

Catalogue  
„Brownfield”  
locations in  
Business Zone  
Ramici



November 2017.





# The position and the characteristics of Business Zone Ramici



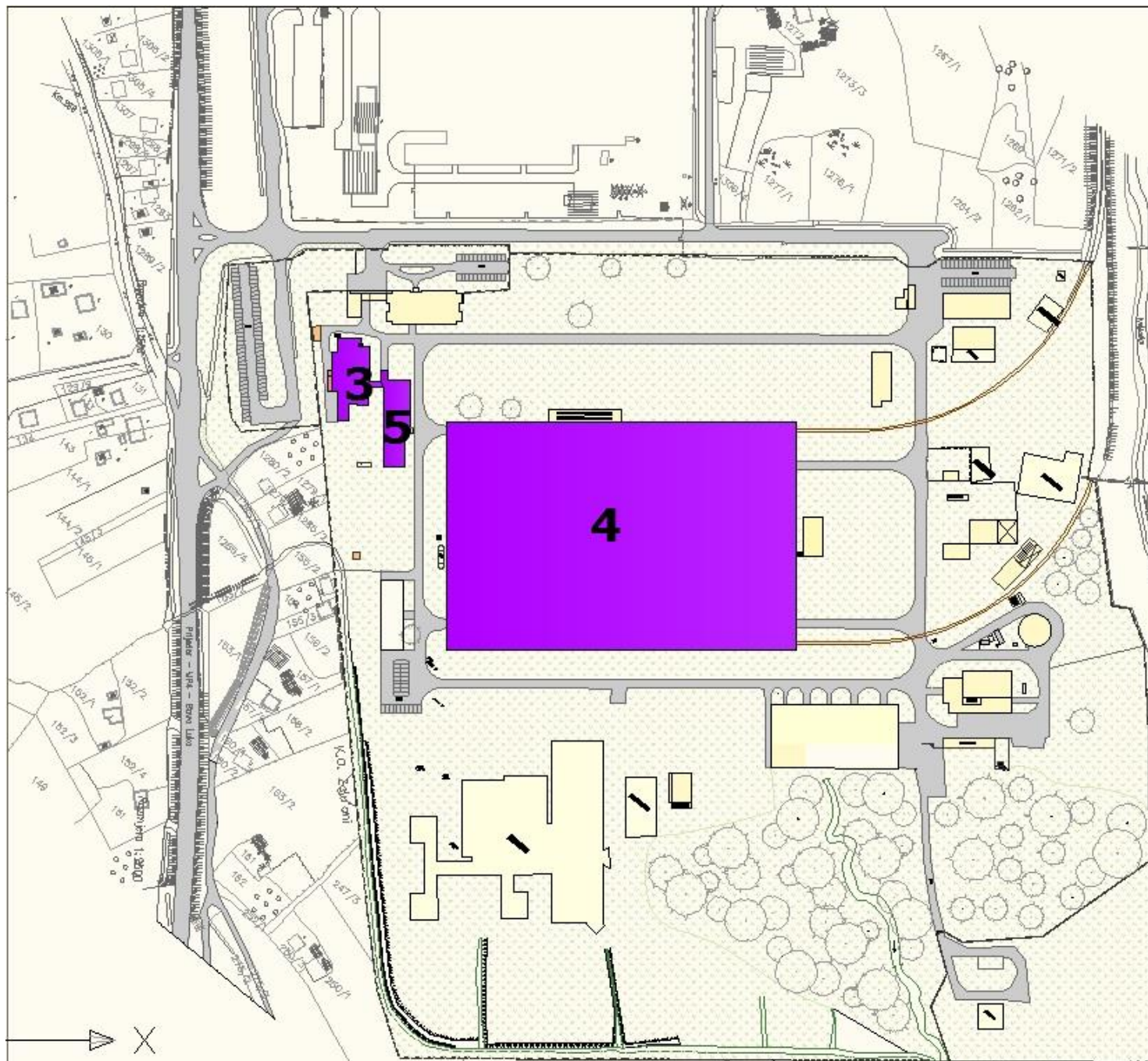
- ✘ North-western part of Bosnia and Herzegovina
- ✘ The capital of RS
- ✘ 199 191 inhabitants
- ✘ Area: 1239 m<sup>2</sup>
- ✘ Elevation: 164 m
- ✘ Moderate continental climate
- ✘ Time zone : GMT+1
- ✘ Currency: Convertible Mark
- ✘ Tel. Code: +387 51
- ✘ ZIP Code: 78000

## Business Zone Ramici - MACROLOCATION



### LOCATION ADVANTAGES:

- The site is located in a triangle of roads leading to Prnjavor and Gradiska
- 4.5 km away from Prijedor loop ✘
- Distance from the border is about 50 km
  - ✘ Mahovljani airport is in close proximity (23 km away), well connected by road
  - ✘ Direct access to the railway
  - ✘ The center of the city is near (10 km away)
  - ✘ Approximately 80% of the terrain is plain



## OBJECTS FOR SALE

### LEGEND:

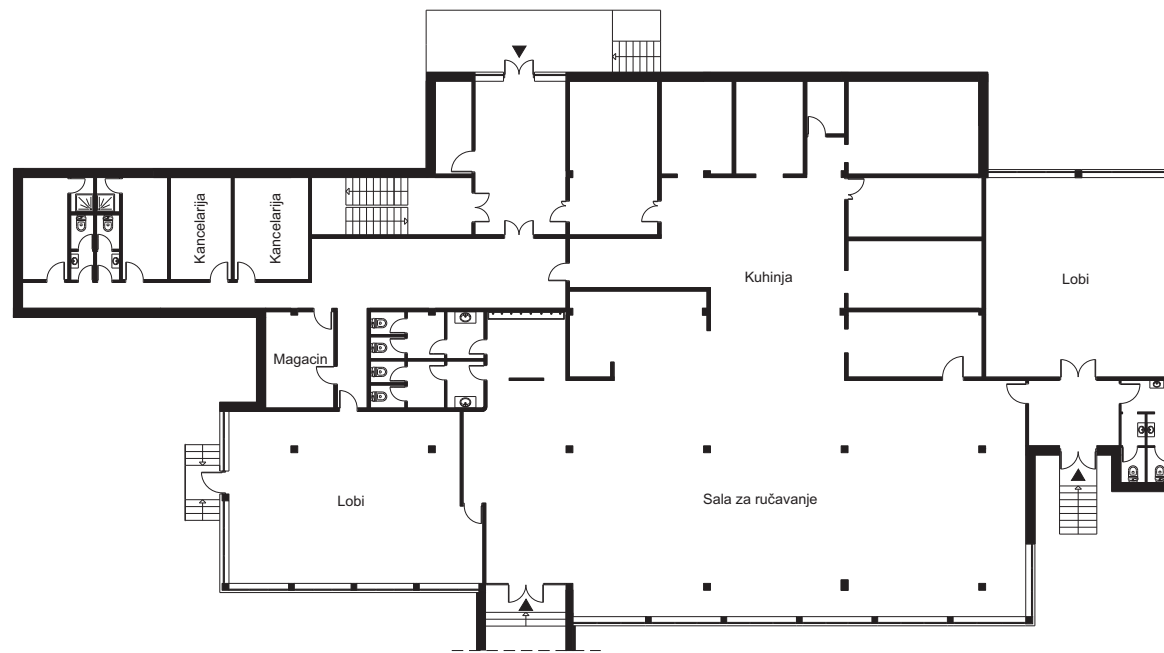
-  OBJECTS FOR RENT/SALE
-  ROADS
-  FOREST
-  RAILWAY

### OBJECTS:

- OBJECT No. 3 - 848,5 m<sup>2</sup>
- OBJECT No. 4 - 30 510 m<sup>2</sup>
- OBJECT No. 5 - 916 m<sup>2</sup>



## Object No. 3 - Restaurant

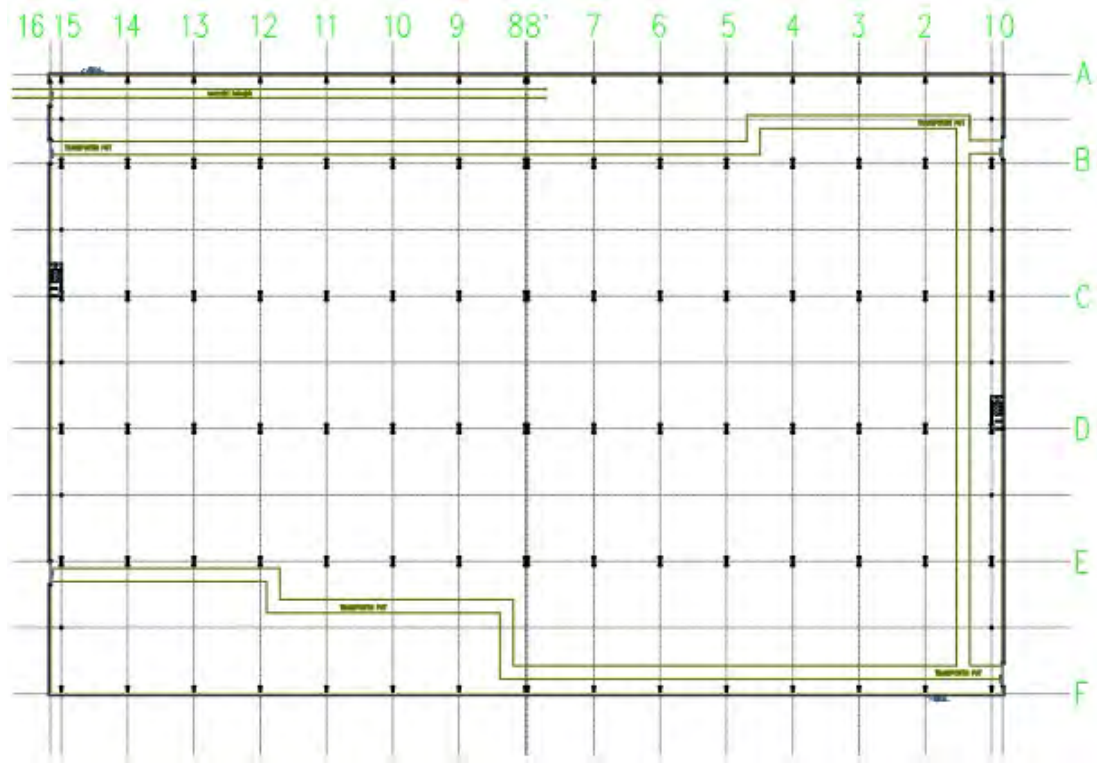


BASE GROUND, P = 848,5 m<sup>2</sup>



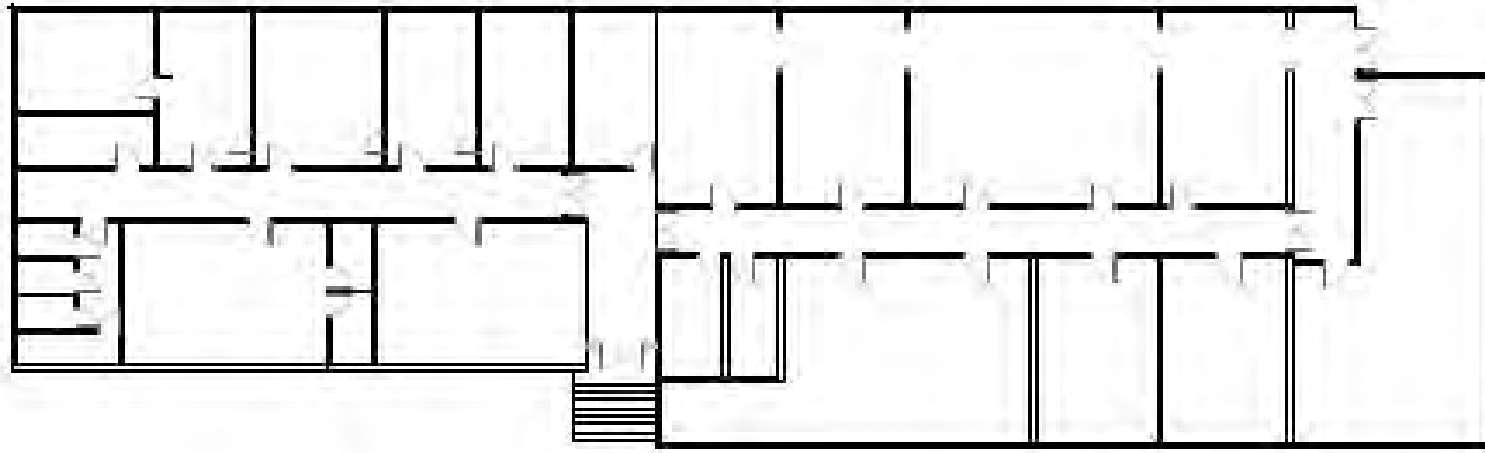
Property		City of Banja Luka			
Building number	Dimension	Building height	Building surface	Plot surface	Purpose
3	55*15m	5 m	848,5 m2	4754m2	Restaurant
<b>About the object</b>					
Number of floors		1			
System construction		Monolithic			
Year of construction		1979			
Roof material		Sheet metal			
Floor surface		Concrete block			
Number of washrooms		3			
Roads next to building		There is a road near north-western side of the plot			
Access road to the object		Asphalt			
Highway vicinity		500 m			
Downtown vicinity		10 km			
<b>Infrastructure</b>					
Electricity		Substation is 20 m away from the building			
Water		Yes			
Fire protection		Fire hydrant 5 m away from the object			
Sewerage		Yes			
Heating		Indented			
Electric lightning in the object		Yes			
Voltage in the object		0,4 KV			
Telephone		M:tel connection			
Ventilation		Yes			

# Object No. 4



Property		City of Banja Luka			
Building number	Dimension	Building height	Building surface	Plot surface	Purpose
4	215,5*142 m	15 m	30510 m <sup>2</sup>	50810 m <sup>2</sup>	Production
<b>About the object</b>					
Number of floors		1			
System construction		Prefabricated			
Year of construction		1976			
Roof material		Aluminium sheet			
Floor surface		Reinforced concrete block			
Number of washrooms		3			
Roads next to building		There is a road next to every side of the building			
Access road to the object		Asphalt			
Highway vicinity		500 m			
Downtown vicinity		10 km			
<b>Infrastructure</b>					
Electricity		Substation placed in the object, 5 transformers energized (5x630kVA)			
Water		Yes			
Fire protection		Fire hydrant 5 m away from the object			
Sewerage		Yes			
Heating		No			
Electric lightning in the object		Yes			
Voltage in the object		0,4 KV			
Telephone		M:tel connection			
Ventilation		Yes			
Note		8 cranes (capacity 30 tons) are placed in the hall. 2 industrial tracks enter the hall			

Object No. 5





Property		City of Banja Luka			
Building number	Dimension	Building height	Building surface	Plot surface	Purpose
5	13,5*67,8m	5 m	916 m2	4754 m2	Offices
<b>About the object</b>					
Number of floors		1			
System construction		Monolithic			
Year of construction		1976			
Roof material		Hip sheet metal roof			
Floor surface		Concrete block			
Number of washrooms		2			
Roads next to building		There is a road next to south-eastern side of the object			
Access road to the object		Asphalt			
Highway vicinity		500 m			
Downtown vicinity		10 km			
<b>Infrastructure</b>					
Electricity		Substation is 20 m away from the building			
Water		Yes			
Fire protection		Fire hydrant 5 m away from the object			
Sewerage		Yes			
Heating		No			
Electric lightning in the object		Yes			
Voltage in the object		0,4 KV			
Telephone		M:tel connection			
Ventilation		Yes			