

INDUSTRIAL PARK BELGRADE

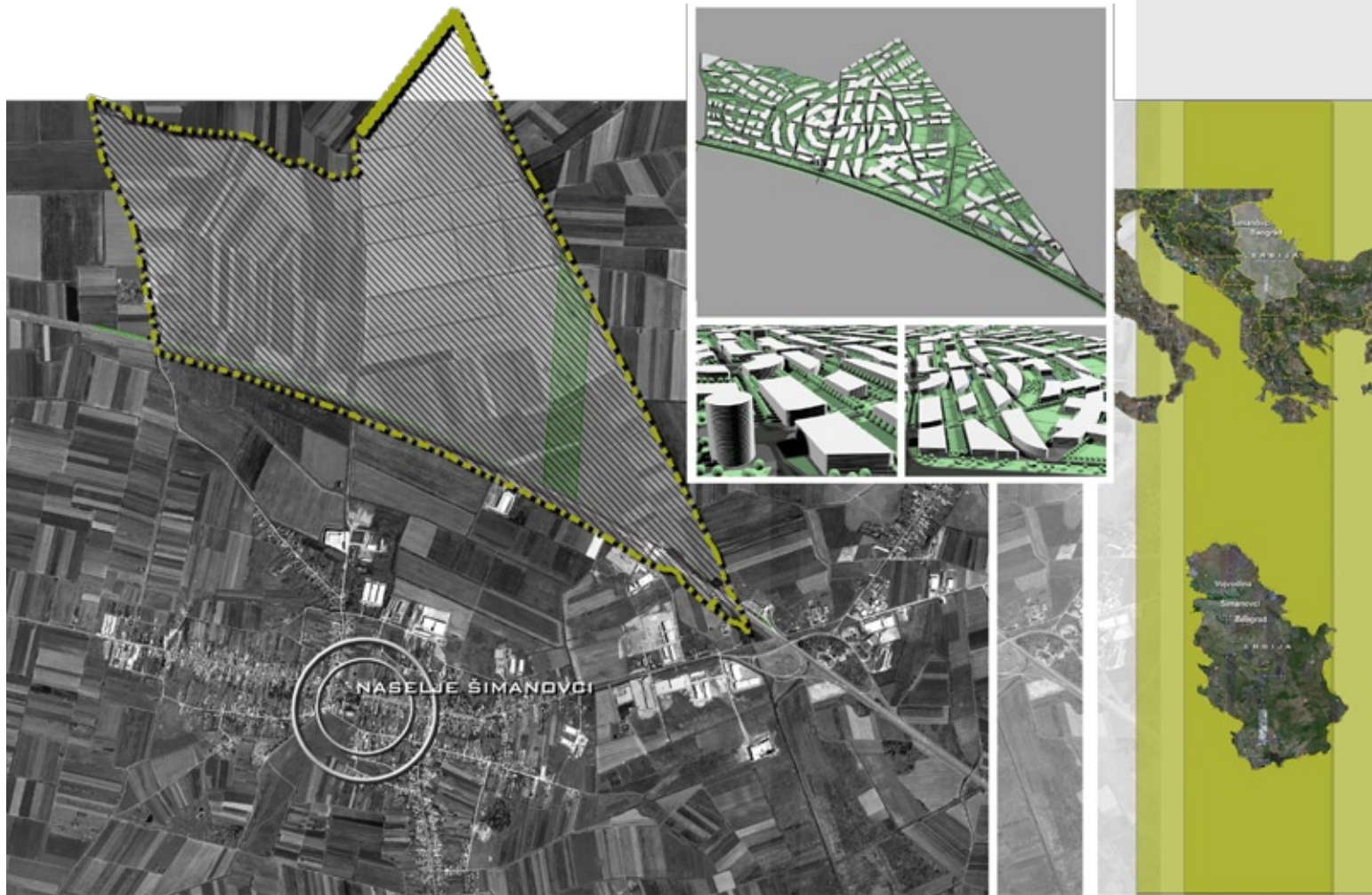
Development opportunities on exceptional location!



Impressive size and adjustable design

With approximately 180 hectares, IPB is seen as one of the largest future mixed-use complexes in Serbia. It includes 14 functional units in sizes of 7,3-25,3 ha, also divided into 103 smaller units of 0,55-3,11 ha. There is unlimited possibility of uniting individual functional and small units.

This exceptional land is perfect for large logistic or industrial park, while it also offers opportunity for large sports, business and leisure developments. Partially, land can be converted for accommodation developments. The investment options are numerous, therefore each company can choose the solution that suits it the most.



Strategic location

IPB is important because of its strategic position. It lies on the junction of the West and Southeast Europe and Asia, right next to the park go two key traffic corridors – VII and X Pan-European corridors (E-70 and E-75 highways).

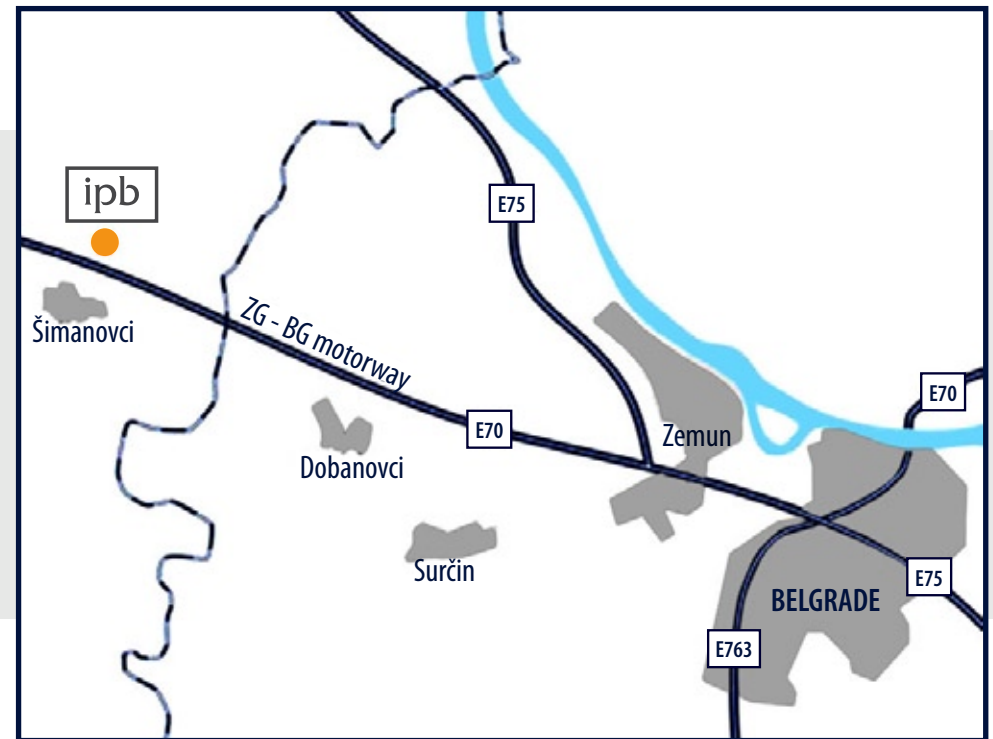
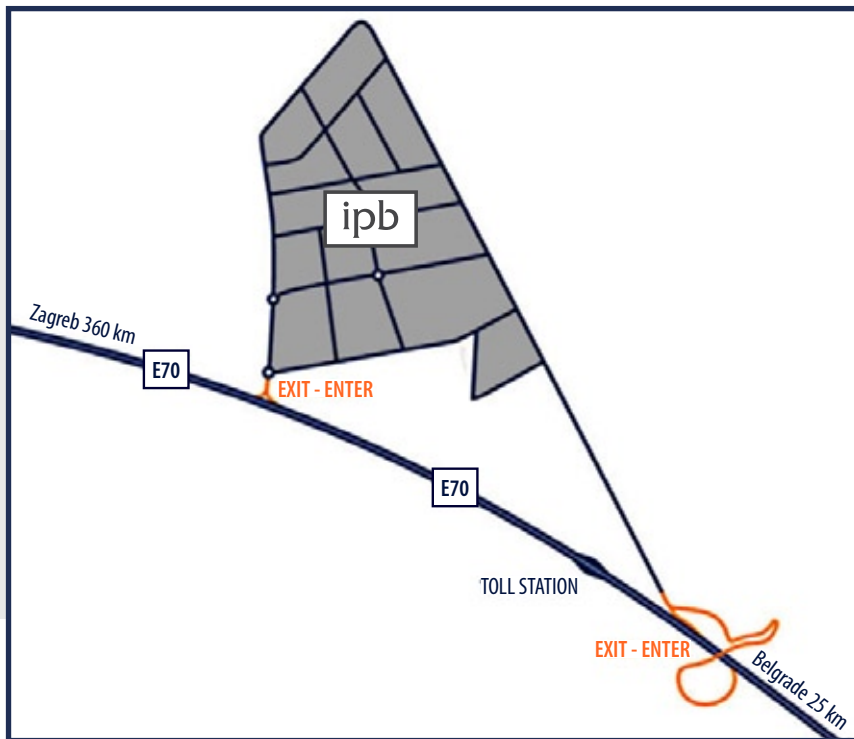
- Area of Simanovci, Belgrade
- Location has its own highway entrance and exit
- 25 km from the centre of Belgrade
- 10 km from the Belgrade's airport
- Toll free exit/entrance to the Zagreb-Belgrade highway (from the Belgrade direction)



Competitive advantages:

Owners of this complex offer unique mode of cooperation with investors and companies looking for efficient and stimulating economic environment, entering point to the Serbian market or expansion to the markets of other countries of the Southeast Europe.

- Services such as roads, water pipe, sewerage, pipeline, electricity and telecommunications infrastructure are assured.
- State of land register is settled
- Possibility of the immediate entering in the land register
- Attractive prices of developed land



Exclusive sales agent:
Colliers International
115 D, Blvd Mihajla Pupina
11070 New Belgrade, Serbia
Tel: +381 11 313 99 55
Mob: +381 63 10 77 841

bosko.tomasevic@colliers.com
www.colliers.com

Investor:
Metropola d.o.o., Ljubljana
IPB Office
Valentina Smrkolj Matija Romšak
Vodovodna cesta 109
SI - 1000 Ljubljana, Slovenija

Tel: +386 1 360 21 80
Fax: +386 1 360 21 82
info@ipb.rs
www.ipb.rs

