

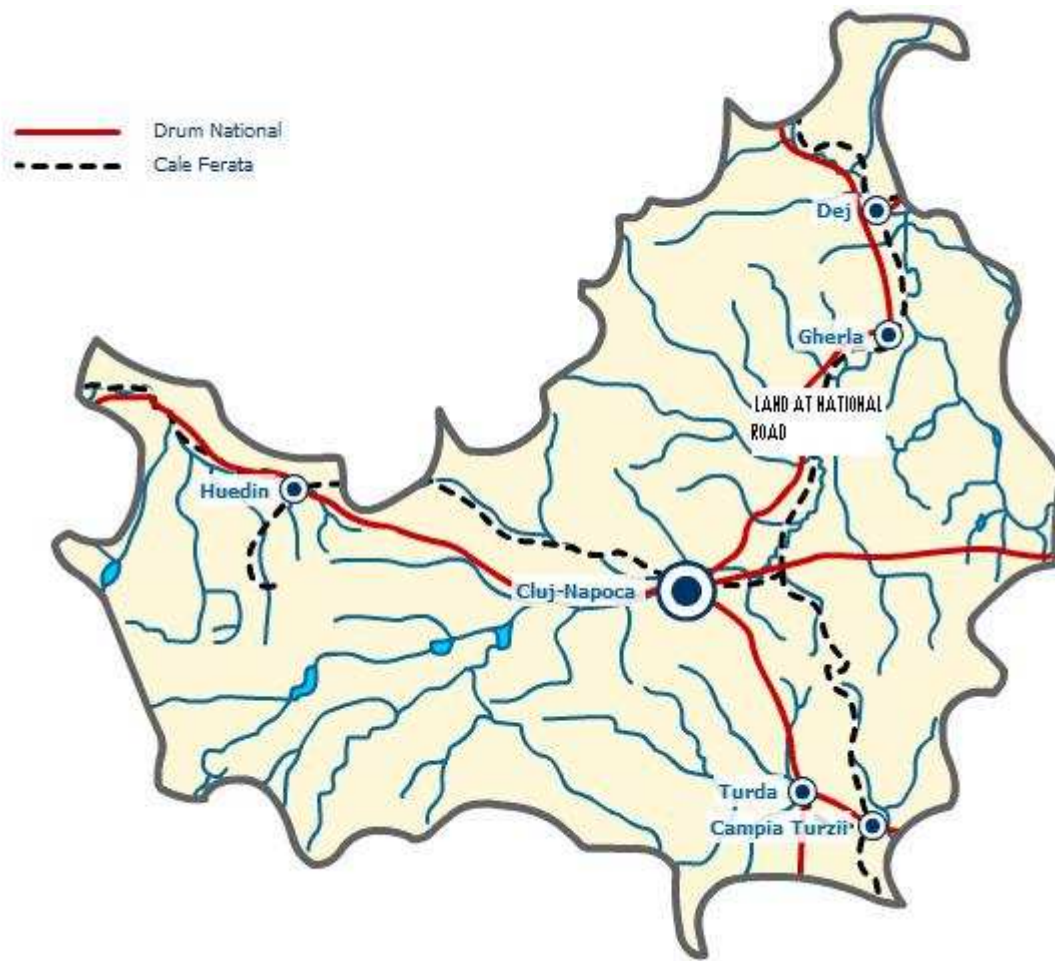
**Offer 1002 Exceptional plot 30.000 sqm – 3 hectare industrial land iclod in cluj
Romania 3 parcels for industrial investment**



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Exceptional land for industrial investment. The surface can be divided in 2 or 3 plots. Each plot has an opening at the national road. The price 10 Euro/sqm.



Location

North-West Region of Romania

Surface (sq.Km)	<u>Total surface 6 674</u>
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Population (inhabitants)	<u>Total county: 689 738</u>
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Main cities (inhabitants)	CLUJ-NAPOCA-administrative capital 297 014 CAMPIA TURZII 27 933 DEJ 40 115 GHERLA 23 007 TURDA 58 525
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Source: National Institute of Statistics

Unemployment Rate %	3.8
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Source: National Institute of Statistics

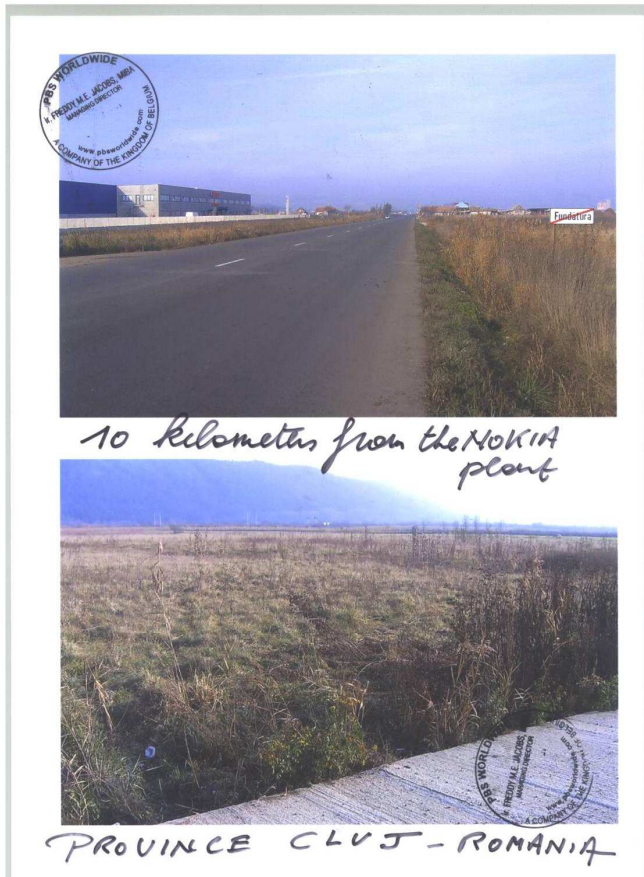
State Privatization Authorities Companies			
Company	City	State shareholding	Field of activity
Tehnomag CUG	Cluj	50.58%	Design, engineering
Senzorom - CCP	Cluj	100%	R&D physics

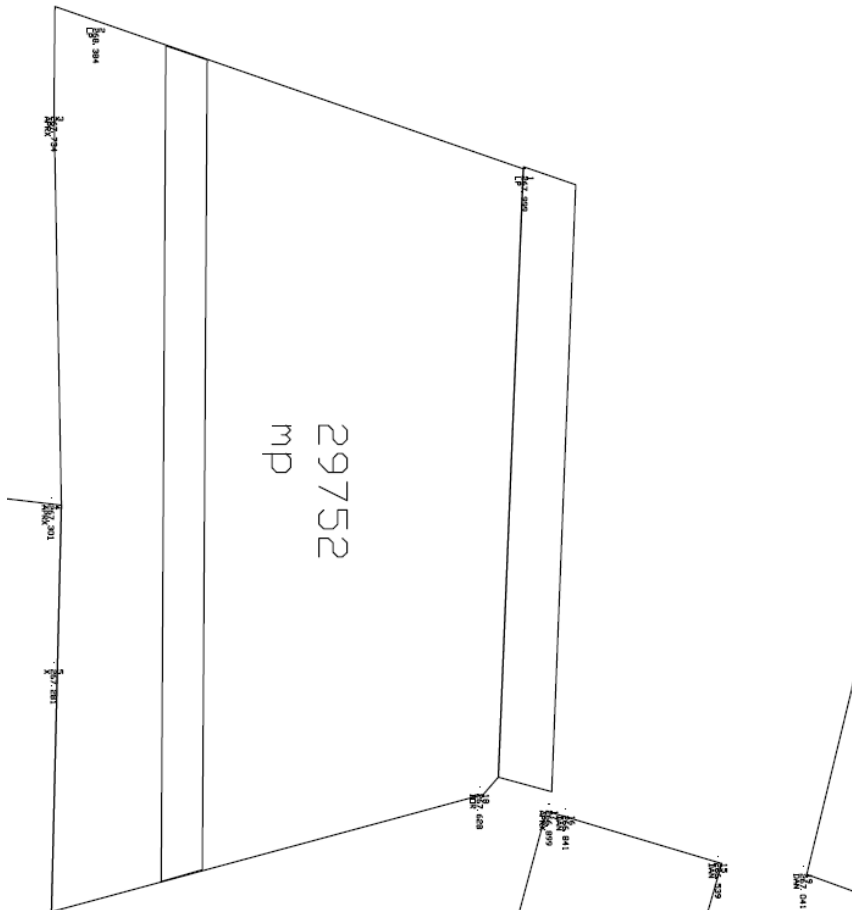
Infrastructure	Railway network (232 Km) Local, national and European road network (2 639 Km); Road density: 39.5 Km per 100 sq.Km Cluj-Napoca International Airport Access to European Road E60,E81 to Ungary; Access to the future highway Bucharest–Ploiesti-Brasov-Sighisoara-Targu Mures-Cluj Napoca-Zalau-Oradea-Bors –Hungary under construction
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Education	10 Universities with 58 specialization fields of study and colleges 64 high schools and vocational units
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Industries:	Mechanical components Wood processing Glass manufacturing Pharmaceutical and cosmetics industry Food industry Textile industry
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Description:

In front of the radiator factory. Wide street opening D=146 m with easy access from national road Cluj –Dej. There is a modified PUG available. The classification of the land is “industrial” because of the classification in the urbanism plan of the city Iclod (PUG).

This plot is unique because of the shape and the wide opening at the street. It took the owner 3 years to assemble the land into one plot. There is a topographical map available from the beginning of 2009. Gas is available in front of the land in a big conduct. There is electricity in the area. Easy connections lower the cost of your investment !. The investor has the full support of the municipality of Iclod.

Estimated prices for the future:

The land will double and even triple in price over a time period of 5-10 years. The companies that do not invest 10 million Euro cannot go on the Tetarom III or IV (industrial park).



The Nokia (now delungi) plant on the border of Rascruci and Jucu.



The location of the Tetarom III parc were Nokia has put a plant in 2008 (now delungi).

The region in detail:

1. Location

Cluj-Napoca, the historical capital of Transylvania, is one of the most important academic, 10 Universities with 58 specialization fields of study and colleges, cultural economical and industrial cities of Romania. It lies in the centre of the country, at the crossroads of many national and international highways. Today, the fifth town of the country, Cluj-Napoca is one of the most important Romanian cities, being a tourist destination and a starting point for other tourist targets. The population of Cluj-Napoca counts 317.953 inhabitants in the present. The Cluj county is the access gate to the Western Carpathians, an area with a great tourist potential due to the beautiful landscapes, the picturesque villages, the geological phenomena and rare flowers.

2. Demand, supply and continuous growth of property prices

There is an increasing demand for residential property investments from private individuals to substantial institutions building. Cluj-Napoca is one of the biggest city in Romania with the fastest growing rates, property prices are still low compared to Western Europe, with a strong capital appreciation. As the middle and upper class are the fastest growing segment and as foreign companies continue to come into the city, there is a high demand for modern, new-built residential housing. Potential buyers are no longer entirely into acquiring an apartment in an old block of flats. They want new buildings, with modern apartments, quality finishing, equipments and facilities required by today's lifestyle.

2. Economy

Cluj county has one of the most dynamic economies in Romania, being one of the region with the highest rating of foreign investment. The capital, Cluj-Napoca is a centre for information technology and financial services; major industries in the county include: mechanical components, wood processing, pharmaceutical and cosmetics, glass manufacturing, food and textile. Economically speaking, Cluj-Napoca municipality holds the upper hand within the county of Cluj. The prevalent economic activity of the municipality is the processing industry.

4. Massive foreign investments

The development of partnership with foreign companies, the increasing local and foreign investments, the improvement of its management make Cluj-Napoca one of the most important business centers in this part of the country.

5. Developed infrastructure

The economical and social development of Cluj-Napoca is strongly influenced by its infrastructure. An important infrastructure is a 2 billion highway which is currently being built, to connect Bucharest to Budapest, running past Cluj, with completion 2018. Cluj-Napoca is crossed by European Road E60 Bucharest-Cluj-Budapest-Viena. Cluj-Napoca International Airport is at present one of the biggest and most important international airports of Romania. Due to the passenger and cargo traffic growth and in order to accommodate larger aircraft, Cluj-Napoca Council has decided to extend the airport.

6. Banks

Cluj-Napoca has developed in the last years as the second financial centre in Romania, hosting the headquarters of two major private banks, also branches of other Romanian and international banks, as well as insurance companies and financial assistance institutions.

7. Development projects approved by The City Council

1. Program to connect Cluj-Napoca to the main European Transport Routes
2. The development of the Cluj-Napoca International Airport
3. Promoting the local tourist attractions on the external market

These are just a few of the projects which The Cluj-Napoca City Council has in plan to accomplish.