



CBS INTERNATIONAL
CUSHMAN & WAKEFIELD

COURT BLOCK 40

DEVELOPMENT
OPPORTUNITY IN
NEW BELGRADE

BELGRADE/SERBIA



Land plot in Block 40 represents an attractive development opportunity in New Belgrade, due to its favourable location, close to developed commercial and residential complexes.



On behalf of our client, CBS International, member of Cushman & Wakefield Group has been mandated to offer Block 40 Development site in Belgrade.



Belville Residential Complex

Delta City Shopping Mall

A Block Residential Complex

Savada Residential Complex

Belgrade Office Park

Raiffeisen Bank

The One Residential I Complex

GTC Green Heart Office Complex

WEST 65 Residential Complex

Wellport Residential Complex

Airport City Belgrade Office Park

Future Residential Complex

Savremena School

Zepterra Residential Building

Future Residential Complex

ProCredit Bank

Asseco

COURT - BLOCK 40

Exing Home Residential Building

Location



KEY FACTS

THE SUBJECT LAND PLOT REPRESENTS LARGE DEVELOPMENT LAND IN NEW BELGRADE AREA.

THE LAND PLOT FEATURES A BUILDING UNDER CONSTRUCTION OF 4.122,56 SQ M, WHICH IS LEGALIZED, THUS BUILDING LAND DEVELOPMENT FEE WILL BE DEDUCTED FOR THE RELEVANT AMOUNT.

THE PROPERTY OFFERS WIDE POSSIBILITIES FOR DEVELOPMENT. ACCORDING TO THE URBAN DEVELOPMENT PLAN, IT GIVES FUTURE OWNER THE OPPORTUNITY TO MAXIMISE DEVELOPMENT POTENTIAL OF THE PROPERTY, MAKING THIS A VERY LUCRATIVE INVESTMENT.

TOTAL LAND AREA	8,642 sq m
DEVELOPMENT POTENTIAL	18,148 sq m GBA + possibility for additional extension
BUILDING HEIGHT	12m , max up 16m (P + 2)
DEAL STRUCTURE	Asset deal
PURPOSE	Commercial
MAXIMUM DENSITY INDEX	70%
MINIMUM FREE AND GREEN AREAS	30%
PARKING RATIO	1 PP per 60 sq m of office space 1 PP per 50 sq m of retail space



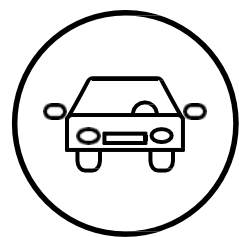
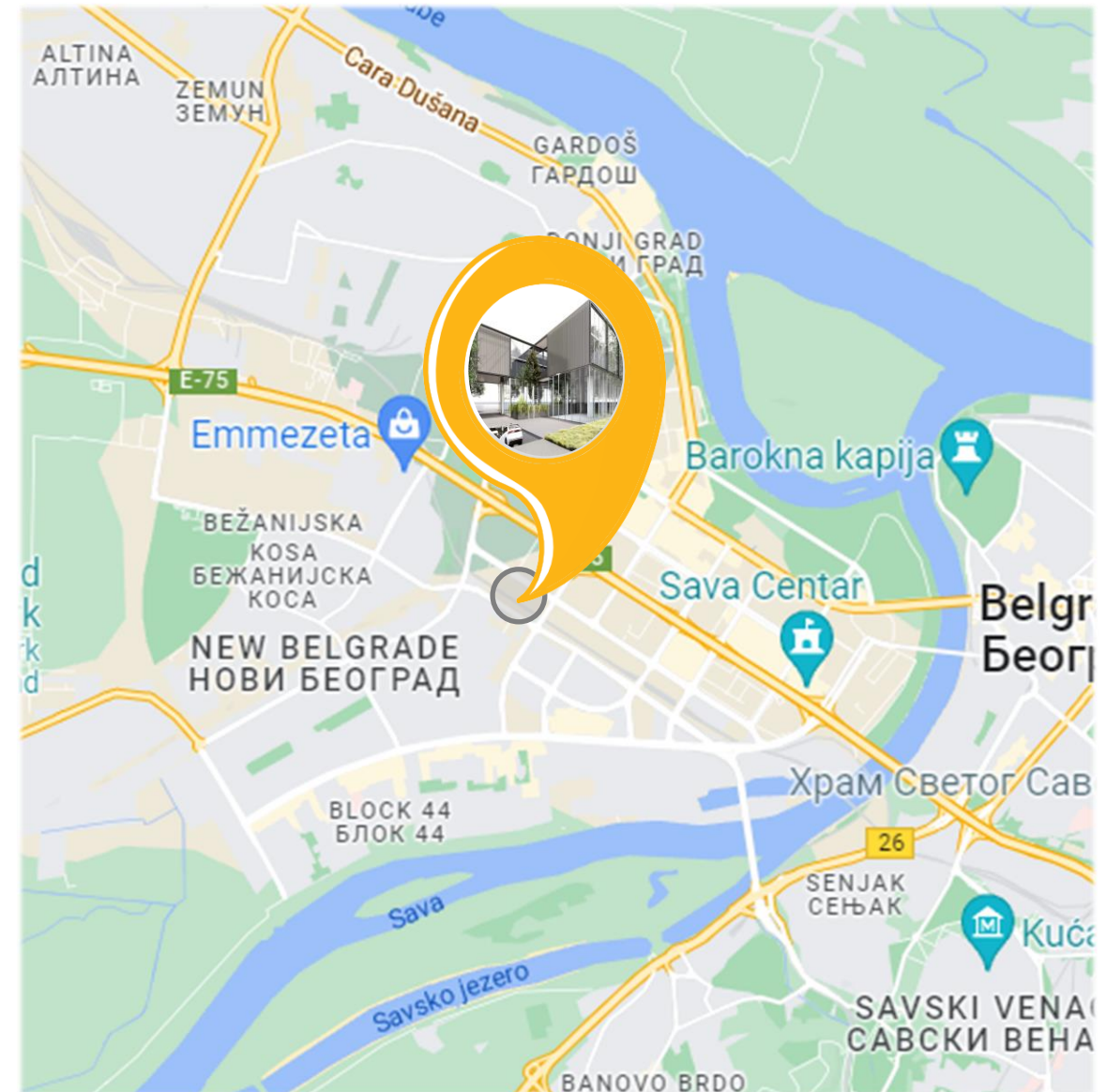
GALLERY

LOCATION & ACCESSIBILITY

The subject land plot and the building COURT are located in Block 40 in New Belgrade, between extension of Ada Bridge towards Bežanijska kosa and Boulevard Heroja sa Kosara.

The location is close to highly developed residential and commercial complexes such as Airport City office complex and West 65 residential complex. In the last 10 years, this part of New Belgrade witnessed accelerated development which along with commercial and residential complexes and buildings also included facilities such as Savremena Primary and Secondary school complex.

The subject location is situated in the extension of the Ada Bridge, and for this reason it has an excellent connection with the new and old part of Belgrade and is an integral part of UMP.



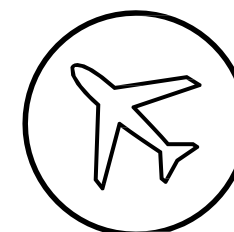
car

The land plot in Block 40 is easily accessible by car and is close to the Ada Bridge, which connects New Belgrade with other parts of the city



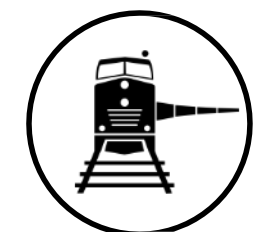
bus

Bus lines connect the property to the other parts of Belgrade. Bus lanes 610, 65, 73, 94



air

Belgrade International Airport is 13.9 km away



train

The land plot is well connected to other parts of the city such as Vracar, Zemun and Savski Venac by BG:VOZ1

DEVELOPMENT POTENTIAL

Total land area
8,642 sq m

Potential
development of
18,150 sq m of
commercial
complex

Land plot flat
with a regular
rectangular
shape

Land plot front
245 m on
Boulevard
Heroja sa
Kosara

Densely
populated area
with several
large residential
complexes in
the vicinity

The biggest
office complex
Airport City and
several larger
office buildings
in the area

DEVELOPMENT POTENTIAL

- The land plot is specifically intended for commercial use
- The construction of more buildings on the plot is allowed in order to form a complex of accompanying commercial facilities
- The construction of auxiliary facilities is not allowed, except for facilities in the function of technical infrastructure

ZONING:

- There is a building under construction with a footprint of 3,124 sq m.
- The total area of the building is 4,122.56 sq m
- The main purpose of the zone is commercial. The predominant purpose is commercial business facilities Office and Retail, residential development is not permitted on the land plot

Total Land Area	8,642 sq m
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Development Potential	18,148 sq m GBA + possibility for additional extension
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Deal Structure	Asset deal
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SALES PROCESS & TIMING

- The property is offered for sale, advertising of the sale process starts on **7th November 2022**
- Deadline for expressing interest, asking for additional information and signing of NDA will be until **7th December 2022**. During that period of time interested parties will be given access to VDR (virtual data room) with all relevant documentation
- The asking price for the property, for buy now option, is **EUR 9.5 million** (non negotiable)
- The buyer bears the cost of Property Transfer Tax - and/or VAT if and where applicable
- The buyer who comes forward first, expresses willingness to pay the asking price and submits comments on the text of the proposed Sales & Purchase Agreement (SPA) that are acceptable to the seller, gains the right to conclude the purchase agreement
- Interested buyer needs to pay a **deposit in the amount of 1% of the asking purchase price (EUR 95,000)**
- In the event that, for any reason, the sale is not concluded with the buyer, an auction will be organized

CONDITIONS FOR PARTICIPATION AT THE AUCTION

- The minimum price that must be accepted by the buyer in a form of the written offer is EUR 8.5million, and that price will be used as the starting price at the auction
- Each interested buyer should submit any comments on the text of the SPA given in the VDR
- Interested buyer needs to pay a **deposit in the amount of 1% of the minimum purchase price (EUR 85,000)** by **11th December 2022**, to the dedicated account that will be opened for this purpose at the JPM law office, Belgrade
- The starting minimal purchase price totals **EUR 8.5 million**
- A bidding step is **EUR 100,000**
- The auction will be organized in the CBS International Headquarters on **12th December 2022**
- All interested parties that have accepted the minimum asking price in the written form, and whose comments on SPA are acceptable to the seller, will be invited to participate in auction
- The deposit of the winning bidder and the second best bidder will be retained until the execution of the auction. For other bidders the deposit will be returned within 2 days

SPECIAL CIRCUMSTANCES

If the winner of the auction does not close the sales, or the payment of the sales price is not made, the seller will permanently retain the deposit. In this case, the second best bidder will be declared the winning bidder. In the case that final agreement is not reached by the second-placed bidder or the sales price is not paid in full, the seller will retain the deposit

In the case that the seller withdraws from the sale, all deposits will be returned



BUSINESS CONTACTS

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