



# AUKCIJSKA PRODAJA

# AUCTION SALE

100 procenata udela u privrednom društvu za razvoj projekata o nekretninama Once doo, Bulevar Mihajla Pupina 115E, Novi Beograd

Of 100 percent of shares in Real Estate Project Development Company Once LLC, Bulevar Mihajla Pupina 115E, New Belgrade

**Aukciju organizuje i sprovodi**

Preduzeće za promet nepokretnosti

Colliers International d.o.o.

Beograd, Bulevar Mihajla Pupina 115D



**Auction sale organized and led by**

Real Estate Company

Colliers International d.o.o.

Belgrade, Bulevar Mihajla Pupina 115D

U imovini društva Once doo je pravo korišćenja zemljišta i pravo svojine nad objektima koji se nalaze u ulici Bulevar kralja Aleksandra, u blizini raskrsnice sa Ustaničkom ulicom u Beogradu, katastarske parcele 5030/1, 5031/1, 5033, 5034/1, 5032, 5030/2, 5034/2, 5031/2, 5030/3, 5031/3, 5034/3, 5034/4, upisane u zemljišno knjižni uložak 2322, KO Beograd 2, ukupne površine 9.369 m<sup>2</sup> (7.927 m<sup>2</sup> nakon umanjavanja za novu metro liniju i merno-regulacionu stanicu).

Prema usvojenom planu detaljne regulacije (PDR), predmetna nepokretnost se nalazi u komercijalnoj zoni, BRGP 27.745; prema PDR-u je dozvoljena izgradnja stambenog dela do max 35%.

Ovim pozivom se zakazuje termin aukcijske prodaje za 8. decembar 2009. godine u 12:00 časova.

Članovi privrednog društva Once d.o.o. ovlašćuju **Preduzeće za promet nepokretnosti Colliers International d.o.o. Beograd, Bulevar Mihajla Pupina 115D**, da organizuje i sprovede aukcijsku prodaju.

Početna cena: **EUR 5.500.000 u dinarskoj protivvrednosti** po srednjem kursu NBS na dan uplate.

Aukcijska prodaja će se obaviti u poslovnim prostorijama privrednog društva Colliers International, Bulevar Mihajla Pupina 115D, Novi Beograd, na četvrtom spratu.

Pravo učešća na aukcijskoj prodaji imaju sva zainteresovana fizička i pravna lica, koja polože u depozit jemstvo u iznosu od EUR 10.000,00 u dinarskoj protivvrednosti po srednjem kursu NBS na dan uplate, na tekući račun Preduzeća za promet nepokretnosti Colliers International d.o.o. Beograd, Bulevar Mihajla Pupina 115D. Uplata se mora izvršiti sa upisanom svrhom: "Jemstvo za učešće na aukciji Once d.o.o." najkasnije do 04.12.2009.godine. Uplaćeni depoziti vratiće se učesnicima na aukciji u roku od 3 (tri) dana od održanja aukcije, osim proglašenom kupcu i drugom najboljem ponuđaču.

Proglašeni kupac dužan je da u roku od 8 (osam) dana od održane aukcije zaključi i sudski overi sa prenosiocem udela ugovor o prenosu udela. U suprotnom, gubi pravo na povraćaj depozita, a za kupca se proglašava drugi najbolji ponuđač. Kupac snosi sve troškove zaključenja ugovora o prenosu udela, što uključuje sve takse i druge troškove.

Sva zainteresovana lica mogu dobiti dodatne informacije o aukciji, uvid u dokumentaciju i zatražiti razgledanje predmetne nepokretnosti od Preduzeća za promet nepokretnosti Colliers International d.o.o. Beograd, na telefon: 011 313 99 55 ili na email: serbia@colliers.com (sa naznakom: Za aukcijsku prodaju Once d.o.o.).

The company Once doo owns the right to use of land and the ownership rights over the properties located at Bulevar kralja Aleksandra Street, in proximity to junction with Ustanička Street in Belgrade, Cadastral Parcels 5030/1, 5031/1, 5033, 5034/1, 5032, 5030/2, 5034/2, 5031/2, 5030/3, 5031/3, 5034/3, 5034/4, registered with Cadastral Municipality Belgrade 2, Land Registry Extract 2322, totaling 9.369 m<sup>2</sup> (7.927 m<sup>2</sup> after reduction to new metro line and measuring / regulating facility).

According to adopted Plan of Detailed Regulation (PDR) the respective real estate is located within commercial zone, GBA 27.745; PDR enables the construction of residential part up to max 35%

Hereby the auction sale is scheduled for 08 December, 2009, at noon.

The owners of Company Once d.o.o. authorize **Real Estate Company Colliers International d.o.o. Belgrade, Bulevar Mihajla Pupina 115D**, to organize and carry out the auction sale.

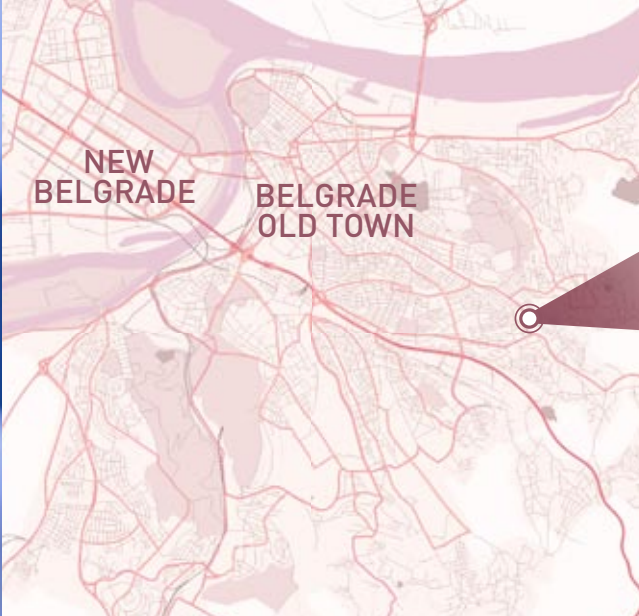
Initial price: **EUR 5.500.000 in RSD counter value** according to medium exchange rate of NBS on payment day.

The auction sale will take place in the offices of Company Colliers International, Bulevar Mihajla Pupina 115D, New Belgrade, on the forth floor.

All interested natural persons and legal entities, who deposit the amount of EUR 10,000.00 in RSD counter value according to medium exchange rate of NBS on payment day to bank account of Real Estate Company Colliers International d.o.o. Belgrade, Bulevar Mihajla Pupina 115D, are entitled to participate in the auction sale. This payment is to be made with notice: „Guarantee for participating in auction sale Once LLC“, not later than 04 December, 2009. The deposits paid will be reimbursed to auction sale participants within 3 (three) days after the auction sale, except for the buyer and second best bidder.

The participant who first offered the highest achieved price will be announced buyer. The announced buyer is obliged to, not later than 8 (eight) days as of auction sale, conclude and verify before Court the contract on transfer of shares with the owners. On the contrary, he will be deprived of right to receive the deposit, and the second best participant will become announced buyer. The buyer bears all expenses related to conclusion of contract on transfer of shares, including all other fees and costs.

All interested parties may receive additional information on auction sale, view documentation and ask for visit of respective real estate from Real Estate Company Colliers International d.o.o. Belgrade, via phone: 011 313 99 55 or via email: serbia@colliers.com (with notice: For auction sale Once d.o.o.).



## INVESTICIONA PRILIKA – GRAĐEVINSKO ZEMLJIŠTE

**Lokacija:** Kralja Aleksandra u blizini ukrštanja sa Ustaničkom ulicom

**Ukupna površina:** 7.927 m<sup>2</sup> (9.369 m<sup>2</sup> pre umanjnja)

**Oblik:** Nepravilan (trougao)

**Bruto dozvoljena površina**

za izgradnju: 27.745 m<sup>2</sup>

**Komercijalne delatnosti:** 18.034 m<sup>2</sup> – 27.745 m<sup>2</sup>

**Stambeni prostor:** 0 – 9.711 m<sup>2</sup>

Podzemne garaže mogu biti jednoetažne ili višeetažne

- Izuzetna lokacija
- Najznačajniji gradski bulevar
- Odličan pristup i vidljivost
- Gusto naseljeno stambeno okruženje
- Stanica buduće metro linije u neposrednoj blizini

## INVESTMENT OPPORTUNITY – CONSTRUCTION LAND

**Location:** Kralja Aleksandra Boulevard close to the junction with Ustanička Street

**Total size:** 7, 927 m<sup>2</sup> (9,369 m<sup>2</sup> before reduction)

**Shape:** Irregular (triangular)

**Total Gross Build-up Area:** 27.745 m<sup>2</sup>

**Commercial:** 18.034 m<sup>2</sup> – 27.745 m<sup>2</sup>

**Residential:** 0 – 9.711 m<sup>2</sup>

Garages can be built on one or more underground floors

- Excellent location
- The most important city boulevard
- Great accessibility and visibility
- Densely populated residential surrounding
- Planned metro line will have station in the close proximity



## KONTAKTI / CONTACTS

### **Jovica Jakovac**

ovlašćeno lice za prodaju / authorized person for sale

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