

PARADINFO Mei 2011 groepsreis landbouw naar Roemenië

“PBS Worldwide = experts in non refundable EU subventions, bancary files, experts for subventions for research and development (IWT, etc...), venture capital, asset deals and real estate + interim management services in Belgium and Romania.”

Update on structural funds and last minute offers real estate opportunities

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For sale urgent two companies in Craiova at 1500 Euro for the shares – via a Belgian notary – clean companies – Urgent – Swiss owner that created it last month but he renounces because of health reasons

1. Groepsreis landbouw naar Roemenie

Groepsreis landbouw naar Roemenië

- Periode 4-9 juli 2011
- Wij hebben nog 2 plaatsen beschikbaar voor 8 en 9 juli
- In een top landbouwgebied voor granen en groenten – klasse I bodem – cernoziom (Provincie Dolj, Olt, Mehedinti)
- U kiest twee dagen
- We bezoeken verschillende gronden rechtsreeks van eigenaar
- Gecompecteerde gronden , ingeschreven met “carta funciara” of dicht bij CF 2300 Euro/hectare (niet op niveau titlu de proprietate want dit is onbegonnen werk)
- Niet gecompacteerde gronden 1000-1250 Euro/hectare – niveau “acte de vanzare cumparare”
- De reis en de verblijfskosten, het transport zijn ten laste van de inschrijver
- Wij begeleiden en faciliteren uw bezoek
- De investeerder heeft de optie om via ons een firma op te richten na het bezoek en wij begeleiden de aankoop tot en met de inschrijving van de gronden in het register
- Wij mogen inschrijvingen weigeren tzt wij screenen elke potentiële deelnemer omdat we de vorige keer verschillende annulaties hebben gehad.

**Prijs: 363 Euro te betalen prior vertrek en vopr 1 juni – U ontvangt een factuur
Inschrijving: stuur uw volledige gegevens naar frjacobs@telenet.be**

2. Bio landbouw in Roemenie een opportuniteit

Gelegen aan de Zwarte Zee en met ruim 22 miljoen inwoners en bijna 8 keer zo groot als België en 6 keer Nederland is Roemenië vanouds een belangrijke landbouwproducent. Een kleine 15 miljoen hectare is in principe geschikt voor de landbouw. Sinds het verdwijnen van Ceausescu wordt verwoed gepoogd de agrarische sector ingrijpend te hervormen. Dit heeft ertoe geleid dat inmiddels ongeveer 85% van de landbouwgrond in private handen is. Vrijwel alle grond van de voormalige coöperaties is teruggegeven aan de voormalige eigenaren: meer dan 5 miljoen Roemenen. De republiek Roemenië ligt in het zuidoosten van Europa aan de Zwarte Zee. In het zuiden vormt de Donau de grens met Joegoslavië en Bulgarije. De Donau is, na de Wolga, de langste rivier van Europa. In het noorden grenst Roemenië aan de Sovjet-Unie, in het westen aan Hongarije. Roemenië bestaat uit een zestal grote landstroken. In het zuiden van het land ligt in het stroomgebied van de Donau het laag gelegen grote landstreek Walachije. De Donau heeft vele zijrivieren. De bodem is daar erg vruchtbaar. In deze streek is veel akkerbouw. De belangrijkste producten zijn maïs en tarwe. **Meer bepaald Dolj** was vroeger een to provincie v.w.b. graanteelt en groenteteelt (bron instituut statistiek – studie PBS Worldwide bvba). Als men gaat investeren in Roemenie dan moet men deze streek zeker bekijken. Investeren in landbouw en landbouwgronden in Roemenie lonen zeker de moeite.

De biologische landbouw in Roemenië staat aan het begin van haar ontwikkeling. In april 2000 heeft de Roemeense overheid biologische landbouw door middel van wetgeving geïnstitutionaliseerd, maar er bestaat nog geen officieel erkende controle-organisatie voor biologische producten. De controles worden nu nog uitgevoerd door internationaal werkende organisaties uit West-Europa. Op dit moment zijn er naar schatting enkele tientallen biologisch werkende akkerbouw- en groenteteeltbedrijven. De grotere akkerbouwbedrijven hiervan beslaan gemiddeld wel 500 hectare. De drijfveer om biologisch te gaan werken komt deels voort uit het bewustzijn dat niet dezelfde negatieve effecten van te intensieve landbouw, zoals in West Europa, herhaald moeten worden. Echter, ook uit het ontbreken van koopkracht van de boeren is een stimulans. Het ontbreekt hen eenvoudig aan de middelen die nodig zijn voor het gebruik van dure kunstmest en bestrijdingsmiddelen. Een derde motief om biologisch te gaan werken is de exportmarkt. Het gemiddelde maandloon in Roemenië bedraagt 200 dollar. Dit maakt dat de kostprijs van landbouwproducten veel lager is dan in West-Europa. Het land beschikt bovendien over zeehavens, waardoor landbouwproducten goedkoop via coasters naar West Europa getransporteerd kunnen worden, of, via de Donau en andere rivieren, met binnenvaartschepen tot in Rotterdam of Antwerpen.

Dikwijls wordt verondersteld dat de controle op biologische producten uit het voormalige Oostblok te wensen over laat, maar in de praktijk gelden echter dezelfde voorwaarden als voor bedrijven in de EU. Dit betekent twee keer per jaar een inspectie op het Roemeense bedrijf door een internationaal werkende controleur.

Een randbemerking

Vooraf de recente voedselcrisis heeft de toegenomen belangstelling voor het beleggen in landbouwgrond aangewakkerd. De voedselprijzen op de wereldmarkt zijn vanaf begin 2007 flink gestegen, soms met tientallen procenten. Met name rijst, maïs en graan zijn scherp in prijs gestegen. Er worden verschillende oorzaken genoemd voor het ontstaan van de voedselcrisis, zoals de gestegen vraag naar voedsel uit opkomende economieën als China en India, de gestegen prijs van brandstof en kunstmest en tegenvallende oogsten als gevolg van de klimaatverandering. Ook het gebruik van biobrandstof wordt genoemd. Landbouwgrond wordt namelijk ook ingezet bij de vervaardiging van biobrandstof. Daarnaast hebben zwaar gesubsidieerde voedselproducten uit westerse landen de ontwikkelingslanden overspoeld en de lokale voedselproductie ondermijnd. De hoeveelheid grond is nu eenmaal beperkt. **Met name de hoeveelheid vruchtbare landbouwgrond in een gunstig klimaat is schaars.** Door de groei van de wereldbevolking en de welvaart en door een grotere vraag naar

bio-energie zal de vraag naar landbouwgrond alleen maar gaan toenemen. Twee vliegen in klap als U landbouw gaat bedrijven in Roemenië

3. Investments in agri land in Romania

Romania has 9,7 million hectares and only 30% are used at this moment. Romania is currently supporting the restructuring of its agricultural industry towards a market economy. Only small changes in land use are expected. Self-sufficiency in cereals is expected to increase, consolidating their net export position. In the livestock sector, poultry and pig numbers are expected to recover somewhat, production being boosted by an increasing domestic demand and the availability of cereals on the domestic market. Overall agricultural self-sufficiency will slightly increase and the agriculture and food trade balance will turn positive.

How can we invest in agriculture in Romania and what will be our profit ?

The prices of wheat keeps growing on a global scale in a global market. The cost for operations keeps growing in agriculture in the Benelux and Germany. So if we can produce at a low cost by delocalization to Romania we will gain a lot of money and substantially increase our profit margin.

If we can combine the investment with an investment in agricultural land in Romania that will double or triple in price we have a good investment with a high yield.

In western Europe, acquiring any surface of farmland can be an administrative hassle (to say the least), more expensive, and large surfaces can be difficult to find. Romanian agricultural legislation is more flexible. European subventions are another reason: 50%-70% of the investments made on equipment, buildings, or modernisation of an agricultural operation is paid by European funds and a subvention of more then 100€ per hectare per year (for cereals, different amounts for different types of crops). The risk is the management of the operations not the investment idea and the land behind it.

The price for 1 hectare of Agricultural land in Romania is between 1000 and 2000 Euro per individual hectare at this moment. The prices will triple in the next years until 6000 Euro /hectare in some specific regions in Romania. The information comes from the EVD, agency of foreign affairs in Holland.

“We have Agricultural land for sale at 1000 Euro/hectare (prices VAT not included)”

How to buy Agricultural land in Romania.

Have you tried but failed to find large surfaces of farmland for sale at a reasonable price in Romania? Please read on in any case... most proposals are fake and behind them you will find a lot of hidden problems. We have 9 years experience in the market and we act by doing it and we are leading by example in Romania and Romanian agricultural investments. It is very difficult to find large parcels of farmland for sale in Romania with a good price and the legal paperwork in a condition that you can buy without risks. We have selected a lot of plots over the last years.

According to tradition, Romanian owners have been dividing their property into equal shares between their heirs. Today, a multitude of small surfaces ranging between 0.1 ha and 10 ha result from so many divisions, generation after generation. Larger surfaces are quite rare. We are specialized in compacting procedures and administration. We acquire larger plots for you by compacting surfaces.

How to acquire large surfaces of agricultural land in Romania:

1/ Through a process called "comasare" in Romanian. It signifies the re- groupement (or consolidation) of many small plots of land into one larger surfaces.

2/ By purchase of land already consolidated. Real offers are rare, and more expensive when they exist. On the other hand, these properties can be purchased within a very short time frame (if and when real offers exist).

To consolidate a surface of 1000 hectares for example, you may have to purchase the properties of 500 to 900 separate owners. The procedure can last a few months, depending on the number of sellers involved and their availability to go sign the documents at the notary's office. The buyer, or an agent of the buyer, must remain available to make payment each time a plot is purchased.

We have identified consolidation zones and we have found clients that already own the land in volumes of 1-500 hectares and more. So we gain 1 year of hard work offering the desired surface potential and other buyer-defined criteria.

We start the operations and transfer of the property rights in collaboration with the local authorities, cadastral specialists and experts and start registering the plots for your company. Efforts to regroup the purchased plots into larger surfaces are carried out on a continual basis right from the beginning and we start with plots that are already bought to gain time and money (30% savings on operations !).

When the agricultural land in Romania is consolidated, the value of your farmland will have instantly increased by at 50%.

If you wish, you may opt to sell part of the land to reimburse your acquisition cost. We are at disposal for further information on agricultural land and farming in Romania.

4. Company creation in Romania

We create your company in Romania

A limited liability company is a company formed by a limited number of partners (no more than 50). It is based on the constitutive documents. The registered capital of a limited liability company cannot be less than 200 RON (Romanian LEU). The registered share capital of a limited liability company is normally divided into social parts/shares with a registered value of not less than 10 RON. Shares cannot be freely traded, making limited liability companies similar to what are known as private companies in other legal systems. Shares of these companies cannot be pledged as collateral for loans.

The articles of incorporation of the limited liability company will include:

the full name, place and date of birth, domicile and citizenship of individuals;

the name, registered office and nationality of the shareholder, as legal person;

the type, name, headquarters and, if any, the company logo;

the object of the company, specifying the main domain of activity;

the subscribed and paid in registered capital, the shareholders contribution in cash or in kind, the value of the contribution in kind and its valuation method as well as the date of the full payment of the subscribed share capital; the number and nominal value of shares as well as the number of shares subscribed to each associate for his/her contribution;

the shareholders in charge with the representation and administration of the company or the non-shareholder administrators, individuals or legal persons, and their powers which are to be exercised jointly or separately;

the share of profits and losses for each shareholder;

the secondary offices (branches, agencies, representative offices or other such entities with no legal

personality) whether or not are established at the same time with the company, or the conditions of their subsequent establishment if such establishment is taken into account;
the duration of the company;

the methods of the dissolution and liquidation of the company.

Decisions are made by majority vote in the General Meeting of the Shareholders (1 share = 1 vote). Decisions involving changes in the constitutive documents must be agreed by all shareholders if these documents do not state otherwise. One or more Directors/Managers are appointed in the constitutive documents or by the General Meeting and are put in charge of the management of the company. Limited liability companies may also be formed by a sole associate. Currently, the majority of companies registered in Romania, whether domestic or foreign-owned, are limited liability companies. A limited liability company is known as a *SRL (Societate cu Raspundere Limitata)*.

[Info at frjacobs@telenet.be](mailto:frjacobs@telenet.be)

5. 3% Taxes on a micro company from 1 january 2011

Starting 2011, the microenterprise tax regime is reinforced. Thus, the entities which meet certain criteria (among which, it should have between 1-9 employees and should record a turnover less than EUR 100,000) may choose to pay a tax of 3% of the revenues instead of 16% corporate income tax. The entities which obtain revenues from banking, insurance and reinsurance, gambling, consultancy and management activities cannot apply this tax regime and will continue to be subject to 16% corporate income tax. You pay 3000 Euro taxes on 100.000 Euro ! call us we have several companies for sale or create a new one for you frjacobs@telenet.be .

Read more:

<http://www.belgianconnection.be/invest-romania-businessclub/microenterprise-3-tax-profit-active-1-january-2011-romanian-company-crea>

6. Business centre in Buzau **NEW !**

We have taken some initiative and we are preparing a business centre 5 km from the city centre of Buzau. The business centre is a reaction on the law from 1 august 2010 where owners have to register the rental contract for a company creation with ANAF. Most owners refuse companies. In the next month we will announce the service and the prices via our websites.

A sneak preview can be taken at:

<http://www.structural-funds-romania.ro/office/index.html>

7. Toppers real estate:

- 1. Agri land at 1000 Euro/hectare ex VAT in a top region**
- 2. Dolj 50 hectare agri land – 100% compact in 1 bloc – 2300 Euro/hectare**
have a look:
<http://www.structural-funds-romania.ro/offer%20538/offer%20538.pdf>
- 3. Mehedinti near Danube 110 hectare compact cu cf – 2300 Euro/hectare – unique !**
have a look:
<http://www.structural-funds-romania.ro/offer%20539/offer%20539.pdf>
- 4. New Craiova: 20 hectare for development residential top location (528)**
- 5. Mehedinti – 32 hectare agri land – 2300 Euro/hectare 1 bloc with cf (543)**

6. **Olt 40 + 90 hectare in 1 bloc 2300 Euro/hectare (540) with cf !**
 7. **Olt 50 hectare agriculture land – 100% compact – 1 bloc with CF – 2300 Euro/hectare (546)**
 8. **Medhedinti – 80 hectare agricultural land – with cf – 100% compact – 2200 Euro/hectare (545)**
 9. **Residential land in Cluj, 1 km from Nokia – 15 hectare all utilities at national road– 15 minutes from the airport – 4 hectares are possible at 12 Euro/sqm – wide opening at the national road 275 meters - TOP LOCATION – ask for the presentation The rest should be discussed. TOP DEAL – ideal for some houses a motel and a restaurant on 1-2 hectare or an industrial/logistics project on 15 hectare.**
 10. Cluj, 25,1 hectare in front of Nokia village (Nokia plant in Cluj-Napoca) – only 39 Euro/sqm – we have a detailed presentation and some designs of “Panoramic residence” for serious investors – the land is ready for construction...There will be an extinction of 35 hectare in 2009 on the same industrial parc. So thousands of potential buyers will work in these factories. TOP DEAL with PUG residential (urbanistic plan) – project PANORAMIC
 11. 10.000 sqm at the Ford factory, Craiova – 33 euro/sqm - negotiable - all utilities -D=40m
 12. 5000 sqm at the Ford factory, Craiova – 33 Euro/sqm - negotiable - all utilities -D=40m
 13. Industrial land 10 km from the NOKIA plant in JUCU all utilities 3.7 hectare – top deal – price 290.000 Euro/plot and 3 plots available all at with an opening at the national road- for a factory or warehouse – all utilities - Belgian owner – opening 136 meters on the national road ! Easy access. In front of the radiator factory in Iclod.
- Have a look:*
www.structural-funds-romania.ro/offer%20537/offer%20537.pdf
14. 13.6 hectare in constanta square acces national for logistic, retail, industrial + commercial – 50 Euro/sqm – Top Plot for a logistic or industrial parc.
 15. Land industrial parc Sibiu - all facilities – right across the airport - 4 hectare at 2.600.000 Euro - intravilan for construction
 16. Timis – 15.8 hectare for industrial project at 25 Euro/sqm – gas available – Hot for logistic, retail, industrial or industrial + commercial development – at real market prices
 17. Close to Craiova ,Dolj all utilities available at national 20 Euro/sqm for industrial or logistic development – Ford Factory at Craiova at 35 minutes and Renault factory, Pitetsti at 1u20 minutes – gas available until 700 Nm3/hour and electricity until 4 MegaW- at concrete road alongside national road 10-40 hectare possible - contact www.cibr.be – **VERY HOT**
 18. Exceptional offer for residential projects in Timis at national road plot 15000 sqm and plot of 60000 sqm close to developing projects so fast development with urbanism plans ok – 50 Euro /sqm negotiable
 19. Exceptional offer for residential at future ring road and national Timisoara city – 220.000 sqm at 20 Euro/sqm negotiable – TOP OFFER
 20. New building Sibiu - Production facilities with hall and offices - the land 10.000 sqm and 9.900sqm is land for construction with a building of 5.856 sqm and total surface with offices is 6.616,96 MP. The production facilities + offices are build by foreign construction company. 6.500.000 Euro to be discussed.
 21. For Sale: **Holiday house** and land in the Romanian Danube plain nearby Moldova– 60.000 Euro – close to the black sea - Surface +/- 9500m2 with a small vineyard who produce a

good wine. There are 3 small houses and a few stabling. One house is renovated. The roof with traditional thatch was replaced in august 2010. Inside and outside fully restored. The outside walls are finished with y-tong blocks covered with cement and painted. The windows in pvs with termopane and the income door firwood. Inside 3 rooms.

Have a look:

www.structural-funds-romania.ro/offer%20529/offer%20529.pdf

22. **Land for industrial development – 13.500 sqm – in parcels ! for 18-22 houses in development zone – proven track record available 16 Euro/sqm.**

Have a look:

www.structural-funds-romania.ro/offer%20534/offer%20534.pdf (534)

23. Pension in Buzau with swimming pool, terras and restaurant on touristic area all assets included 160.000 Euro (ex VAT). Complete file and documentation on demand.

Have a look:

www.structural-funds-romania.ro/offer%20530/offer%20530.pdf

24. **Not far from Craiova exceptional possibility for groupage: prices from 2-4 euro/hectare to be converted to intravilan. Exceptional opportunity for an industrial project (FJ)**

SPECIAL OF THE MONTH: EXCEPTIONAL HOLIDAY HOUSE

For Sale: House and land in the Danube plain nearby Republica Moldova

Surface +/- 9500m2 with a small vineyard who produce a good wine.

www.structural-funds-romania.ro/offer%20529/offer%20529.pdf

There are **3 small houses** and a few stabling. One house is renovated. The roof with traditional thatch was replaced in august 2010. Inside and outside fully restored. The outside walls are finished with y-tong blocks covered with cement and painted. The windows in pvs with termopane and the income door firwood. Inside 3 rooms.

The bedroom with a double bed, flatscreen tv, shower place, wc, a technical room with the electricity panel, washingmachine and boiler 50 liter. The livingroom with a table, chairs, cupboard and a wood stove. The income kitchen with refrigerator, boiler 10liter, working space and layers. A second house is under construction. Walls in y-tong blocks, concrete foundations, concrete columns, and a concrete belt on top. Superficy of this house is 90 m2 and projected for only a base level. The thatch and the beams for the roof are on stock on the place. The third loam house with thatch roof must be renovated A few stabling and store places are around.

Price including furniture, tv, refriferator, eventually the car and trailer is 60.000 euro cash.

Situation: (google earth tap Romania, Sulina, Letea – there you can find the exact position with a few pictures from the surroundings). The nearest town is Sulina the most eastern town of Romania and Europe, on the mouth of the danube. Sulina is a small town on the black sea where in development where You find a small port, a pretty beach and shops, hotels and restaurants. The seawater is pretty sweet because of the danube river.

Letea is part of the municipality C.A Rosetti together with Cardon, Sfistofca en Periprava (the last one is situated on the uper arm of the danube who borders with Ucraina.) Letea is situated between Periprava and Sulina on 20 km from this last. You can cross the danube in Sulina with a small boat. You reach Sulina with a fastboat from Tulcea (70km from Sulina 1 ½ uur). You reach Letea with your car by a road in winter and in summer you can go through the sandroads in full nature. The is the ideal place to antistress yourself far from civilisation and noise. The land is situated 300 meter from a canal who join Letea with the lakes and the old danube. Also it lays nearby the only

rested primitive forest of Europe. There are a lot of wild horses, deer, wild boar and other animals. To enter the forest you need an authorisation from the forester. More and more tourists come in the area to enjoy the nature and the silence. This is the place to be when you like to watch birds, small and big on the lakes in the area.

Mail: frjacobs@telenet.be

8. Employ Romanian workers in Belgium, The Netherlands, Germany or any EU country and make substantial savings per month per worker

Romania has joined the European Union. Since January 2007 the Romanian state improved the mobility of Romanian workers throughout Europe. Per year more than 4 million workers are performing works in foreign countries. The quality of being a member state within EU entitles the citizens of these states to benefit from the four fundamental liberties, for instance, free movement of citizens (persons) which implies also free movement of workers. However the workers still need a E101 form issued by Romanian government if the workers want to work in a European country and get paid by a Romanian company. This creates an advantage and you are able to make savings on your budget. In a period of crisis these considerable savings are more than welcome.

9. Subvention survey – if you want some subventions in Romania (from 100.000 Euro to >5 million Euro non - refundable) take the free intake session in Gent, Belgium or Bucharest, Romania

Now is the time to start with the subvention survey if you want subventions in Romania. We give 100% results on the first stage. Call Freddy Jacobs 0032-478-331-799 or 0040-766-622-873.

We have to start asap to prepare you and your organization. Call for a free intake session in Gent or Bucharest. Intakes are done from oktober till the end of January for the major subvention programmes.

10. An important investment fund buys companies in Romania

If you want to sell your company send a "company presentation" and "bilant, balanta, profit si pierdere for 2006-2007-2008" and a copy of the "certificat constatator" not older then 14 days to PBS. frjacobs@telenet.be e-mail can handle 4 Mb per mail. So send in different mails please.

PBS works in exclusivity and only starts negotiation after receival of the above data & documents in pdf format.

7. Free subscription:

You can subscribe to some "RSS feeds" about Romania and get the latest and instant information on your desktop regarding structural funds:

www.structural-funds-romania.ro - **NEW SITE – overview on funding in Romania**

www.investromania.be - follow the upcoming events !

www.offersrealestateromania.blogspot.com - only top deals and top locations

<http://structuralfundsromania.blogspot.com> - blog on structural funds

www.belgianconnection.be -> the Blog of PBS: from idea to funding, subventions and project execution – this blog contains a financial planning section with returns of 14-20-30-40% depending on the risk profile.

There is now a "camera imobiliara belgia romania" visit the chamber at: www.cibr.be
subscribe to the newsletter please at www.cibr.be

8. Selection of some offers for April 2011

Next 541

BIHOR

413. In county Bihor, Paleu – 25 Plots at 27 Euro/sqm between 600 and 1200 sqm ideal for residential construction; PRGR

414. . In county Bihor, Paleu – land (4000 sqm) with a pond (8000 sqm) close to the lake at 33 Euro/sqm ideal for an hotel; PRGR

415. In county Bihor, Gepiu – land for industrial purposes (7Ha) at 16 Euro/sqm: 350m alongside European road E671 PRGR

416. In county Bihor, Gepiu – land for industrial purposes (20 Ha) at 13 Euro/sqm: 800 m from European road E671 PRGR

417. In county Bihor, Gepiu – land for industrial purposes (1,1 Ha) at 16 Euro/sqm: 25m alongside European road E671 PRGR

BISTRITA

370. In judetul Bistrita este o padure de 379,6 ha din care 191 ha molid, 148 ha fag, 38 ha brad, 3 ha paltin, la pretul de 4000 Euro/ha. (OWFMG)

BRAILA

492. Several plots with agricultural land – 350 hectare, 700 hectare PRESENTATION ON DEMAND
507. 2000 hectare Braila

BRASOV

BUCURESTI on demand

BUZAU

404. Land for industrial parc – with EU funding possibilities 15-40 hectare various locations – TOP OFFER FOR A VERY GOOD PROJECT – CALL TODAY WE GIVE ASSISTANCE

408. Buzau lake with 77 hectare of water in several reservoirs – ideal for tourism, watersport, cultivation of fish, etc.... call for more info

411. Call for investors in order to develop an industrial parc in Buzau with EU funds (50%)”

412. Newly Build Penthouse Apartments : 95 sqm, 2 levels, interior stairs, 2 bathrooms, jacuzi, 2 bedrooms, 1 kitchen, 1 living room, 1 dressing room at 100.000 Euro.

534. Land for industrial development – 13.500 sqm – in parcels ! for 18-22 houses in development zone – proven track record available 16 Euro/sqm.

www.structural-funds-romania.ro/offer%20534/offer%20534.pdf

CLUJ

404. Residential various offers 1 – 1,8 hectare at 70-120 Euro/sqm (RTCFJ)

405. Industrial land – 38 Euro/sqm (RTFJ)

CALARASI

CONSTANTA

493. Agri land several plots 800 hectare – 1000 hectare

509. Constanta 10.000 hectare at 3500 Euro/hectare

520. Project with 1000-3000 hectare agri land – 1800 euro/hectare – top price

COVASNA

CRAIOVA

- 524. 1 hectare at the Ford factory – 33 euro/sqm negotiable - all utilities -D=40m
- 525. Industrial complex at the Ford factory – modern light steel + residential development for hotel/restaurant + office project 2.000.000 Euro – info on demand
- 526. 4 hectare for showroom near ford plant and airport – 70 Euro/sqm info on demand large opening at the street
- 527. 5000 sqm near Ford factory – D= 60m – 33 Euro/sqm – negotiable
- 528. Land for residential development in Craiova on demand – 20 hectares available
- 531. Craiova 10 hectare agricultural land 1600 Euro/sqm - compact
- 532. Craiova 40 hectare agricultural land 1800 Euro/sqm – compact
- 533. Craiova 146 hectare agriculturalland 2000 Euro/sqm - comapct

DELTA

529. For Sale: Holiday house and land in the Romanian Danube plain nearby Moldova – 60.000 Euro – close to the black sea - Surface +/- 9500m2 with a small vineyard who produce a good wine. There are 3 small houses and a few stabling. One house is renovated. The roof with traditional thatch was replaced in august 2010. Inside and outside fully restored. The outside walls are finished with y-tong blocks covered with cement and painted. The windows in pvs with termopane and the income door firwood. Inside 3 rooms.

have a look:

www.structural-funds-romania.ro/offer%20529/offer%20529.pdf

DAMBOVITA

487. Exceptional offer at Titu Near Renault Research Center 357.000 sqm – for project – at only 22 Euro/sqm negotiable

DOLJ

414. On very good location close to the city and at the main road 15,5 hectare with all utilities – 30 Euro/sqm. It is possible to take 1-2 hectare or more. D= 500 meter at the road and 270 meters deep (FJ)

415. Not far from Craiova exceptional possibility for groupage: prices from 2-4 euro/hectare to be converted to intravilan. Exceptional opportunity for an industrialproject (FJ)

481. Landbouwgrond 90 hectare Dolj, Vela – 1500 Euro/hectare possibility to buy more in the near future

482. Location for industrial factory or logistic project. Special conditions for serious investors. We can obtain the land at 3-5 Euro/sqm and it is at a national road. Possibility for 20-40 hectare. Contact www.cibr.be for this one.

494. Agri land – plot with 90 hectare in Vela – exceptional price of 1000 Euro/hectare ex VAT (1785 Euro/hectare) till the end of the year – Belgian owner

510. 126 hectare 100% comasat – one block with CF at 4000 Euro/hectare, cernoziium

538. Dolj 50 hectare agri land – 100% compact in 1 bloc – 2300 Euro/hectare

have a look:

<http://www.structural-funds-romania.ro/offer%20538/offer%20538.pdf>

IALOMITA

521. Agriculture 420 hectare at 3000 Euro/hectare with irrigation

546. Judetul Ialomita, teren agricol extravilan, irigabil, 1600 ha, compact100%, acte in curs, 1300e/ha, urgent.

IASI

403. Top location for industrial project all utilities 8,95 hectare D = 178 meter – price on demand (CNC)

GALATI

491. 1800 hectare with CF in plots on same location
508. 15.000 Hectare Galati

GORJ

416. Groupage project for industrial project. Exceptional location with prices from 1-3 Euro/hectare at main road with all utilities present. Surface 10-80 hectare in one block (FJ).

MEHEDINTI

539. Mehedinti near Danube 110 hectare compact cu cf – 2300 Euro/hectare – unique !

have a look:

<http://www.structural-funds-romania.ro/offer%20539/offer%20539.pdf>

543. Mehedinti – 32 hectare – 2300 Euro/hectare 1 bloc with cf

545. Medhedinti – 80 hectare agricultural land – with cf – 100% compact – 2200 Euro/hectare (545)

MURES

406. Several plots for industrial projects from 1-10 hectares prices from 6-40 Euro/sqm

OLT

520. Agri land – 1300 hectare – 370 hectare are already with CF and 200 will follow soon – 2200 Euro/hectare

540. Olt 40 + 90 hectare in 1 bloc 2300 Euro/hectare (540) with cf !

541. Olt 240 hectare compact 2800 Euro/hectare with cf !

546. Olt 50 hectare agriculture land – 100% compact – 1 bloc with CF – 2300 Euro/hectare (546)

SACELE near Brasov

For rent 1300 sqm with gas, water, electricity, 5 ton crane and with lightening and heating. The hal is refurbished. 4,5 euro/sqm/month. 1000 kVA available (FJ)

SIBIU

516. New building Sibiu - Production facilities with hall and offices - the land 10.000 sqm and 9.900 sqm is land for construction with a building of 5.856 sqm and total surface with offices is 6.616,96 MP. The production facilities + offices are build by foreign construction company. 6.500.000 Euro to be discussed.

517. Land industrial parc Sibiu - all facilities - 10 minutes from airport - 4 hectare at 2.600.000 Euro - intravilan for constuction

TELEORMAN

518. Concesssion 3000 hectare agriculture – asset deal 3.000.000 Euro

519. 2000 hectare and a farm – asset deal at 3.000.000 Euro with irrigation

TIMISOARA

485. Timis: 300 – 400 -500 hectare met CF price 4500– 5700 Euro/hectare very recent - HOT

486. For industrial projects we have a land of 25 Euro/sqm negotiable with gas. 14.7 hectares with frontal access on National Road not far from (10-15 km) Timis city – very recent - HOT

488. Residential Timis developing area 20-80 Euro/sqm – different sizes different plots available

489. Exceptional offer for residential projects in Tims at national road plot 15000 sqm and plot of 60000 sqm close to developing projects so fast development with urbanism plans ok – 50 Euro /sqm negotiable

490. Exceptional offer for residential at future ring road and national timis city – 220.000 sqm at 20 Euro/sqm negotiable – TOP OFFER

491. 500 hectare in timis at 5700 Euro/hectare

513. Land B: Calea Aradului 35 Euro/sqm (estimate after 1 year 50, 2 years 70 Euro/sqm) ask for documentation by sending a mail at cibr@telenet.be - on new ring north, asfaltat (bitumen road) – D= 580 sqm - for residential or commercial

Have a look:

www.structural-funds-romania.ro/offer%20513/offer%20513.pdf

514. Land C: At Metro I – 11.5 hectare – industrial – D=500 m at concrete road 10 Euro/sqm (after 1 year 18 after 2 years 20-25 Euro/sqm) ask for documentation by sending a mail at cibr@telenet.be

515: Land D: 9.8 hectare Mehala, D= 400m – construction industrial and commercial – 30 Euro/sqm (after 1 year 45 Euro/sqm and after 2 years 60 Euro/sqm) - ask for documentation by sending a mail at cibr@telenet.be

VALCEA

525. Sales hotel/pension (20 rooms, restaurant and apartment 150 sqm for private use) in (Valcea/Romania). The hotel is connected to thermal springs (temp. about 96 degrees), it can be used for heating and for swimming pool. The place for-in house- swimming pool is foreseen and we have construction approval. The hotel has 4* and is considered being the best in the region. All rooms are foreseen with furniture from full wood and made on own request/design, TV (cable), internet. The hotel has an own street (only used by customers of the hotel) and has on the back side a private parking place. Total of land is about 3000sqm. The basement is foreseen with seven rooms, each of them with a specific destination, room for the staff, preparation for the kitchen, laundry, stock etc... Each of the hotel floors has 7 rooms; the garden is fully organized for the customers, barbecue etc.. Connected to the hotel is a house of which the grand floor is used as kitchen/restaurant and the 1st and 2nd floor are organized as private apartment for the owners. The volume is about 6000m³ The construction started in 2004 and the hotel is operational since August 2006. Construction and finishing price is 2,7 mio Euro.

www.structural-funds-romania.ro/offer%20525/offer%20525.pdf

TULCEA

529. Holiday house in Delta

www.structural-funds-romania.ro/offer%20529/offer%20529.pdf

ZALOU

401. Land for industrial projects various plots from 20-30 Euro/sqm all utilities and top locations (FJ)

409. 12 hectare can be split 28 Euro/sqm near the city of Zalau (FJ)

410. 4 + 15 hectare near the city of Zalau – ideal for industrial project – 20 Euro/sqm (FJ)

ir. Freddy M.E. Jacobs

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www.pbsworldwide.com

How can we help you with your projects ?

We have more the 9 years experience in Romania with :

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- Executive search and recruitment in Romania;
- Financial engineering (financing, subventions, co-financing, negotiation with local bankers, business plans and feasibility studies);
- Placement of private funds and private capital in land and real estate projects (80,000 hectares in portfolio);
- Applications for subventions for structural funds in Romania (50% subventions non refundable !);
- Regional development – development of counties in Romania and assistance of the local “conciliu judetian”

We assist over the entire project track from creation of your company to start up in your local service or production facility.