

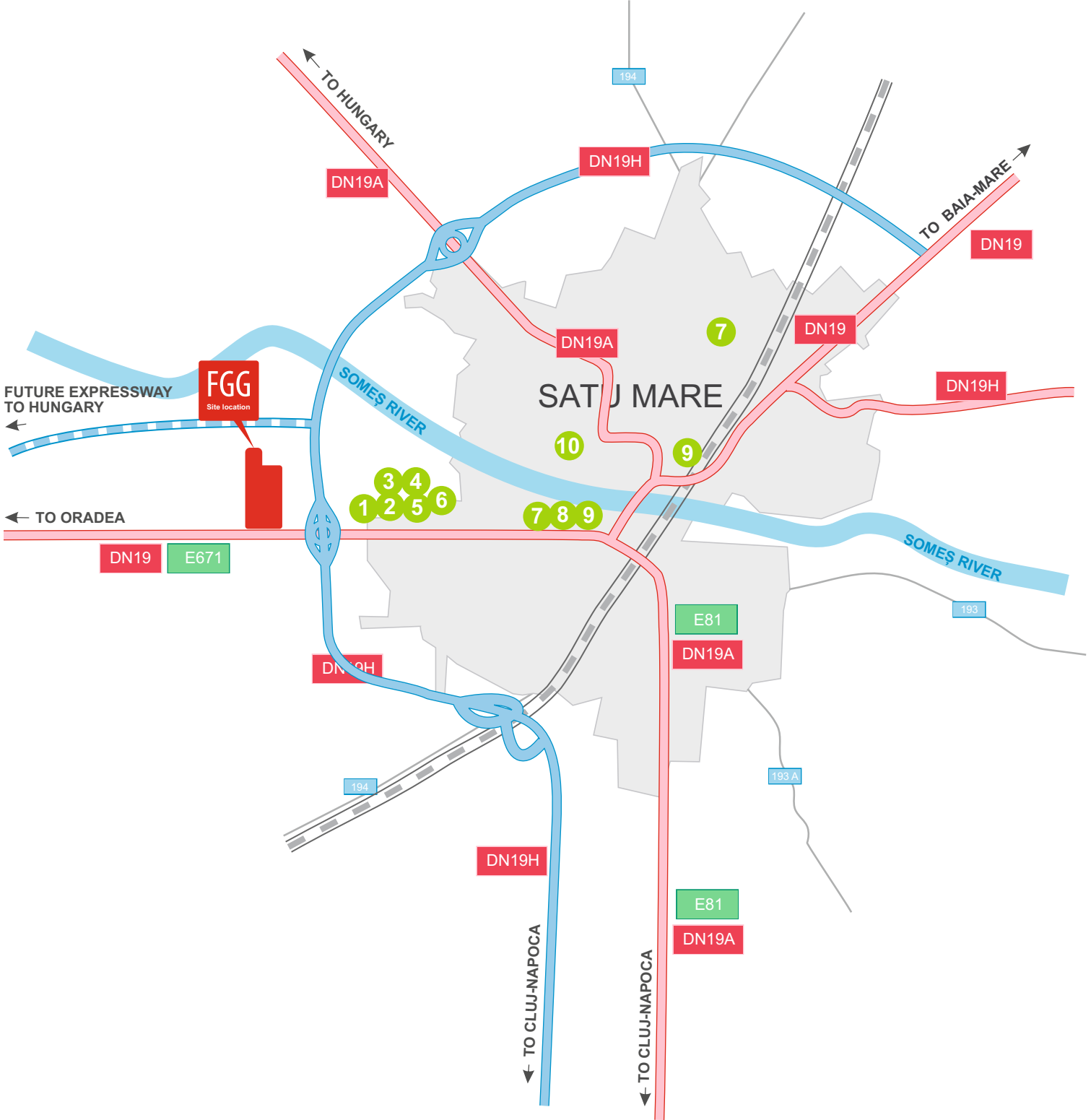


Satu Mare



- Located in the north western part of Romania;
- The county of Satu Mare borders Hungary and Ukraine;
- 30 km away from the Hungarian border and 43 km away from the Border with the Ukraine;
- Is connected to the most important neighbor cities like Baia Mare, Oradea, Cluj Napoca and Zalau due to the intensively circulated European roads;
- Satu Mare has its own International Airport;
- Due to the proximity to the Hungarian and Ukrainian border, the city of Satu Mare offers continuous attractions and facilities for investments.

FGG Immobilien Site Location



Satu Mare Retail Map

1

Dedeman

2

Auchan

3

Jysk

4

Sinsay

5

Dechatlon

6

Brico Depot

7

Lidl

8

Shopping City Satu Mare

9

Kaufland

10

Satu Mare Shopping Plaza

●

Existing

Legend

National Road

Railroad

Highway

Future Expressway

City Limit

Commercial Project in the city of Satu Mare

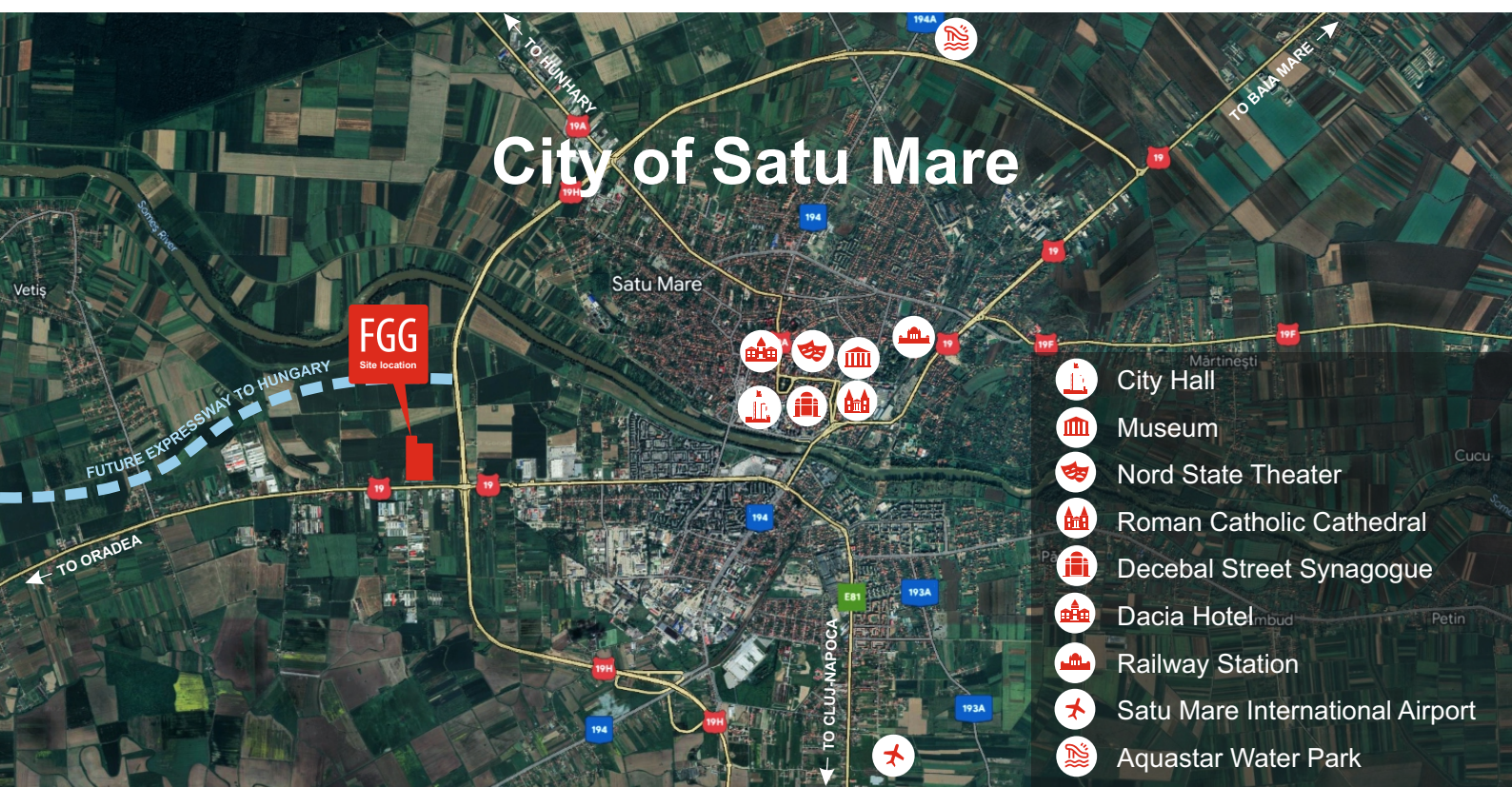


Project description:

- A proposed commercial development consisting of 3 buildings;
- Easy and comfortable acces solution to the project, direct from the national road and from the main city streets;
- Proximity to existing retail;
- Proximity to existing residential areas;
- Land plot of 117.760 sqm;
- Commercial buildings 55.297 sqm;
- Parking areas - 1384.

Plot Details:

Plot Surface:	117.730 sqm
Opening to National Road	0,3 km
Distance to City center	3,8 km
Distance to Beltway	0,15 km
Distance to City	1,0 km



Project Location:

- In the western part of the city, on the exit towards the city of Oradea;
- On the National Road Arad to Oradea (DN 19);
- In the proximity of the Expressway Hungary – Satu Mare – Baia Mare (in execution);
- Exit direct on the National Road DN 19, with direct access to the Beltway;
- Distance to the city 1,0 km.

Distances and Population

Satu Mare - Carei	38.2 km
Satu Mare - Oradea	140 km
Satu Mare - Baia Mare	62.2 km
Satu Mare - Debrecen	112 km
Satu Mare - city	102411
Satu Mare - county	329000
Carei	20775