

# HASKOVO OLD SILK FACTORY



FOR SALE

FOR RENT

COOPERATION

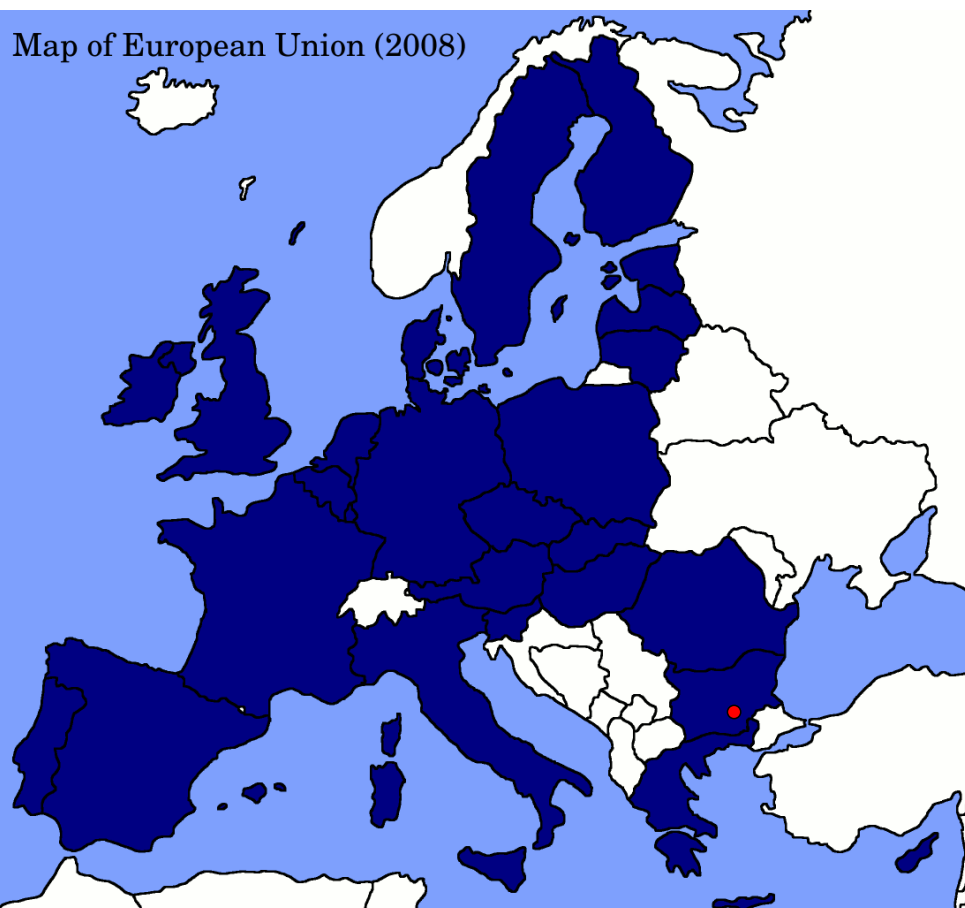
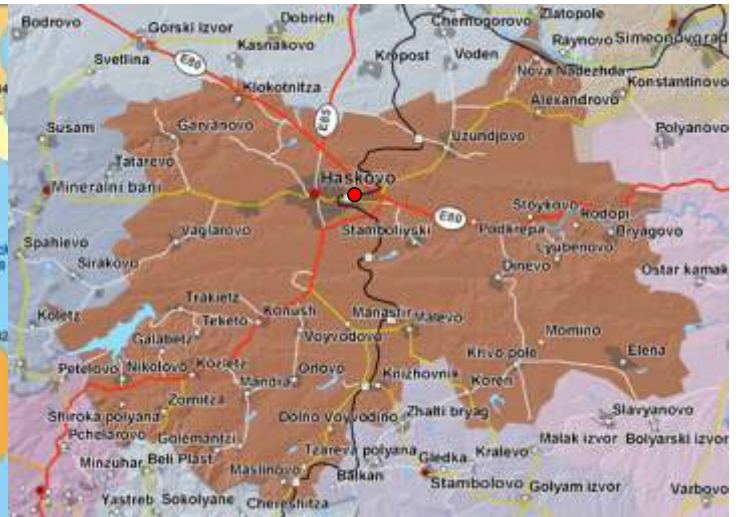
# DATA INFO

BUILDING PART ? 1	BUILDING PART ? 2	TOTAL	PLOT
TYPE: BUILDING CATERERS	TYPE: BUILDING INDUSTRY	CONSTRUCTION FLOORS SURFACE	
Area: 917 sq.m. Floors: 2	Area: 3 280 sq.m. Floors: 1	4 197 sq.m.	5 568 sq.m.



# LOCATION

Location	? 58, BULEVARD SAEDINENIE city: Haskovo country: Bulgaria European Union
GPS Location	



# CURRENT SITUATION

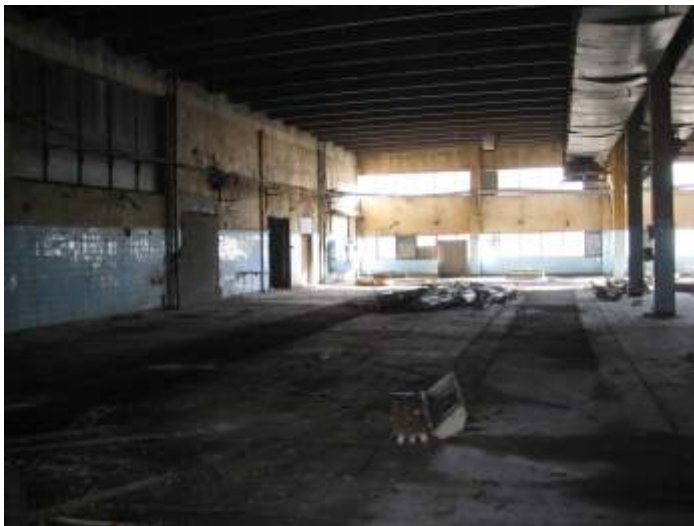
The whole building is separated on two parts.

Industrial building ( 2) was used as silk factory for production of body armor for bulgarian army to 1989.

To building ( 2) it's associated restaurant staff (building 1).

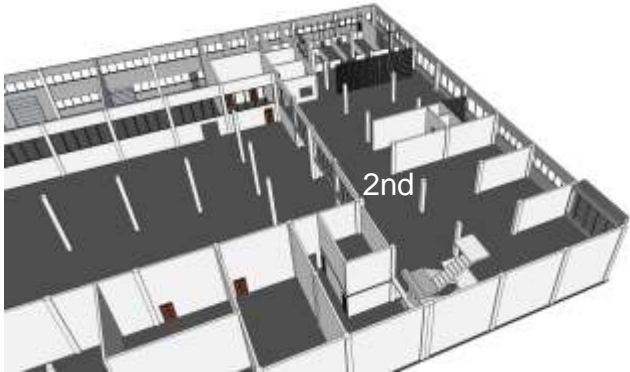
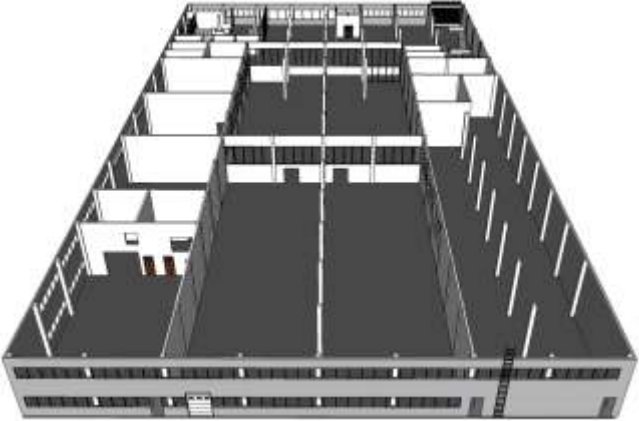
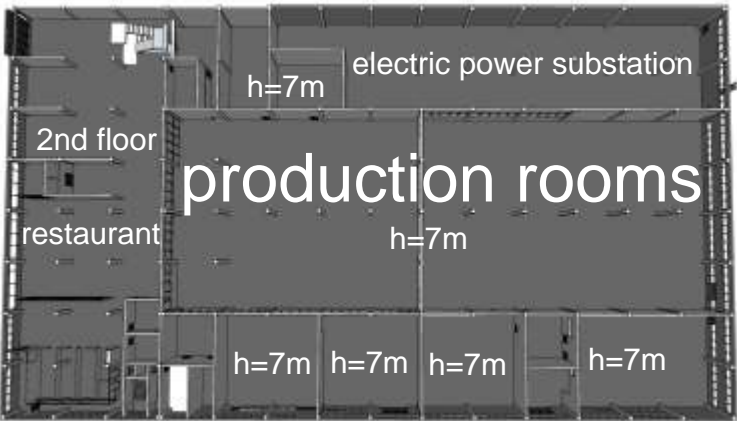
At present, all equipment is discarded, and the factory does not work.

Building renovation is due and it is subject to updating as needs of future investors.



# PROJECT ver.1 - RENOVATION

Renovation with no modification of existing construction.  
This is the visualization of the current building.



# PROJECT ver.2 - RENOVATION AND ADDITIONAL CONSTRUCTION

Additional construction of a ramp for fast connection to rail station and european main road E-80



# PROJECT ver.3 - RENOVATION AND ADDITIONAL CONSTRUCTION

3th Floor is added with light construction. Will be used for showroom.  
The facade of building is changed with new design.  
Production rooms are changed to logistic center.



# WHAT MAKES BUILDING INTEREST IN INVESTING?

1. All products manufactured or assembled / goods originate Made in EU
2. Large production base 4197 m<sup>2</sup>
3. Near Turkey, Greece
  - Port Istanbul - Aegean sea
  - Port Alexandroupoulos – Aegean sea
4. Near the black sea ports
  - Port of Burgas
  - Port of Varna
5. Located on major European road E-80
  - cover the whole of Europe for 24-48 hours.
6. Rail station is nearby the factory - about 300 m.



Interesting sites and villages near building:

Main road Haskovo - Svilengrad

Railway station - distance from the building - 200 m

Border with Turkey - distance from the building - 78.7 km.

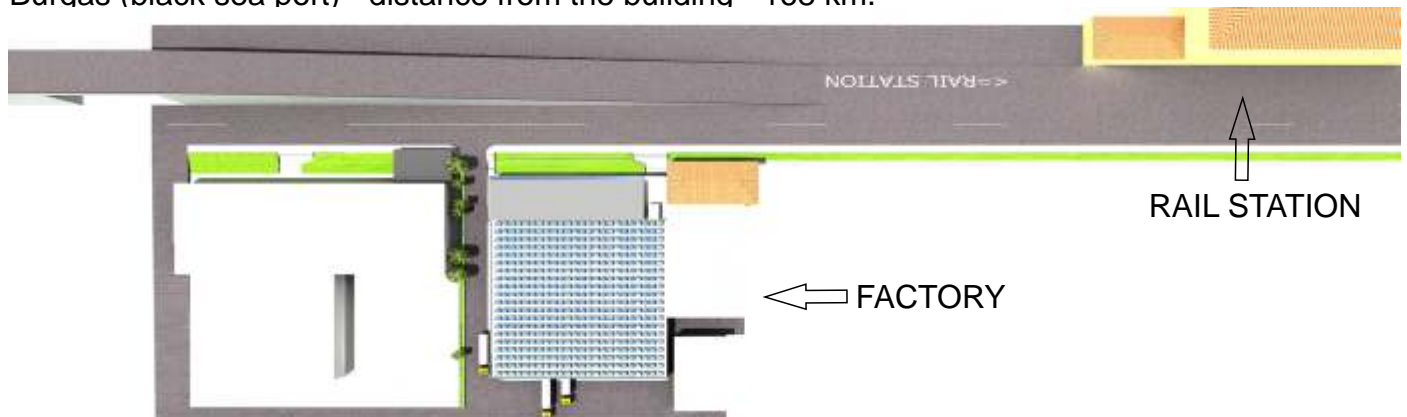
Border with Greece - distance from the building - 66.1 km.

Dimitrovgrad - distance from the building - 17.3 km.

Plovdiv - distance from the building - 79.2 km.

Sofia - distance from the building - 233 km.

Burgas (black sea port) - distance from the building - 168 km.



# WHAT WE OFFER:

## FOR SALE

Sale of buildings ? 1 and ? 2 building with the surrounding property:

Ground: 5568 m<sup>2</sup> , area 4197 square meters.

Building (building ? 1 = 917 square meters + building ? 2 = 3280 square meters)

The building in its existing form is shown in the photos.

Images of 3d visualization are examples of how to renew the building at our expense. We can update the renewing plans by investor's needs.

**1 680 000€\***

\*negotiable

## FOR RENT

for long period

Issuance of building for the needs of the investor (outsourcing)

- renovation of the building for future needs and activities at our expense.

- project management

- directing the activities of production / activity

The parameters for equity between the owner of the building and the investor will be negotiated on the spot.

**Price - negotiable**

## COOPERATION

We offer the renewing building for cooperation with investor who can offer KNOW-HOW to product goods or service.

We are agree to invest in future business for a long period of time.

All offers by future partners will be accepted and negotiated.