



BAHRAIN-BOSNIA

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ILIDŽA RIVER APARTMENTS



ILIDŽA RIVER Apartments
فرص استثمارية في اليوسنة

Management & Admin:

- Maintenance throughout the year
- Renting services
- Insurance
- Security

Three different apartment sizes to suit your specific needs

European standards and quality

Apartment 3
122.18 m²

Apartment 2
84.0 m²

Apartment 1
43.9 m²

SOLD

باقي شقتين فقط في الطابقين الثالث والرابع



BAHRAIN BOSNIA INVESTMENTS d.o.o Ilidža River Apartments ROI			
Price List			
Size		Medium	Large
المساحة	€	84 m ²	122 m ²
Price in BKM per square meter		176 000	243 270
		4100	3000

Return on Investment on different scenarios (amounts figures in Euro)						
	Medium			Large		
	Worst case	Most Likely	Best case	Worst case	Most Likely	Best case
Capital Cost	176 000	176 000	176 000	243 270	243 270	243 270
Rent income per night	130	150	170	160	180	200
Frequency Prio. of nights per week	1.35	1.50	1.75	1.35	1.50	1.75
Annual Income	17.550	22.500	29.750	21.600	27.000	35.000
Gross income margin	10,2%	13,1%	17,3%	9,3%	11,3%	14,7%
Operating Cost	1.600	1.800	2.000	1.700	1.900	2.100
Renting commission	2.194	2.813	3.719	2.700	3.375	4.875
Total Operating cost	3.794	4.613	5.719	4.400	5.275	6.875
Net Income	13.756	17.888	24.031	17.200	21.725	28.525
Return on Investment	7,8 %	10,16 %	13,65 %	7,07 %	8,93 %	11,72 %

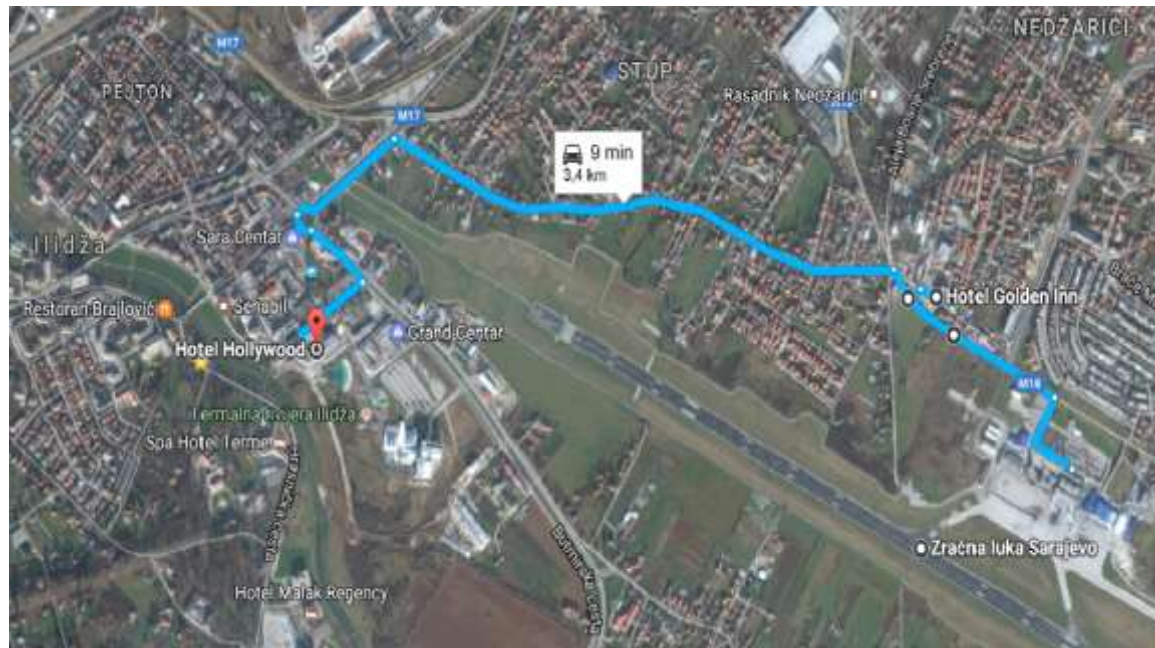
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House in Konjic City area, with beautiful view on the Jablanicko Lake

Total Plot Area is 2704m² (On this plot in the documents there is house 97m², courtyard 500m² and free land 2107m²) House is with all permits and facilities. House need reconstruction.

Price is 60 000 Euro



Airport Hotel Sarajevo with construction land

Purchasing options and prices

- 1. The customer can buy only the hotel**, in this case the owner would give an additional 150 m² of land for parking (description number 1) **Price: Negotiable**
- 2. The customer can buy the hotel (Number 1) with construction land (Number 2)** **Price: (Negotiable)**
In this scenario, the owner would sell 3.191 m² of land, hotel, with building behind the hotel (24 apartments), land for new building
- 3. The customer can buy the whole property (Number 1 + Number 2 + Number 3)** **Price: Negotiable**
In this scenario, the owner would sell 5.527 m² of land with all these objects.



HOTEL IN MOSTAR



Property Info

1.	Total plot area	3480 m ²
2.	Total surface of building	1.200 m ²
3.	Total floors	Basement, Ground floor, Floor
4.	Description of basement	270 m ² and the height of 4,2 m. Contains two offices and two toilets, entrance from the direction of the river Neretva and has a large entrance door for trucks
5.	Description of ground floor	750 m ² surface, consists of: restaurant, coffee shop, kitchen, two large toilet in wedding hall and two more in the restaurant, wedding hall and summer garden
6.	Description of floor	Surface 180 m ² , height of 2,5 m Corridor and five furnished rooms
7.	Description of space in front of object	Area around 800 m ² Two exits to the main road M-17 Summer garden Parking space for 15 cars and 2 buses
8.	Description of space behind object	Area around 2000 m ² Land extends from the object to the river Neretva Land border with the river in a length of 80 meters
9.	Location	Located in Mostar, on the banks of the Neretva River. On the main road M-17 Old Bridge is 6 km away. The Mostar Airport 200 m The City Buses 11 km away
10.	Possibilities	Reconstruction and upgrading of the hotel Construction of the restaurant on the river Conversion of the hotel building in car lounge, shopping center or in something else
11.	PRICE	600 000 € (euro)



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LAND IN BIHAC CITY

It is one of the nicest settlements in the vicinity of Bihac with the beautiful natural beauties of the river Una.

Property features:

The subject of the sale is the land that is located directly on the coast of river Una. The land is flat and suitable for various activities and investment opportunities.

The subject of the sale is the land area of 18,768 m² which consists of several parcels interconnected that make up one unit with direct access to the river Una.

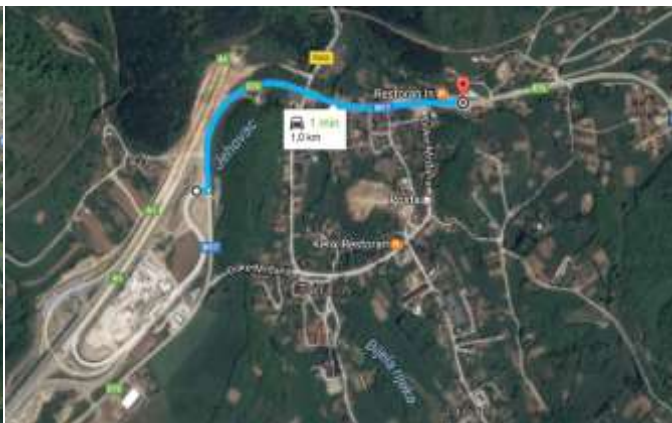
It is important to note that within this land there is a small island that has an area of 1.126 m², it was a water mill on that island a long time ago. It is a very rare situation that the river island is privately owned.

Access to land is possible with two roads, one asphalt and one macadam road. In addition to the land there is all necessary infrastructure (electricity, water, telephone ...).

The property estimate is sold in the observed condition with documentation confirming the above parameters. The ownership documentation is ready to be transferred into a future buyer.



Distance from Airport Sarajevo by highway



Distance from highway exit



Land in Tarcin for small real estate project

Land for sale in Tarcin, beside the main road M 17 (Sarajevo- Mostar). One minute away from the highway exit in Tarcin. Distance from Airport Sarajevo is 25 minutes by car (33 kilometers). Beside a land flows a small river during whole year. Acces road is from the main road (asphalt).

Water- on the plot, Electricity- on the plot, Gas stataion- 20 meters

Bus station, Supermarket, Restaurant- 20 meters.

Mosque- 300 meters

Residential area and very easy to get construction permits

SIZE OF LAND **8600** SQUARE METERS

Price 25 Euro per m2

VERY IMPORTANT!!!

There is possibility to buy another plot- 6600 square meters beside this one.

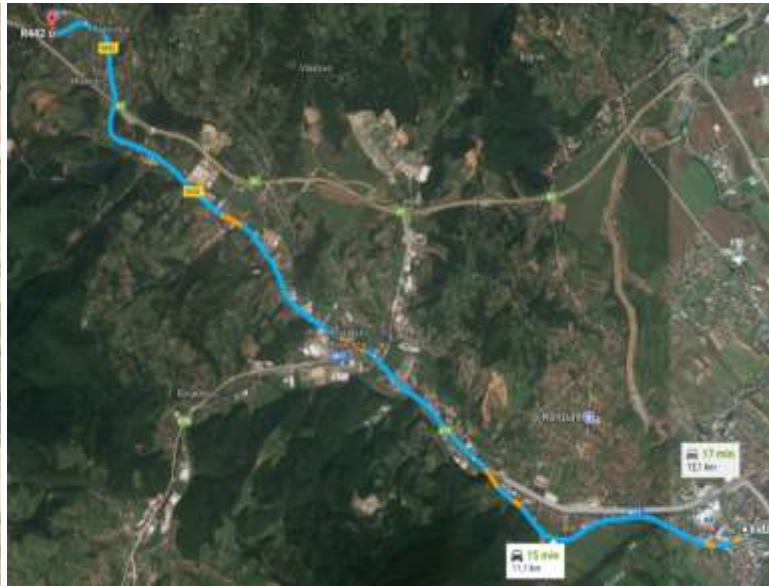


Land in Konjic City with old house and best lake view

Total Plot Area is 5264 m²

(On the plot in the documents there is house 42m², courtyard 500m² and free land 4722m²) Old house need reconstruction. Good for project with wooden houses. Price 75000 Euro





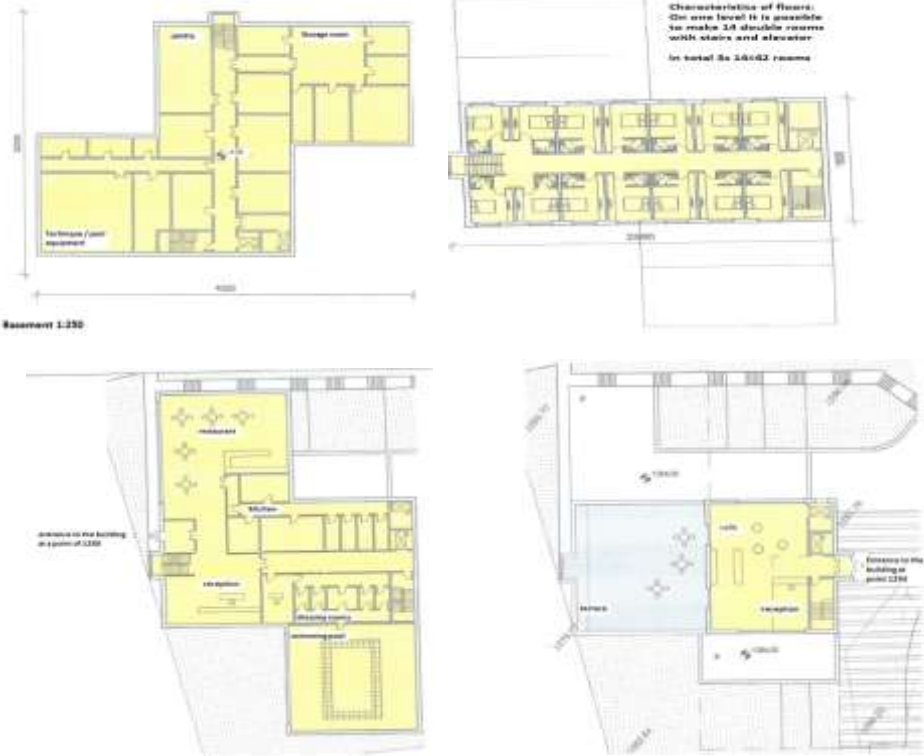
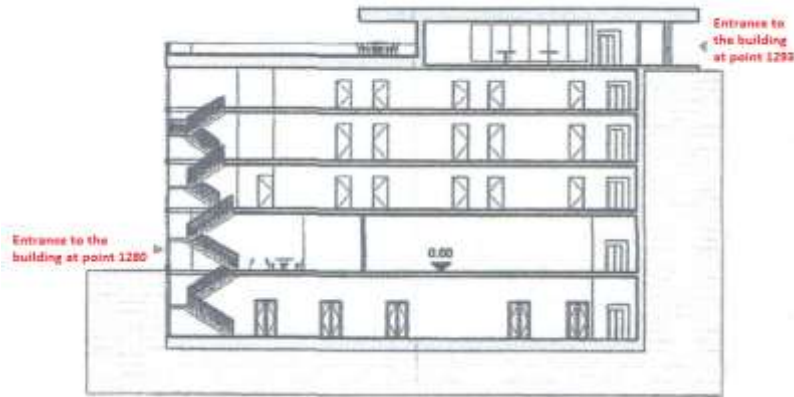
Land in Rakovica with small river

10 minutes from Ilidza, Size of plot is 4457 m2, beside river. Very good plot for one or two houses. With beautiful environment.

Price 25 Euro per m2

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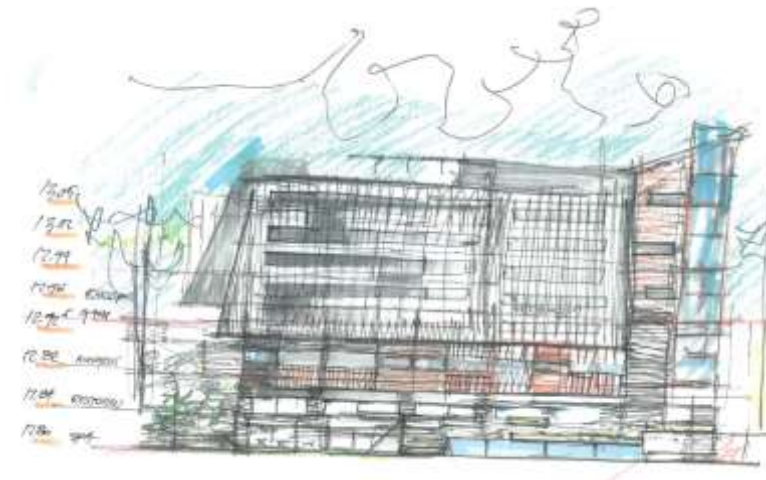
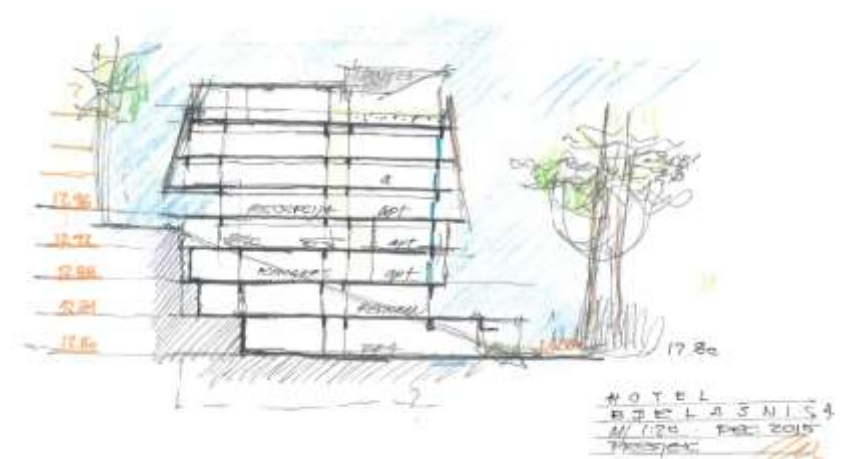
CONSTRUCTION LAND ON THE BJELASNICA MOUNTAIN at the best location and beautiful view, with all permits and with two conceptual projects of our best architect Safet Zec. (First ideal project) SIZE OF PLOT is 1879 m2 Price is 240 Euro per m2



Projected surfaces	Accommodation units / rooms	Σ m ²
Basement	/	592,57
Ground floor	/	644,25
1st Floor	14	267,61
2nd Floor	14	269,70
3rd Floor	14	269,70
Attic	/	180,13
Total	42	
Communications / corridors	/	397,34
Total area:		2621,3

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This is a very good investment property, there are various possibilities (hotel, sports center, restaurant, apartments)



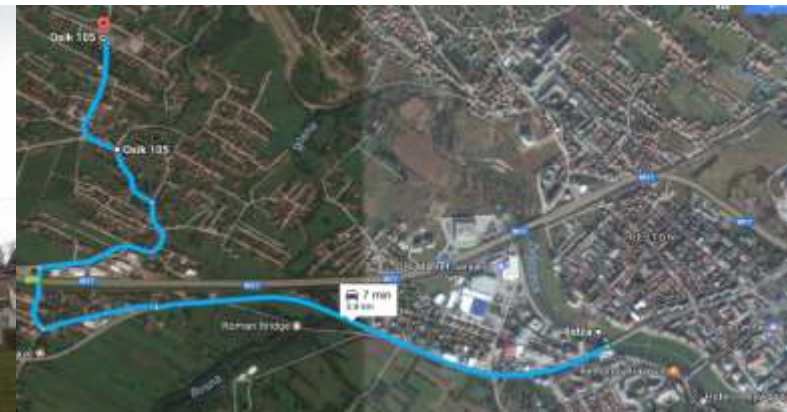
Two houses near Sarajevo, Tarcin

Water, Electricity, Internet, cable TV – connected,
Central heating sistem in the house, Alarm

There is two house's on property, small and big
house with very beautiful view on mountains and
nature.

Houses are furnished and property is fenced.
There is also storage on the land very good for
farm.

Size of plot 3532 square meters
Price is 180 000 Euro



House in Osjek (Ilidza)

New house with two floors and basement, with garage is situated in Osjek, municipality Ilidza.

Distance from Center of Ilidza is 4 minutes by car, and 2 minutes by car to the source of river Bosna.

Water, Electricity, Internet, cable TV are connected. House is new Fenced and with two entrances to the courtyard.

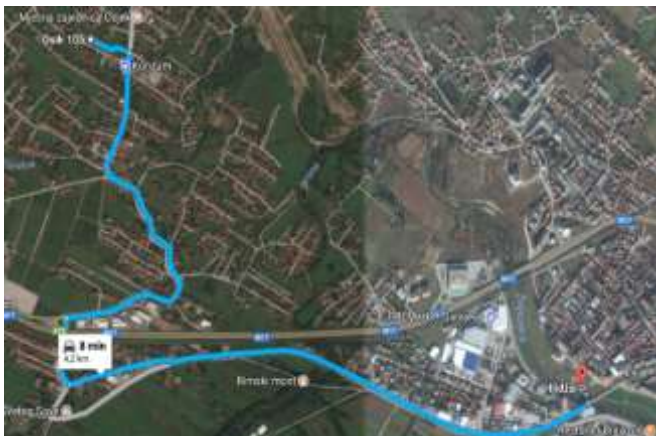
Best view on Sarajevo.

Size of plot 1611 m2

Price is 240 000 Euro

SOLD





House in Osjek (Ilidza)

Size of land is 400 m².

House is new and ready for furniture.

Two floors, which consist of a living room, bedroom, kitchen, bathroom, a hallway and balcony. House has garage.

It was built with high quality materials. 100m from supermarket, post, mosque, ambulance. Price is 120 000 Euro



Land in Konjic City. Size of land is 1044 square meters. Konjic City, 55 km from Sarajevo. With beautiful view on the Jablanicko Lake. Beside main road Sarajevo-Mostar. Best land for one house. Price is 20 000 Euro

SOLD



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Villa with huge property on the Lake

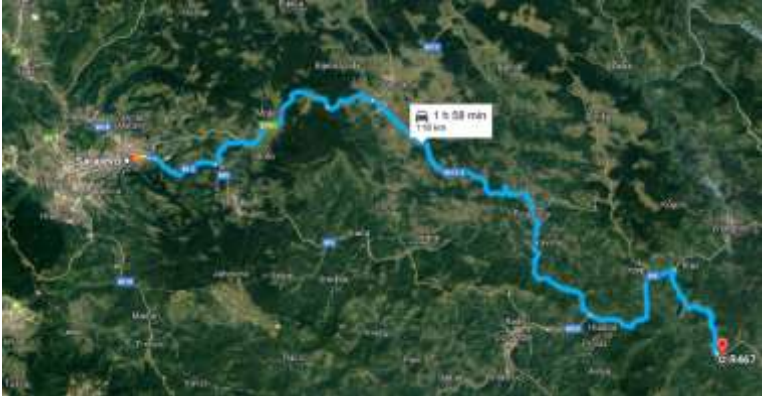
For sale

Located in Rudo, 115 km from Sarajevo, on the Lake

Land area is 200.000 m2. (200 dunums) On the land is a source of water and storage for the fruit surface of 1500 m2. On the property there is:

- 14 greenhouses for vegetable production (installed system drop by drop irrigation)
- Grape plantations (2,000 seedlings of grapevines)
- Plantations of cherries (about 5000 bunchers)
- Plantations of chokeberry (about 9000 seedlings of chokeberry), -Plantation of forest berries,
- Raspberry plantation (80,000 seedlings of of raspberry)
- 100 Beehives.

Also on this large plot of land is built and new furnished villa of 840 square meters with a beautiful view of the nature and lake. Price is 1 700 000 Euro





Property in Celebici with Lake view, Konjic

House and property for sale in Celebici, Jablanicko Lake's area, Konjic city

Access road is asphalt. Water and electricity are connected.

Mountain and lake view.

Distance of Ilidza is 1 hour

Size of house 110 square meters (house needs reconstruction) The property also includes a lot of different fruit trees.

Total Plot Area is 14686m² (7857m² + 6829m²)

Plots could be sold separately or together.

Price is 28 Euro per m²





Villa for sale in Celebici, Jablanicko Lake's area, Konjic city

Distance from airport of Sarajevo 1 hour by car

Access road is asphalt, main road M17 (Sarajevo-Mostar)

House is new and with all utilities (water, electricity, internet, cable TV)

Two floors with beautiful garden and terraces, grill space

The house is located on a Lake with private beach and two docks.

House is fenced and with parking place

Size of property in land registry is 390 square meters, but it is bigger plot because of lake's area

Price is 220 000 Euro





Land in Buturovic Polje beside river (Konjic City)

Land for sale at the Jablanicko Lake

Land is situated in Buturovic Polje , at the corner of Jablanicko Lake.

Beside the land flows a river (Neretvica river)

Water and electricity - in front of the land

Exit to the lake and river

Private entrance

Gas station, Mosque, Restaurant, Ambulance and Post are very near

Acces road is asphalt with private entrance on the property

SIZE OF LAND 2911 SQUARE METERS

Price is 70 000 Euro





House in Orahovica (Konjic)

Property for sale in Orahovica, Jablanicko Lake's area, Konjic city, Distance of Ilidza is 1 hour

Access road is asphalt. Water and electricity are connected.

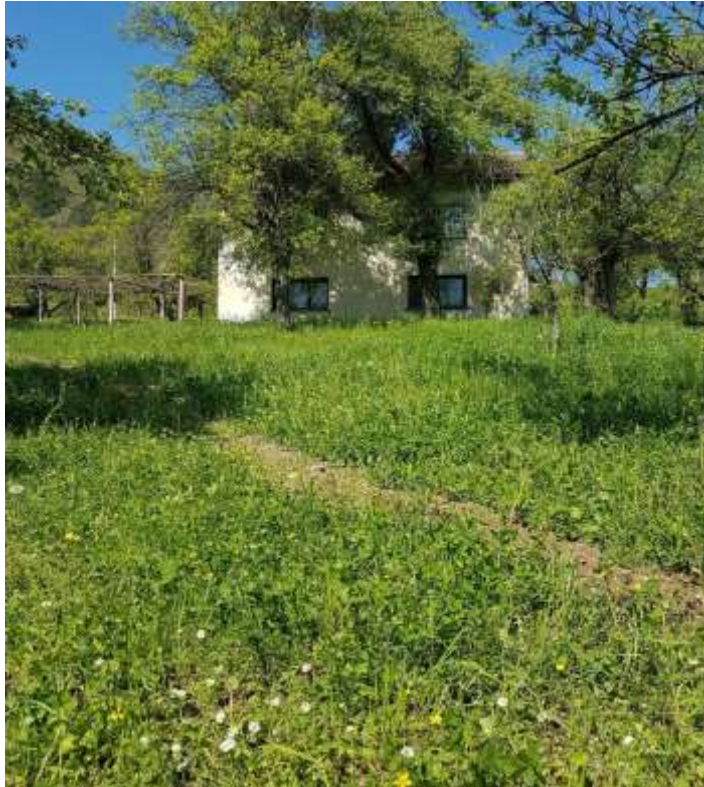
Mountain and lake view. Near to gas station and Restaurant Orahovica.

House is old and needs reconstruction.

The property also includes a lot of different fruit trees.

Total Plot Area is 2817 m² (On this plot in the documents there is house 78m², courtyard 500m² and free land 2239m²)

Price is 90 000 Euro





Land in the center of Rakovica (Ilidza area)

Bus station, Supermarket, Restaurant- 20 meters.

Mosque- 300 meters

Residential area and very easy you can get construction permits.

Ideal land for small real estate project.

Access road is from the main road (asphalt).

With all facilities.

Size of land is 6968 square meters (Land 6568m2 + Road 400 m2)

Road is free and road is not included in price

Price is 35 Euro per m2





Two Houses in Vogosca

Property for sale in Svrake, Sarajevo's area. House is situated in Vogosca area.
One minute away from the highway exit in Vogosca.
Distance from Ilidza is 10-15 minutes by car, Distance from Vogosca 3 minutes

Access road is from the main road (asphalt) with private entrance
Water, Electricity, Internet, cable TV – connected
Central heating system in the houses
Very beautiful view on mountains and nature
Houses are furnished and property is fenced

The possibility of buying each house separately, space in the middle for one more house

Size of plot -1250 square meters, with two furnished houses

Anyone who wants peace and who wants to enjoy in nature should look this property.

Price is 230 000 Euro





Land with old house in Rakovica (Ilidza area)

Rakovica is a village in the municipality of Ilidza. Land is located in Rakovica and only 11 km away from the Center of Ilidza. It is one of the nicest settlements in the vicinity of Ilidza with the beautiful nature. The land is almost flat and suitable for various activities and investment opportunities. Beside Emirates property. (red roofs)
In addition to the land there is all necessary infrastructure (electricity, water) With very beautiful view.

The subject of the sale is the land area of 5180 square meters with old house and garage. House need reconstruction. Price is 90 000 Euro





House in Hadzici

Property for sale in Hadzici. House with plot of 650 m2.

Distance from Ilidza is 10-15 minutes by car.

Access road is from the main road (asphalt) with private entrance

Water, Electricity, Internet, cable TV – connected

Central heating system in the houses

Very beautiful view on mountains and nature

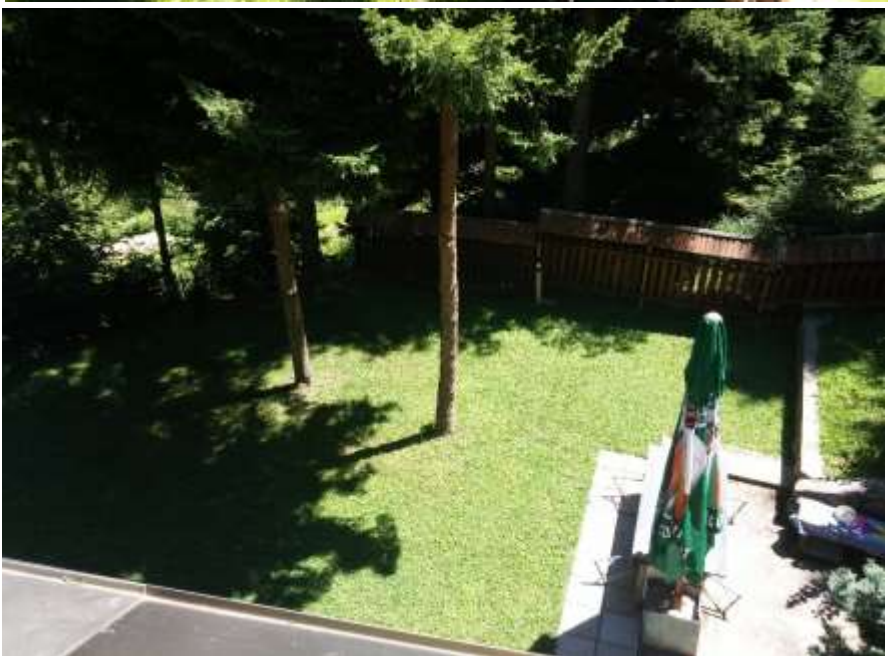
House is furnished and property is fenced.

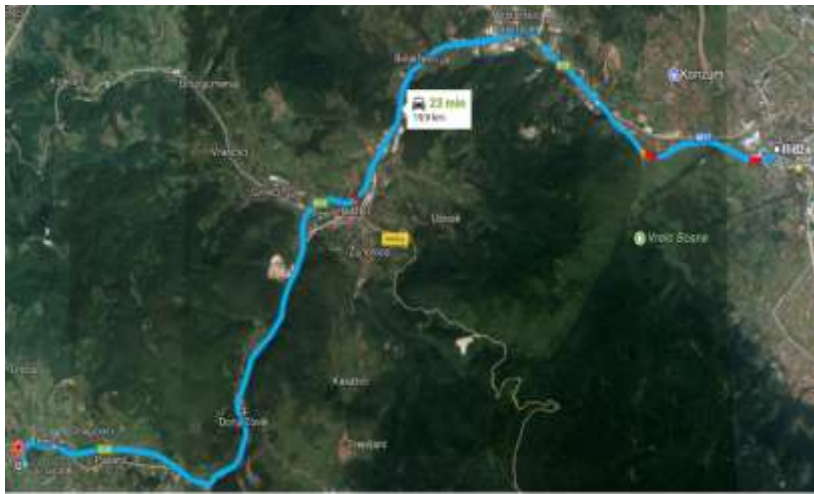
All permits and possible to build one more room or floor

Size of plot -650 square meters, with furnished house

Anyone who wants peace and who wants to enjoy in nature should look this property.

Price is 160 000 Euro





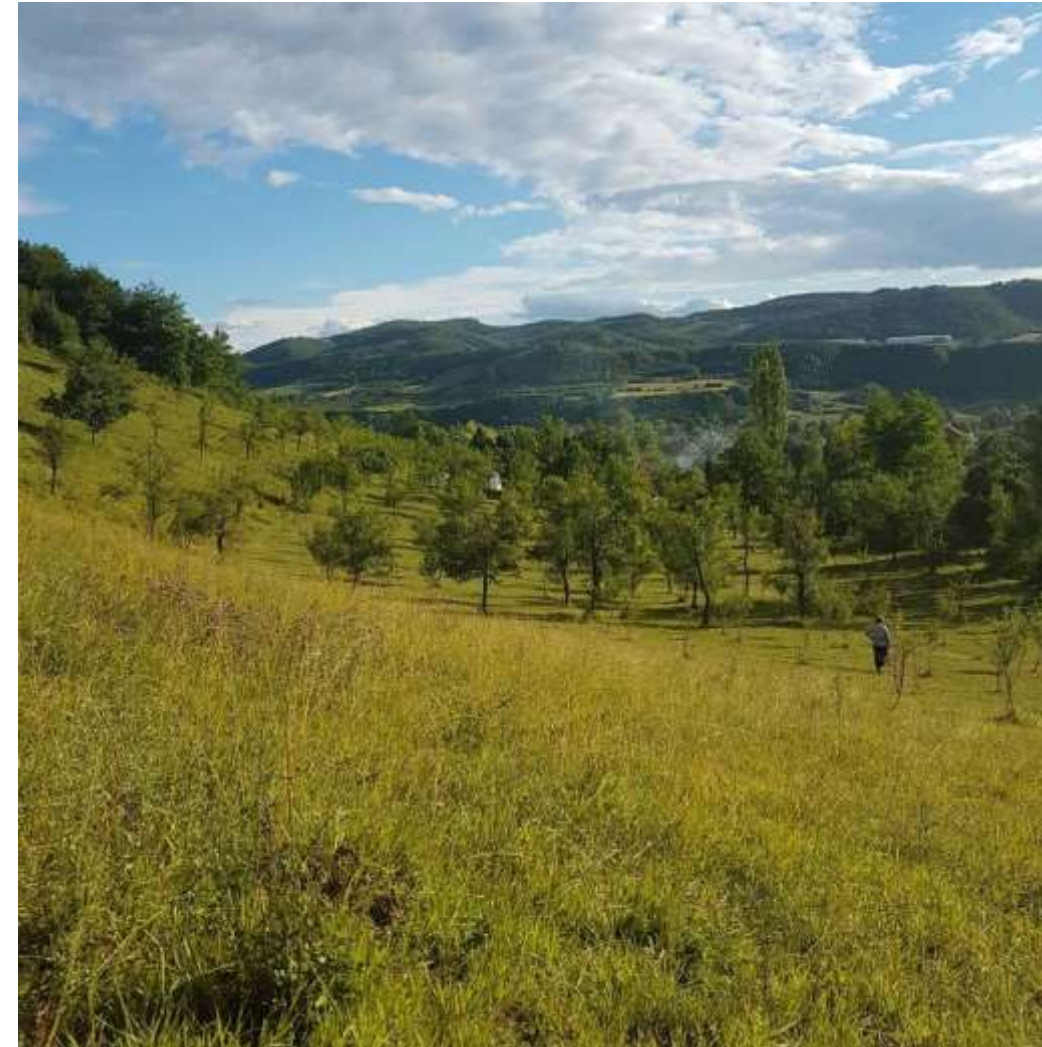
House in Hadzici (Resnik)

Property for sale in Hadzici. House with plot of **3165 m2**.
 Distance from Ilidza is 20 minutes by car.
 Acces road is from the main road (asphalt) with private enterance
 Water, Electricity, Internet, cable TV – connected
 Very beautiful house in the nature environment.
 House is furnished and property is fenced.
 All permits and possible to build one o two more houses.
 Price is 135 000 Euro





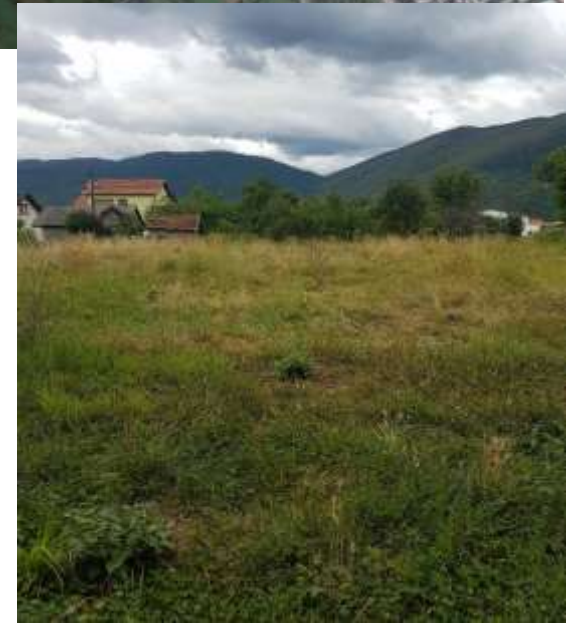
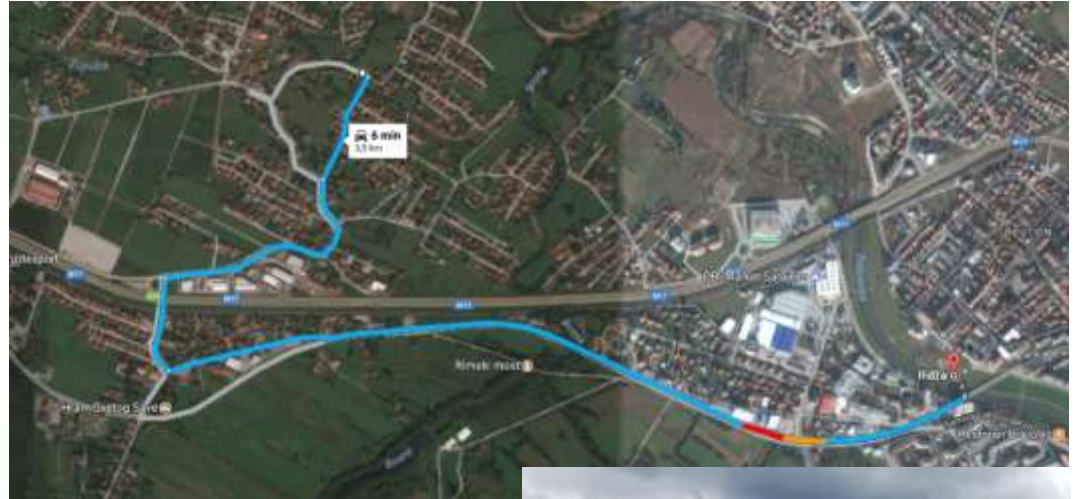
Land in Ilijas,
Beautiful environment, very good price
Near from highway exit in Ilijas
In the Mayor's village, with all the utilities
Price is 17 Euro per m2



Lands in Osjek (Ilidza), two lands, diferent owners



Plot 1955 m2-Price is 130 000 Euro
Plot beside river with house 8258 m2
Price is 850 000 Euro



Land in Otes (Ilidza)

Beautiful land ner center of Ilidza. Residential area

Price is 70 Euro per square meter



Land near restaurant Oaza at Ilidza



Beautiful land near center of Ilidza,

Beside river Bosna

Residential area

Very good opportunity

A unique piece of land along the river Bosna

Very clean river

Possible to buy all plot or just half of it.





Land in Doglodi (Ilidza area)

Land for sale in Doglodi. 10 minutes away from the Airport. Access road is from the main road (asphalt).

Water- on the plot, Electricity- on the plot, Gas for heating

Bus station, Supermarket, Restaurant, Mosque - 50 meters.

Residential area and very easy to get construction permits.

SIZE OF LAND **7587** SQUARE METERS WITH HOUSE

VERY IMPORTANT!!! On the Land is already one big old house and with a small investment in house reconstruction this can be really profitable for the one who buys.

PRICE IS 600 000 Euro



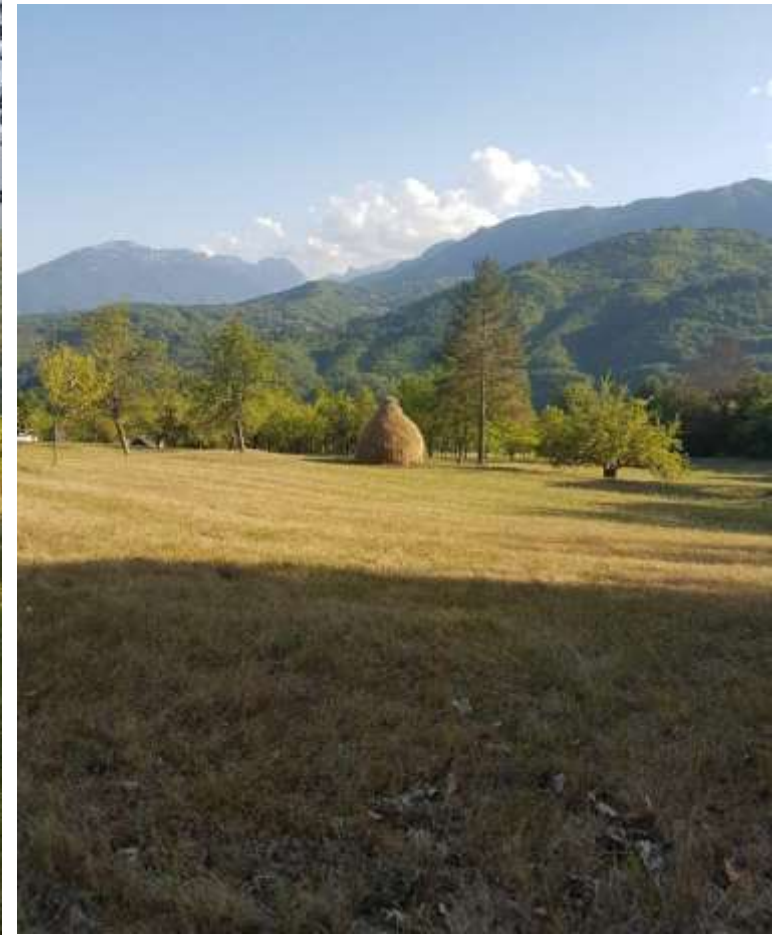


Land in Konjic City with old house and best nature view

Total Plot Area is 17000 m²

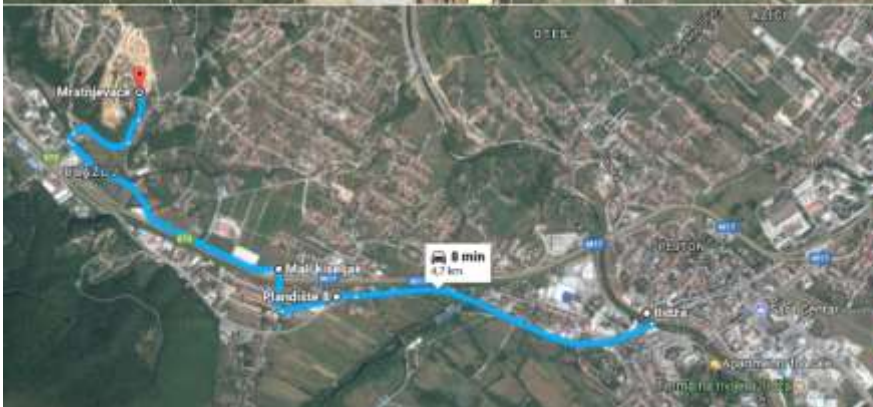
On the plot there is old house. Old house need reconstruction. Good for project in nature with wooden houses or houses for vication.

Price 10 Euro per m2.



The other lands, just shape and size - without pictures





Land 1180 m2
Near to the center of Ildza
Residential area
Beautiful plot for one or two houses
Price 65000 Euro



Land for sale in Kasindolska street (main street from Airport to Ildza)
4 min to airport and 4 min to the Ildza
Plot size 1061 m2
Price 90 000 Euro

If you need more information about any real estate or want to see more pictures please feel free to contact us, but we recommend that we arrange and go to the land or house to see it personally.

If you're looking for something specific, tell us and we will try to find it for you.

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