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**BNP PARIBAS
REAL ESTATE**

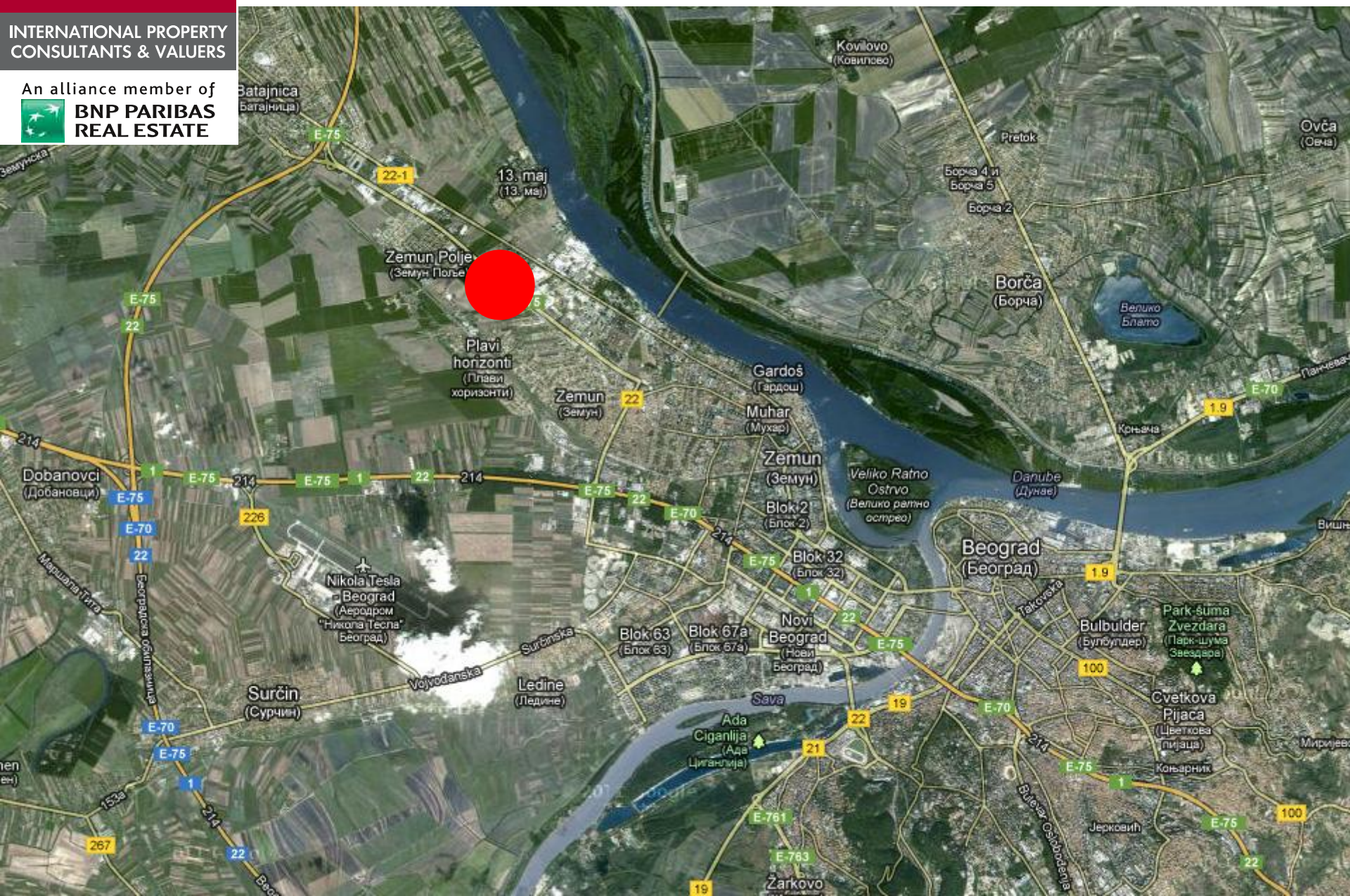
RETAIL UNITS FOR LEASE / LOKALI ZA IZDAVANJE



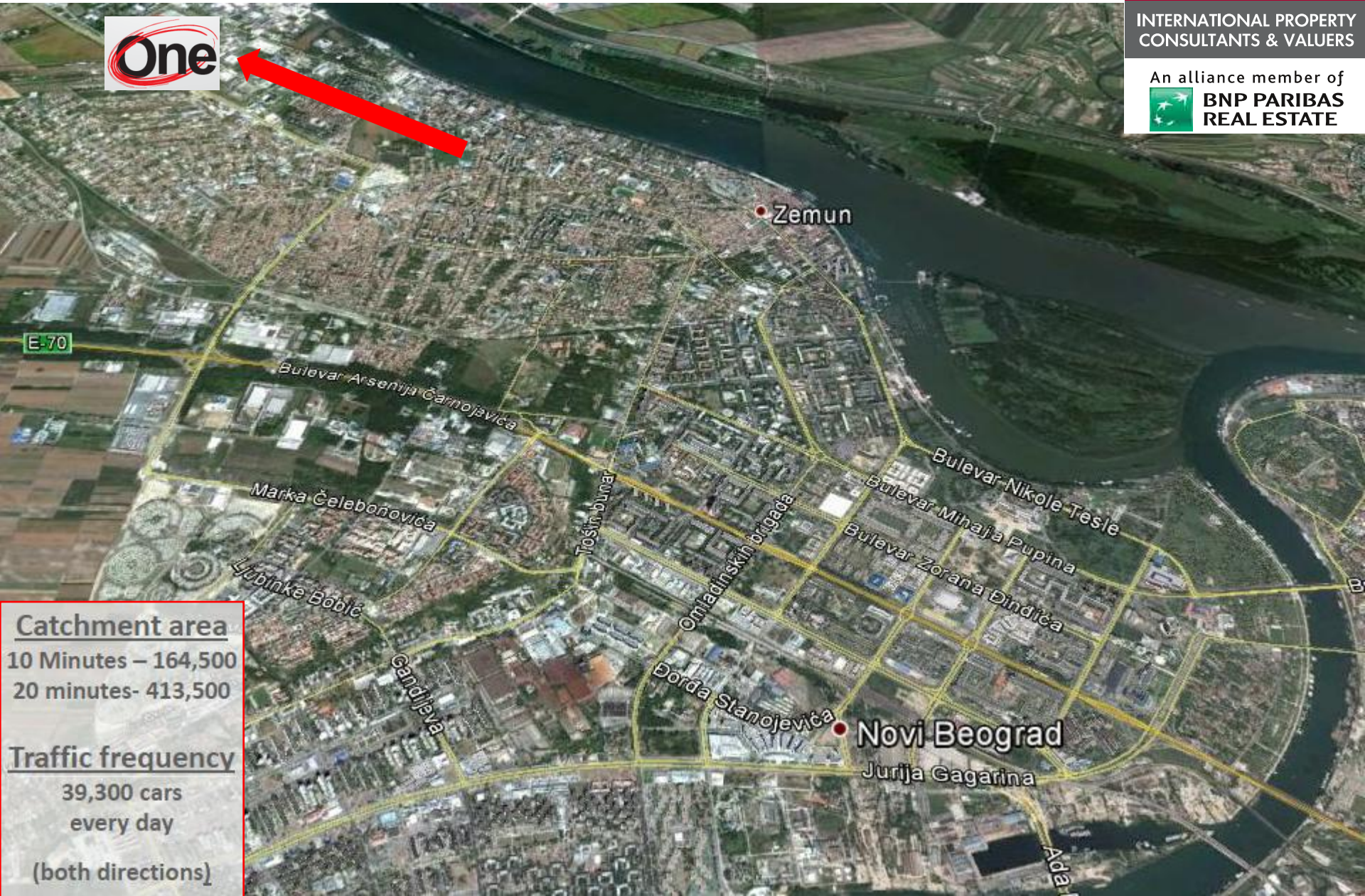
RETAIL PARK

BELGRADE / BEOGRAD

MAKROLOKACIJA / MACROLOCATION



MIKROLOKACIJA / MICROLOCATION



Catchment area

10 Minutes – 164,500

20 minutes- 413,500

Traffic frequency

39,300 cars
every day

(both directions)

OSNOVNE INFORMACIJE / BASIC INFORMATION

BASIC INFORMATION	
Size of the plot:	7.7 Ha *(77.000 sq m)
GLA:	30.000 sq m
Parking:	850 parking spaces
Description:	IBC Retail park is being developed by Israeli company IBC. It is located on the most frequent entrance to Belgrade, next to existing Metro Cash & Carry hypermarket. EBRD is financing the project. It is planned that this project gathers many international and domestic brands which would attract thousands of visitors daily. Retail categories that will be present in this project are: Hypermarket, "Do-it-yourself" store , furniture and home decore, fashion and sport brands, baby equipment, toys and kids stores, electronics, accesories, services, cafes, restaurants, drive thru fast food restaurant and more.

OSNOVNE INFORMACIJE	
Površina placa:	7,7 Ha *(77.000 m2)
Bruto površina za izdavanje:	30.000 m2
Parking:	850 parking mesta
Opis:	Retail park razvija izraelska kompanija IBC. Projekat se nalazi na najfrekventnijem ulazu u grad Beograd, pored vec postojećeg objekta Metro Cash & Carry. Finansijer projekta je EBRD. Planirano je da projekat sadrži veliku ponudu inostranih i domacih brendova koji će privlačiti na hiljaade kupaca dnevno. Kategorije koje će biti zastupljene u ovom ritejl parku su: Hipermarket, "uradi sam" , nameštaj i kućni dekor, modni i sportski brendovi, bebi oprema, dečije radnje i igračke, bela tehnika, aksesoari, servisne usluge., kafici, restorani, drive thru koncept restorana brze hrane i slično.



PLAN FAZA / PHASE PLAN



NACRT LOKALA / RETAIL UNIT LAYOUT



Retail Block L

Area Table

Num	Area (m2)
101	1942,14
102	133,75
103	129,42
104	129,43
105	129,43
106	129,42
107	134,62
108	915,99
109	509,17
110	434,43
111	412,99
112	520,61
113	654,19
114	507,17
115	518,57
116	750,34
117	3096,73
118	630,70
119	120,09
120	125,32
156	90,32
157	152,15
158	146,03
159	151,09
160	146,20
161	146,18
	12758,70

Island Block L

Area Table

Num	Area (m2)
121	155,46
122	143,29
123	165,99
124	346,26
125	202,19
126	193,53
127	197,86
128	860,95
	2254,12

Playground area

Area Table

Num	Area (m2)
860	862,84
	862,84

GBA phase II

Retail	12.759 m2
Island	2.254 m2
Service	651 m2
Total:	15.664 m2



3D MODEL / 3D RENDER





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