesti, nr.42, Bl.1, Sc.3, Et.8, Ap.102, Sector 4, Bucuresti, Romania

BOLINTIN DEAL AREA - KM. 24 BUCHAREST-PITESTI MOTORWAY

1. GENERAL INFORMATION

The Bucharest – Pitesti motorway (A1), starting off the capital's west exit, is part of the Trans-European Corridor IV linking Berlin to Istanbul. It is the country's most important traffic axis and its main access route to Western Europe.

As a result, during the past few years, the area near the city's west exit has been developing rapidly with a lot of new projects, mainly industrial parks and large storage facilities (logistics centers), being released and realized very quickly. It is estimated that, because of this development, more than 25.000 people will be drawn to the area, creating a new satellite city in the west of Bucharest.

Apart from its location, the area fills all necessary infrastructure requirements, which makes it extremely appealing to large multinational companies.

More specifically, three great projects are being realized around the motorway's exit at km. 23:

- **Bucharest Industrial Park, belonging to the American colossus Prologis**, in an area of 30 hectares (300.000 m²) at its first stage.
- The logistics and distribution center of the Dutch company **Rynart**
- **Mercury Logistics Park**, with leaseholders like MiniMAX Discount and Delamode Logistics.

while other companies, such as **J&P, Ruukki** and **American Outlet**, own some property and either have already started or are planning to develop facilities in the near future.

Furthermore, the Greek developer **Lamda Development** has bought some property and intends to immediately carry out a a € 23 million project.

2. DESCRIPTION – CHARACTERISTICS - ACCESSIBILITY

The available property is located on the **km. 24 of the Bucharest – Pitesti motorway (A1)**, having a surface of **5,1 hectares** (51.100 m²), with a 140 m. opening on the highway.

The area's building specifications, according to the general urban planning (PUG), are land coverage (POT): 50%, building coefficient (CUT): 1,5 and height up to 15 m.

The property is accessible from and to the city through a two – way bridge located on the motorway's exit at km. 23 and it will benefit from two asphalt access roads, one on the front side parallel to the highway and another at the back side which is already finished.

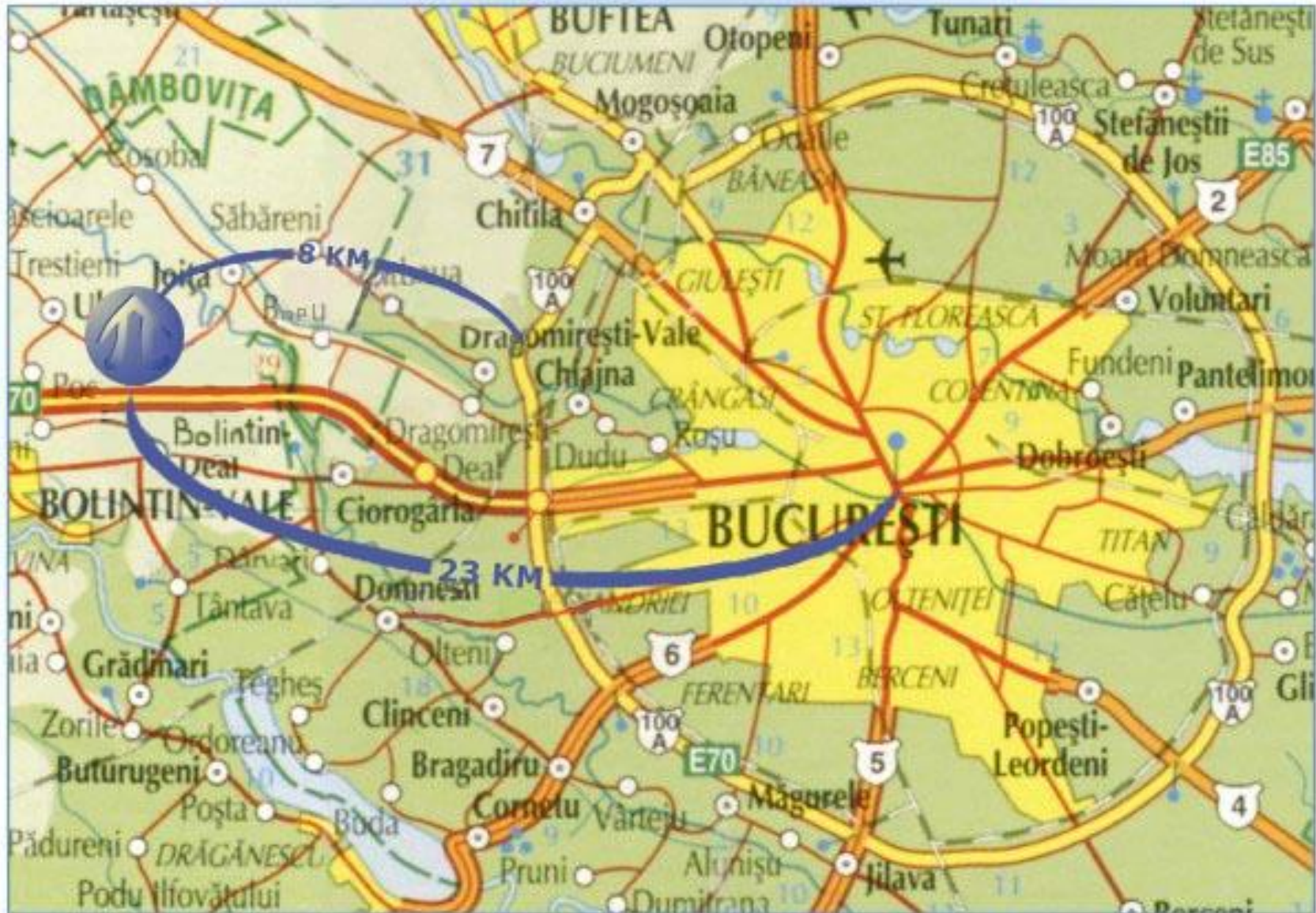
3. PRICE

The price of the land is € 35/m².

4. DEVELOPMENT PERSPECTIVES AND ESTIMATES FOR PRICE INCREASE

It is highly recommended for industrial – storage – commercial use (showroom). The area's great development potential guarantees a good yield and considerable property surplus value.

5. AREA MAP



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6. MAP ILLUSTRATING THE DEVELOPMENT IN THE AREA



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