



10 Hectares of Land in South Bucharest
Adunatii Copaceni

€1.6 million

In Development area around locations of
New Airport & Danube Canal Port

February 2009

Overview



The site is located on the DN5 highway, which is designated as a European Express Road and is the primary route linking Bucharest, to Turkey, Greece & Bulgaria.

The 10 hectare site is located 24½ km due south of the centre of Bucharest approximately 12 Km past the proposed new city ring road. The journey from the centre of Bucharest to the land plot takes approximately 30 minutes on a weekday rush hour.

The total size of the site is 107,000.2 sqm and it benefits from approximately 132 metres of direct highway frontage providing optional access points and development possibilities. The terrain of the site is level.

Previously the site has been used only for agriculture and no environmental issues have been identified.

The current owner will undertake to remove the land from the Agricultural Register enabling the purchaser to apply for Zoning approval for development.

The total population within the 20km zone is around 680,000.

Sale Terms

Price: €15 per sqm

Total: €1.6 million

The land is currently owned by one Romanian SRL company as its sole asset. 100% of the shares of the company will be sold.

The asking price @ €1.605 million is well below 2008 values.

The documentation to be provided upon entering into a MOU is:

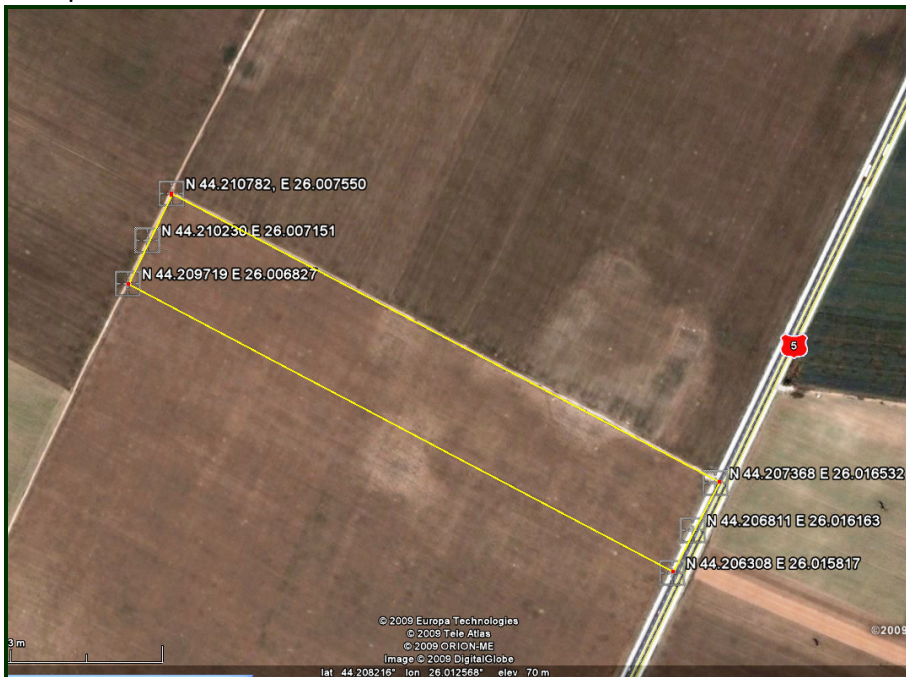
Documentary Requirements		Description
1	Title - Documents	Contracts of Sale & Purchase
2	Documentatia cadastrala avizata de ANCPI	Consolidated Cadastre plan
3	Act de Alipire	Consolidation document for entire land parcel - 107,000 m ²
4	Inchire de Intabulare	Registration approval for land consolidation
5	Aviz unic de scoatere din circuitul agricole a intregii suprafete de teren	Proof of transfer from Agricultural register for entire land parcel
6	Extras de Carte Funciara	Land registry document - stating Current land status, Ownership & existence (or lack of) Mortgages or liens
7	Certificat Fiscal	Local authority - Statement of Proof of payment of taxes
8	Certificat de Urbanism	Legal status - Area, Owner & Sales contract reference no. Current use - Intravilan or Extravilan, Land use in accordance with Plan Urban General (PUG) approved by and on date, Licensed useage - Technical status (Occupancy standards, Utilities)
9	Plan Urban General - PUG	PUG is issued by the local authority as a general regional land use plan - also defining construction by location / type etc.
10	Title Insurance	Comprehensive Title Insurance Policy by Stewart Title to be assigned to new buyer

Location

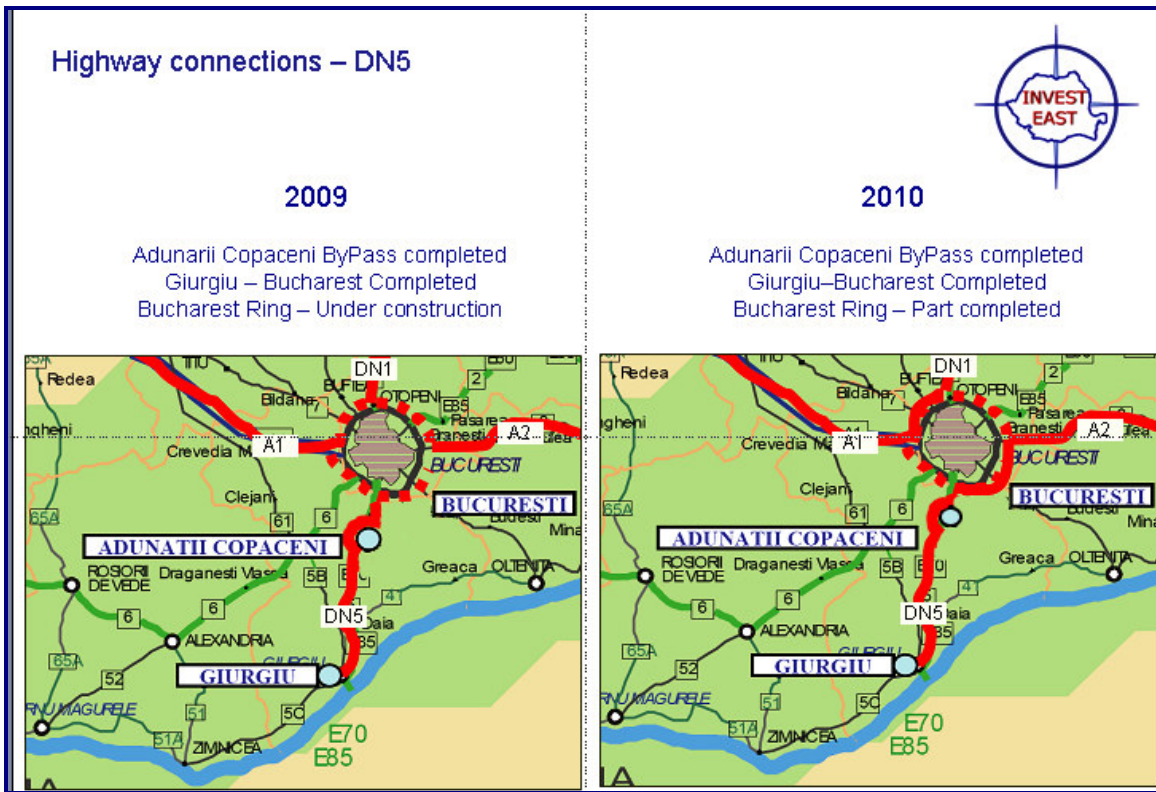
The proximity of the site to the Capital City is most strategic, at a time when displaced rural populations are becoming more concentrated around the major urban developments of the country.



The site is rectangular and is situated beside the DN5 highway, with 132 metres of Highway frontage. The GPS reference points are provided to assist in the location of this land plot



Roads & Transport Connections



Romania's road transport is undergoing significant development, and the timeline for the completion of Romania's highway construction provides investors with key information affecting investment decisions. Currently a By-pass of Adunatii Copaceni is under construction, which will also become the access road to the new Airport scheduled for this location.



A decision has also been taken to complete the Danube canal Port project, that provides for the construction of a canal port facility on the edge of Bucharest, close to Adunatii Copaceni.

In summary, the location is destined to combine modern air, road & ship transport facilities, and this will influence future development to the south of Bucharest.