

**ISLAND VIS
KOMIZA
REPUBLIC OF CROATIA**



P R O J E C T
APARTMENT AND RESTAURANT COMPLEX CONSTRUCTION

PROJECT OWNER

"Daiva Car" d.o.o, Business Center 96 ,7225 0 Vitez
Middle Bosnia, Republic of Bosnia and Herzegovina



POSLOVNI OBJEKTI "AC VITEZ"
Slika 10. Prizemlje Zgrade 2.

PHOTOS OF THE AREA PLANED FOR CONSTRUCTION AND PRELIMINARY DESIGN

- The size of the area for construction 5.233 m²
- The size of the apartment building area 2.500 m²
- The size of all the terraces areas on the buildings 1250 m²
- The size of the parking lot areas 750 m²
- The size of the restaurant area 1.000 m²



LOCATION

- The project construction is planned to be built on the island of Vis, town Komiza, Republic of Croatia.
- The island of Vis is one of the 10 most beautiful islands in the Adriatic Sea. It is known for its beauty throughout the world and it is the most attractive tourist destination.
- The city of Komiza is the pearl of the Adriatic Sea.
- This location is also known for its old and interesting architecture.
- The untouched nature and clear sea attract many tourists from around the world.
- It is well known and very popular boating destination for boaters from all over the world.
- This place is ideal for a new construction and complete tourist offer on a larger level.



TOTAL INVESTMENT

- 1. Purchase of the building area size 5.233 m², at a price of 200,00 EUR / m² which total amount to: 1.046.600,00 EUR
- 2. Tax on purchases of building area: 52.330,00 EUR
- Projects, approvals, permits, infrastructure and construction of apartments area 2.500 m² of living space and 1250 m² covered terraces, 50 parking spaces and 1.000 m² of restaurant space at price of:
 - 2.500 m² apartment x 1500,00 EUR / m² = 3.750.000,00 EUR
 - 1.250 m² terrace x 375,00 EUR / m² = 468.750,00 EUR
 - 50 parking spaces x 15m² = 750m² x 32,00 EUR/m² = 24.000,00 EUR
 - 1.000 m² of restaurant space 1500,00 EUR / m² = 1.500.000,00 EUR

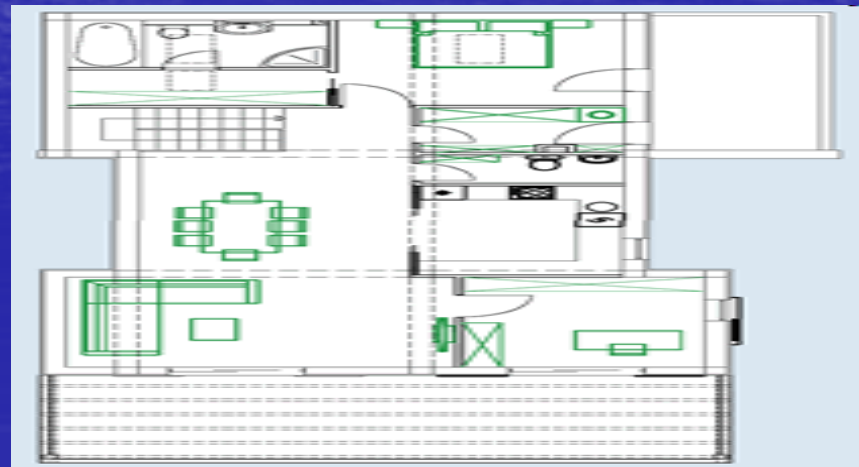
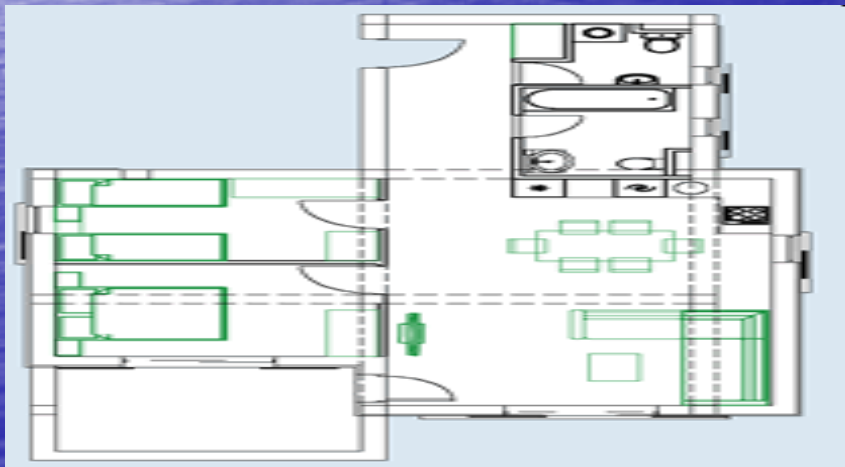
Total investment: 6.841.680,00 EUR

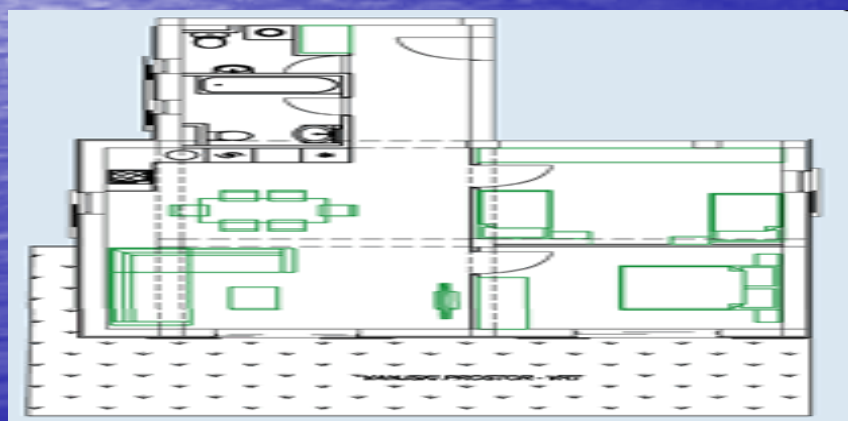
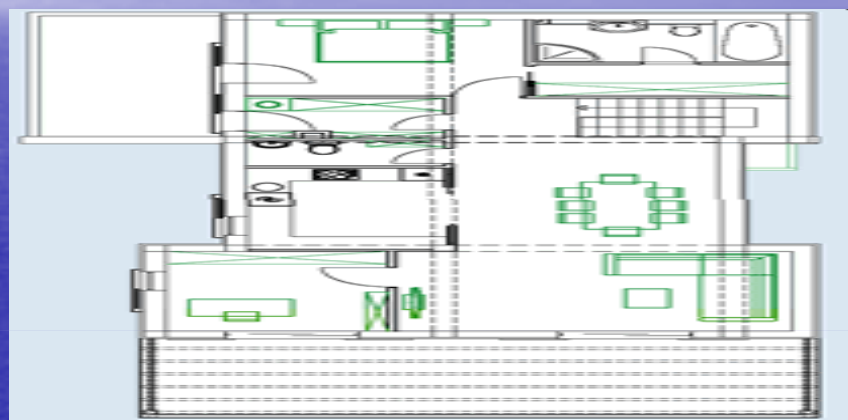
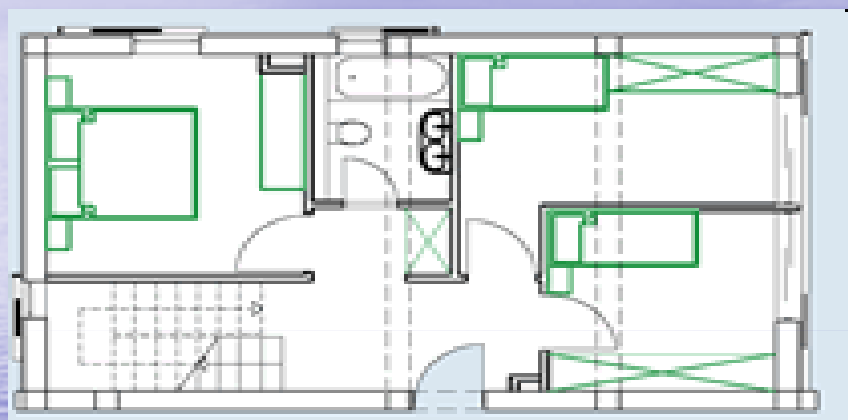
- PROJECT OWNER : "DAIVA CAR" d.o.o.
- INVESTOR : FOREIGN COMPANIES

MARKET AND INVESTMENT JUSTIFICATION

- **ATTRACTIVE LOCATION**
- **THERE ARE NOT A SINGLE APARTMENT OFFER AT THE PRESENT TIME**
- **TOURIST SERVICE IS IN THE DEVELOPMENT PHASE**
- **THERE IS A BIG INTEREST FOR AVAILABLE APARTMENTS**
- **INVESTED CAPITAL SHOULD BE RETURNED FOR TWO YEARS**
- **30% EXTRA PROFIT ON THE INVESTED FUNDS**

DESIGN AND LAYOUT







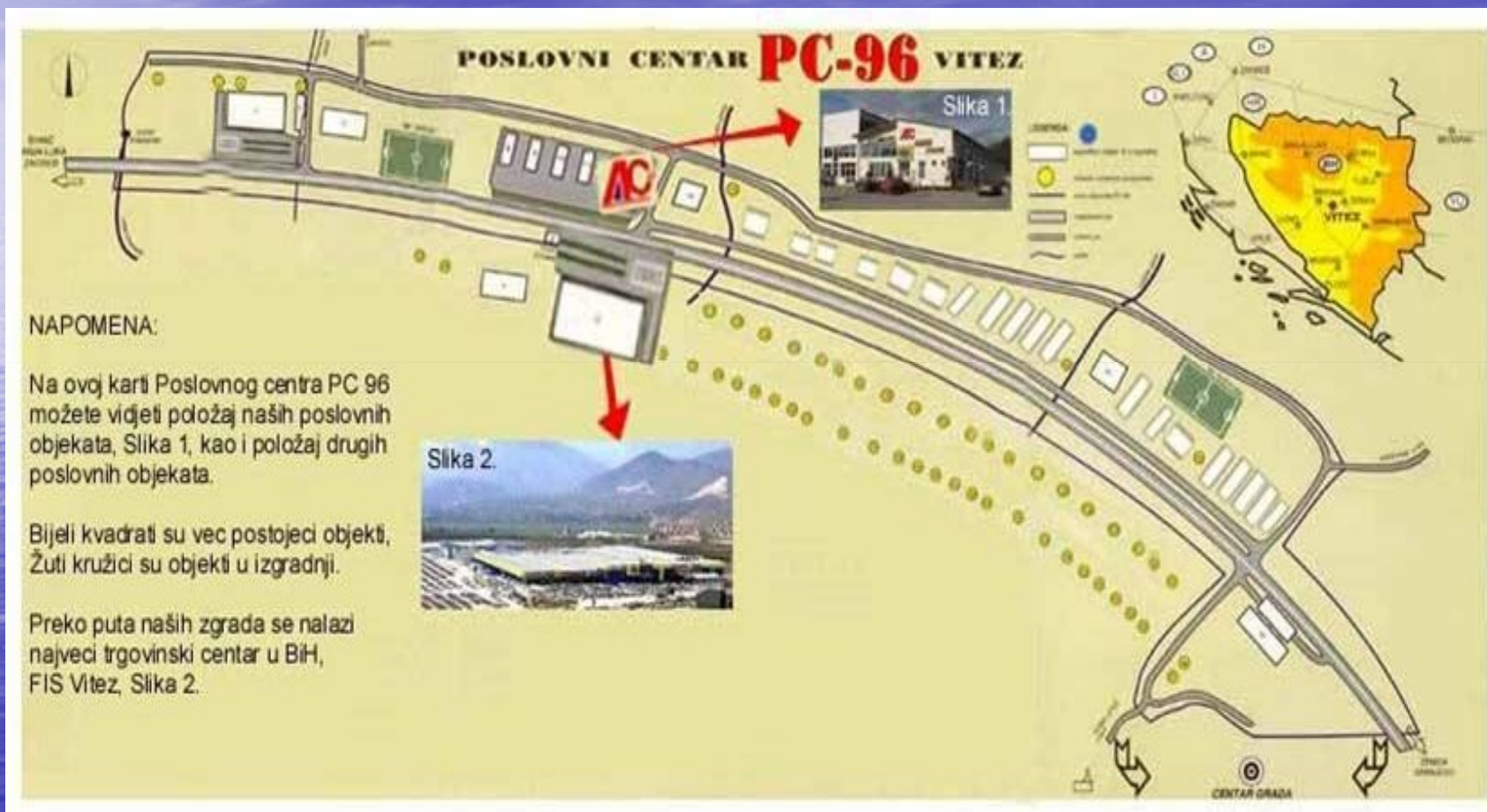
COMPANY INFO

- **Trade company, with its own brand new, luxurious sale and business building area 1.096 m² in the Business Center PC-96 in Vitez, Bosnia and Herzegovina.**
- **Company was founded in 1987, reregistered in the year of 2000.**
- **Management structure of the company:**
 - **Manager Mr. Emilio Abramović**
 - **Owner Mrs. Mira Šobak**
- **Facilities are owned by Mr. Emilio Abramović and Mrs. Mira Šobak.**
- **Structure of the capital: Private.**
- **Basic financial information: Sale and profit information for the year 2012 is not available.**
- **Number of employees: 6**
- **Strengths and Opportunities: Knowledge, skills and ideas, direct import, fast turnover, own sales capacities, free of credit or any other indebtedness of companies and employees, great market knowledge and experience, aspiration for greater successes and profit, remarkably good location of the company at positive and very active business environment with large frequency of customers.**

"DAIVA CAR" d.o.o.



BUSINESS CENTER 96 VITEZ



CONTACT

"DAIVA CAR" d.o.o.
Business Center 96, 72250 Vitez
Bosnia and Herzegovina

- Please, contact the Director and Owner :

Mr. Ing. EMILIO ABRAMOVIC

tel: ++387 63 414 707

++ 387 62 143 858

++ 385 98 872 924

tel/fax: ++387 30 711 324

e-mail:

emilio.abramovic@tel.net.ba

mira.sobak@bih.net.ba



THANK YOU FOR YOUR TIME

