POBEDA

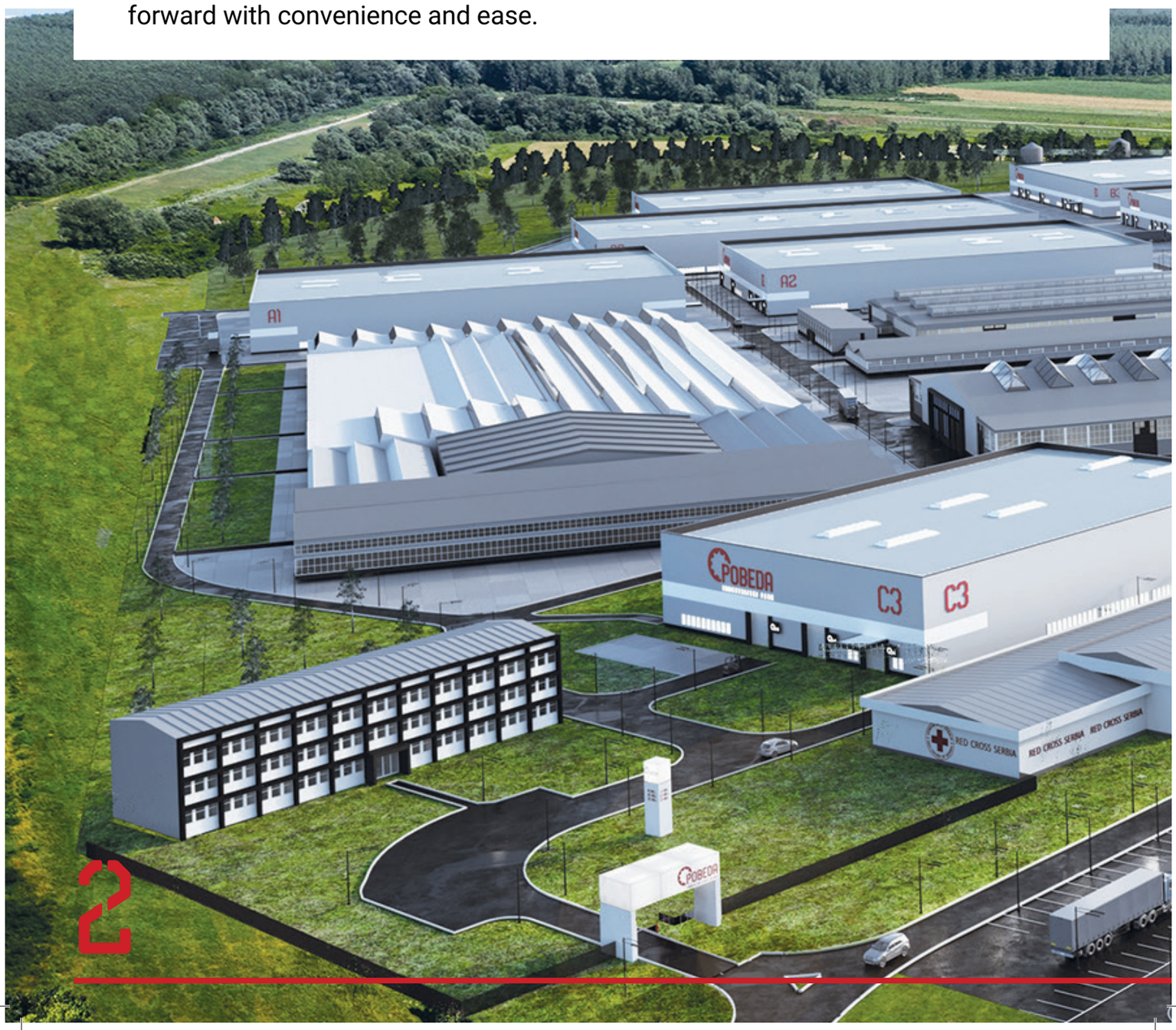
INDUSTRIAL PARK

ITS EASY TO BUILD PRODUCTION WITH US IN SERBIA

SERBIA, PETROVARADIN

A MODERN PLATFORM FOR FORWARD-THINKING MANUFACTURERS

Industrial Park Pobeda is a modern platform developed for easy, comfortable and fast set up for manufacturing business in Serbia. Its strategic position in Petrovaradin, 3 km to Novi Sad downtown and around forty minutes drive to the nearest EU border, will place your business at the crossroads of highly trafficked routes in SEE and provide excellent transportation connectivity.
A robust infrastructure, vast land for development, quick access to skilled labor and our well-balanced offer consisting of ready-to-use units and customizable built-to-suit solutions, will allow you to build production and propel your business forward with convenience and ease.



38 ha TOTAL AREA

110.000m2 EXISTING CAPACITIES

17 ha LAND OF DEVELOPMENT

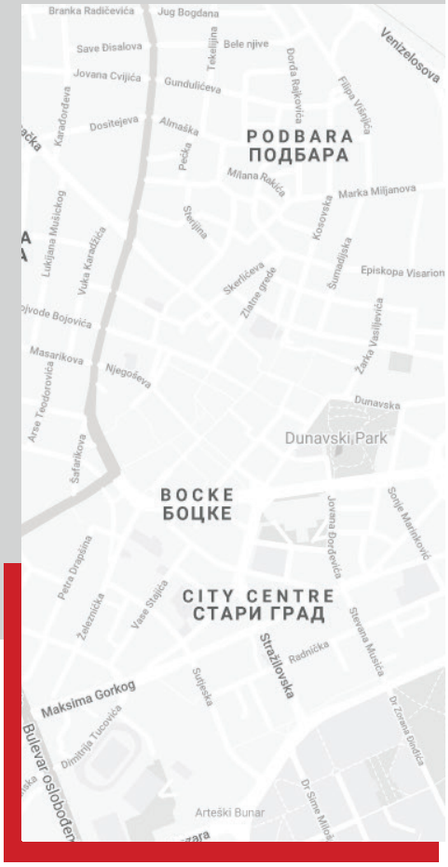
CLIENTS: 50 companies





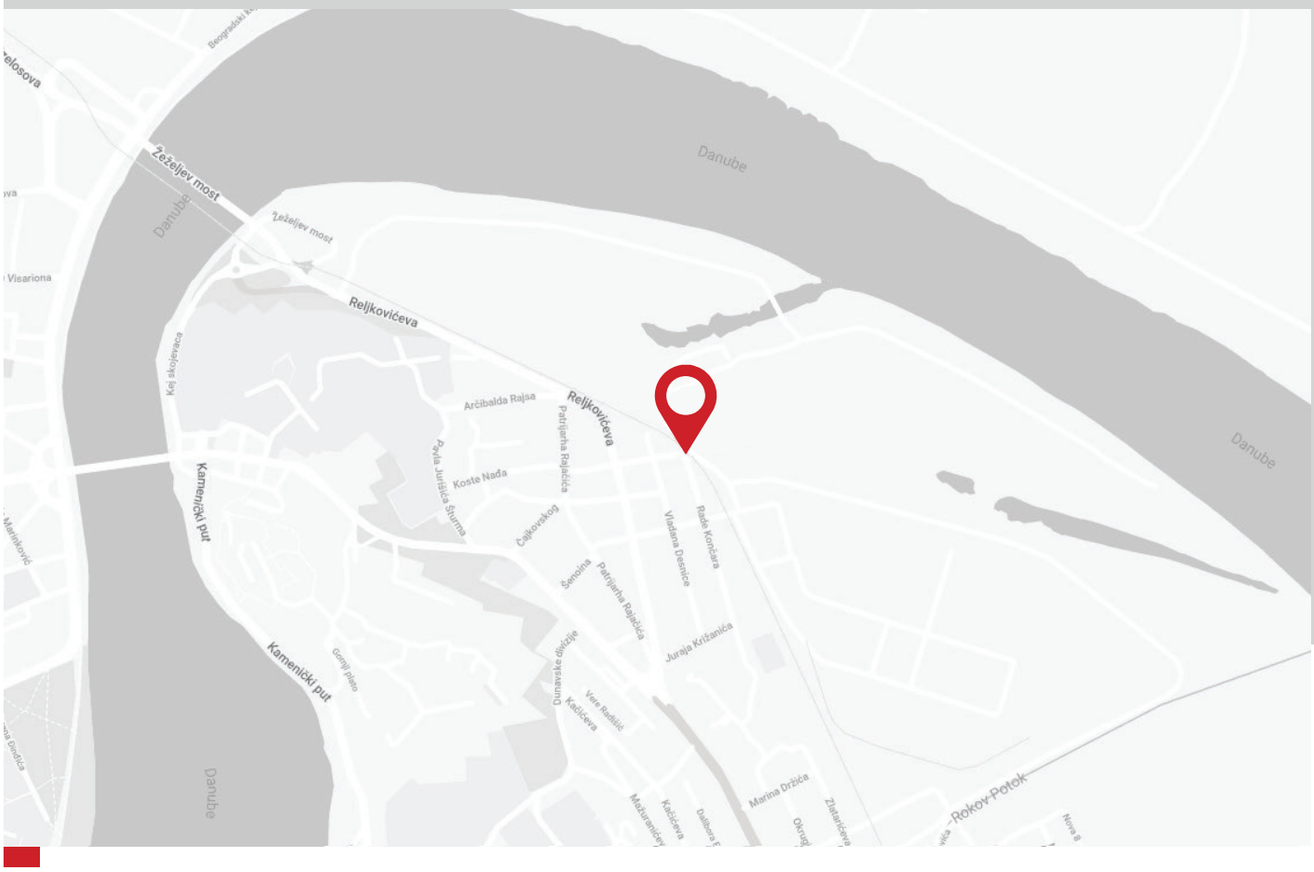





Branka Radičevića
Jug Bogdana
Save Đisalova
Tekelijina
Bele njive
Venizelosova
Jovana Cvijića
Gundulićeva
Đorđa Rajkovića
Filipa Višnjića
Karađorđeva
Dositejeva
Almaška
PODBARA
ПОДБАРА
Pečka
Mišana Rakića
Marka Miljanova
Kosovska
Stevljina
Lukijana Mušickog
Vuka Karadžića
Šumadijska
Episkopa Visarion
Skerlićeva
Zlatne grede
Vojvode Bojovića
Žarka Vasiljevića
Masarikova
Njegoševa
Dunavska
Arse Teodorovića
Dunavski Park
Šafarikova
ВОСКЕ
БОЦКЕ
Sonje Marinković
Jovana Đorđevića
Petra Drapšina
CITY CENTRE
СТАРИ ГРАД
Železnička
Vase Stajića
Stevana Musića
Strazilovska
Radnička
Maksima Gorkog
Supskа
Dimitrija Tucovića
Bulevar oslobođenja
Dr Zorana Đinđića
Arteški Bunar
Dr Sime Milo

STRATEGIC LOCATION IN A CITY OF OPPORTUNITIES

Novi Sad is the second largest urban center in Serbia in terms of investment volume, size and population. It is recognized as a top investment location in the region offering the opportunity to grow business profitably. A recent Financial Times publication “fDI European Cities and Regions of the Future 2020/2021” places Novi Sad in 2nd place among other mid-sized cities of the Old Continent appraising its cost-effectiveness ratio. Direct access to 400,000 residents of the city and nearby municipalities, strengthened with 6,000 skilled young professionals graduating from renowned state universities and colleges in Novi Sad each year, allows investors the opportunity to meet their human resources needs in no time.



Industrial Park Pobeda benefits from the 3A public bus line operating between the site and Novi Sad downtown, while multiple transport links, means of transportation and proximity to border crossings ensure excellent connectivity with the rest of the country and many European cities. For our tenants, this means more efficient and productive cooperation with both local and international partners.

GRAZ	540 km
SOFIA	509 km

SALZBURG	804 km
THESSALONIKI	691 km
LJUBLJANA	494 km
ZAGREB	357 km
SKOPLJE	343 km
BUDAPEST	353 km
BELGRADE	95 km

REGENSBURG	1064 km
CHERNAVODA	955 km
VIENA	667 km
BRATISLAVA	615 km
LOM	510 km

MOSCOW	1713 km
LONDON	1691 km
PARIS	1445 km
BRUSSELS	1372 km
FRANKFURT	1064 km

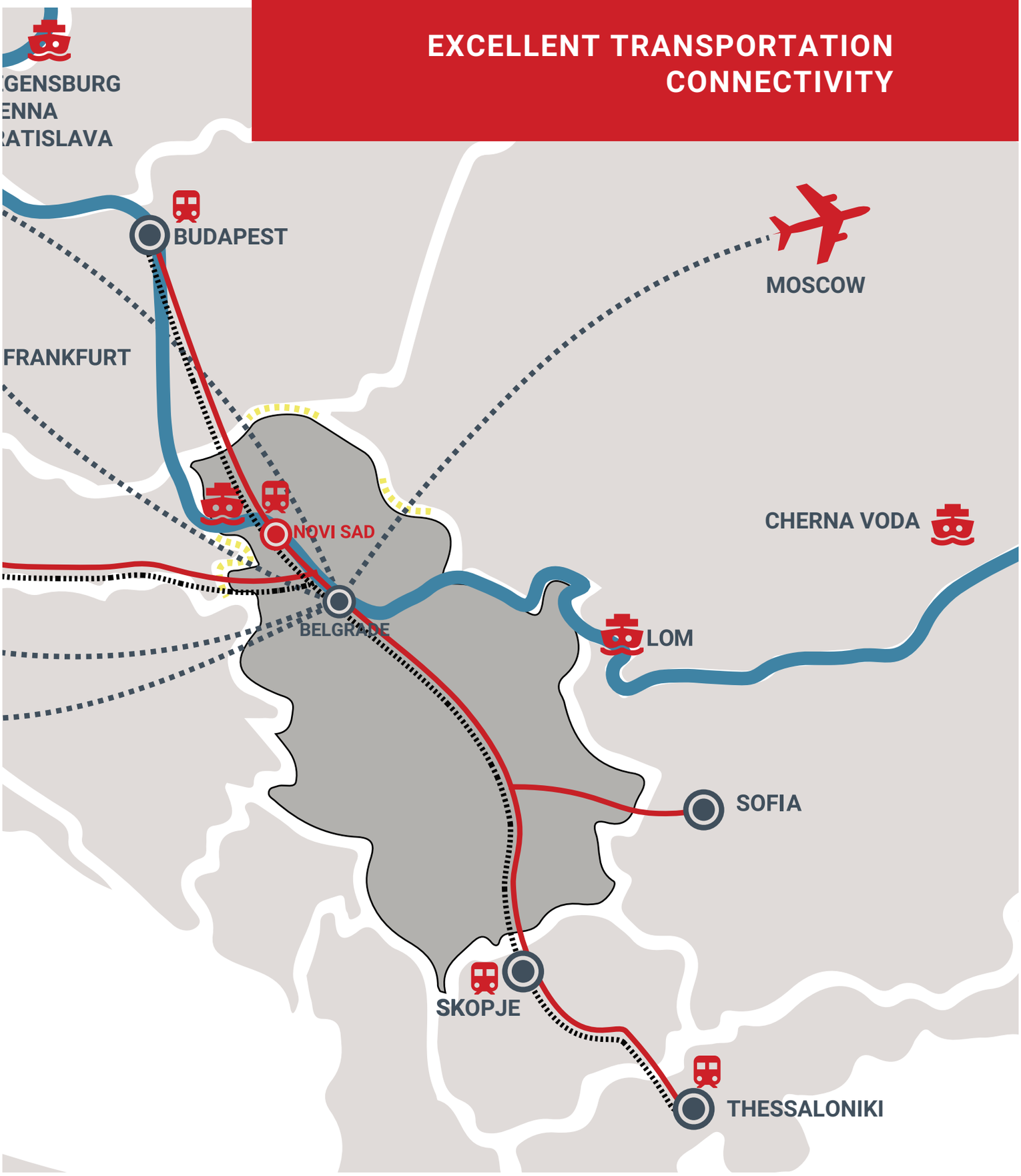
Border with Hungary	117 km
Border with Romania	98 km
Border with Croatia	43 km



AIRWAY

WATERWAY

EXCELLENT TRANSPORTATION CONNECTIVITY



GREAT DEVELOPMENT POTENTIAL

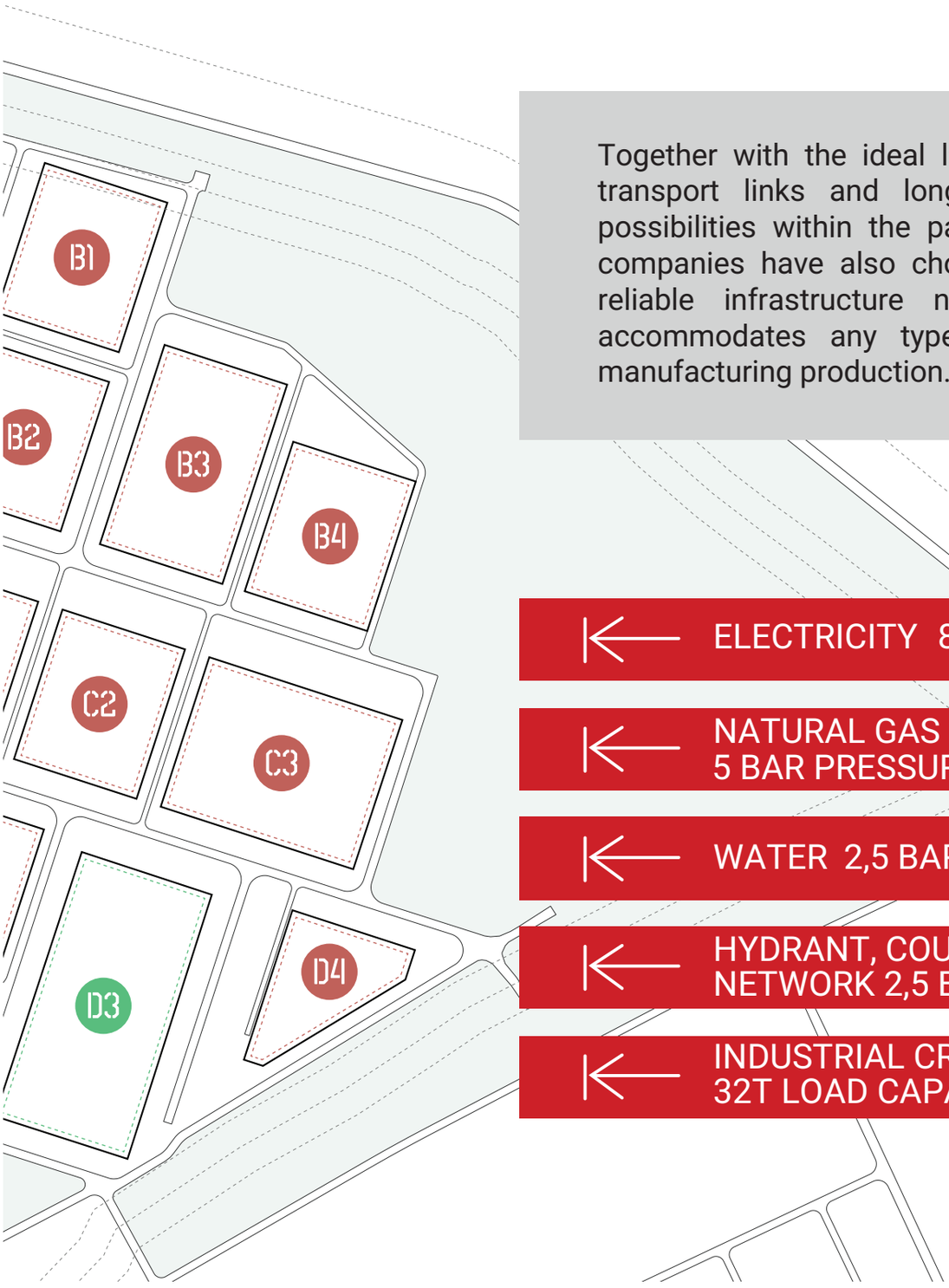
A well-balanced offer of on-site units and land for construction of new facilities is one of Pobeda's key features. With a total area of 38 hectares, 17 hectares planned for future development and 110,000m2 of ready-to-use industrial properties, Pobeda allows you to set up your manufacturing operations, warehouses, administration functions and, more importantly, expand your business capacities in one location.



EXISTING FACILITIES

ROBUST INFRASTRUCTURE

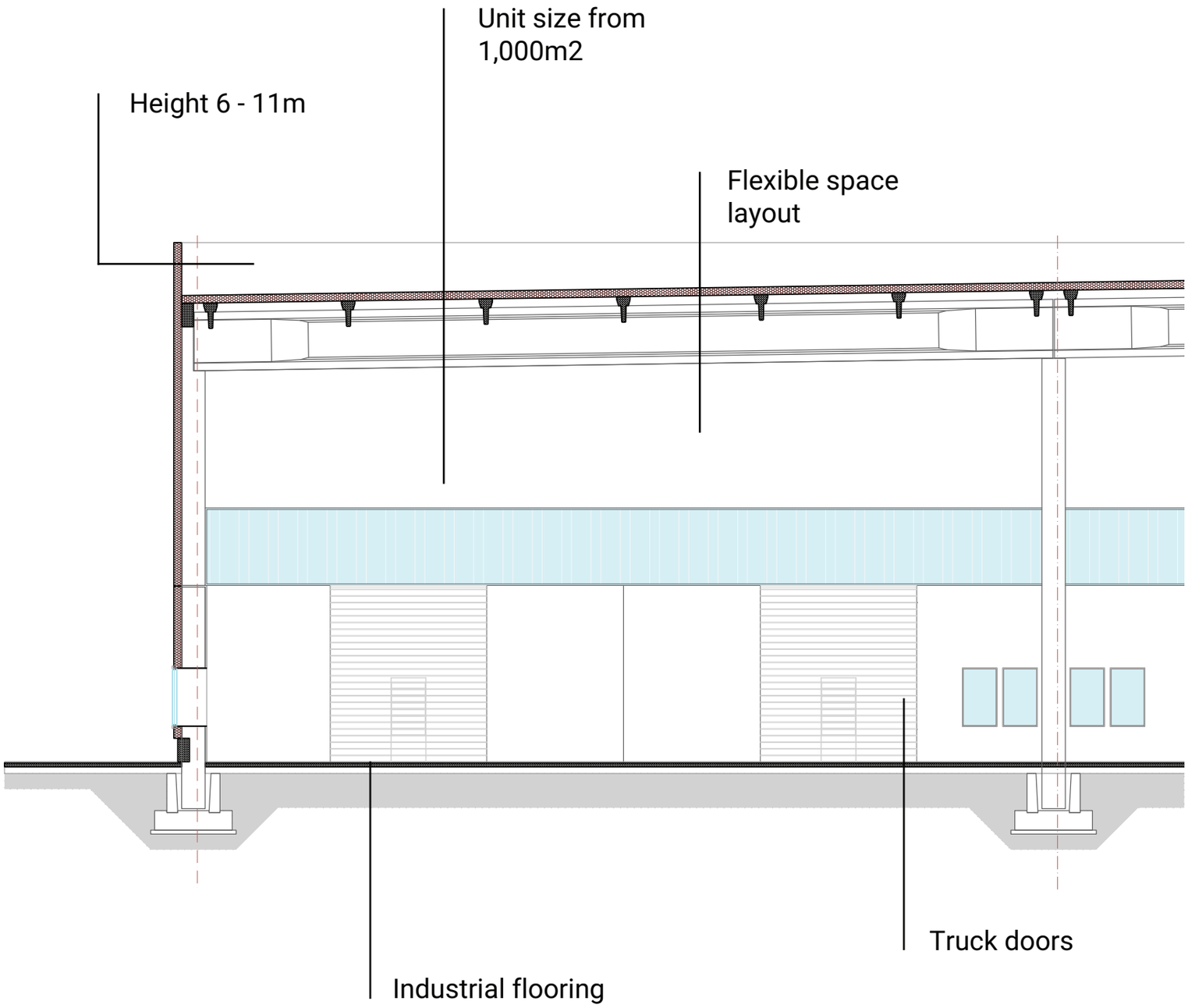
Together with the ideal location, outstanding transport links and long-term development possibilities within the park, many renowned companies have also chosen Pobeda for its reliable infrastructure network that easily accommodates any type of industrial and manufacturing production.



- ELECTRICITY 8 MW
- NATURAL GAS 2000 m3/h, 5 BAR PRESSURE
- WATER 2,5 BAR PRESSURE
- HYDRANT, COUNTERFIRE NETWORK 2,5 BAR PRESSURE
- INDUSTRIAL CRANE 32T LOAD CAPACITY

PLANNED EXPANSION

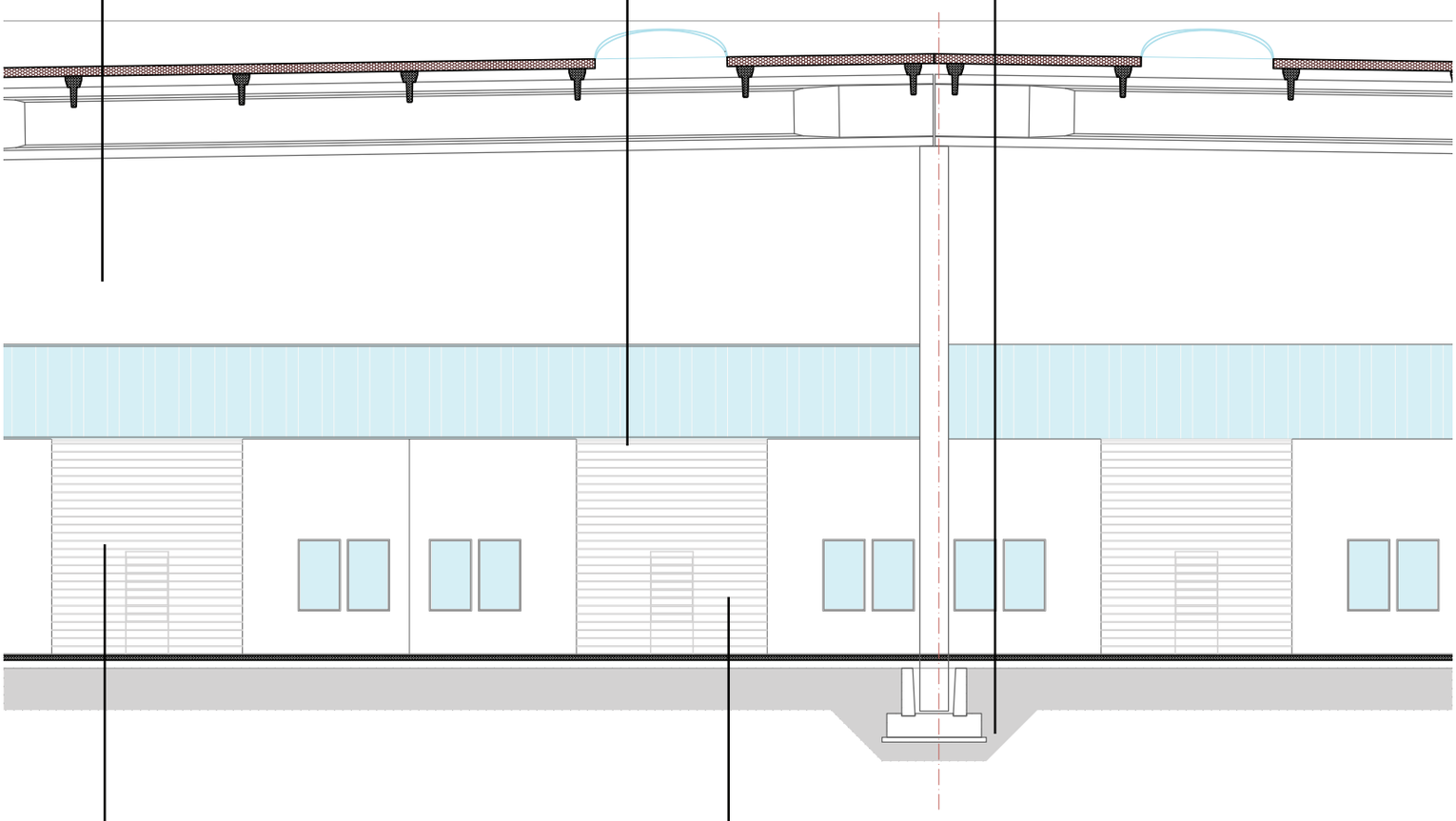
PRODUCTION HALLS AND WAREHOUSES



Steel, cement
construction base

Crains within the halls
5-10t load capacities

Hydrant counterfire
network



Water, natural gas, electricity
according with the park capacities

Access roads: 4m width

FLEXIBLE AND VERSATILE SPACES

CANOPY

Unit size from 1,000m2
Height 5-7m
Water, electricity according with the park capacities
Hydrant counterfire network
Construction: cement/steel

OPEN-AIR WAREHOUSES

Unit size from 1,000m2
Concrete and cement flooring
On-site fences
Suitable for goods resilient to weather conditions

OFFICES

Unit size from 15m2 at the business center
Offices inside production halls
Flexible layouts
Phone lines
Internet

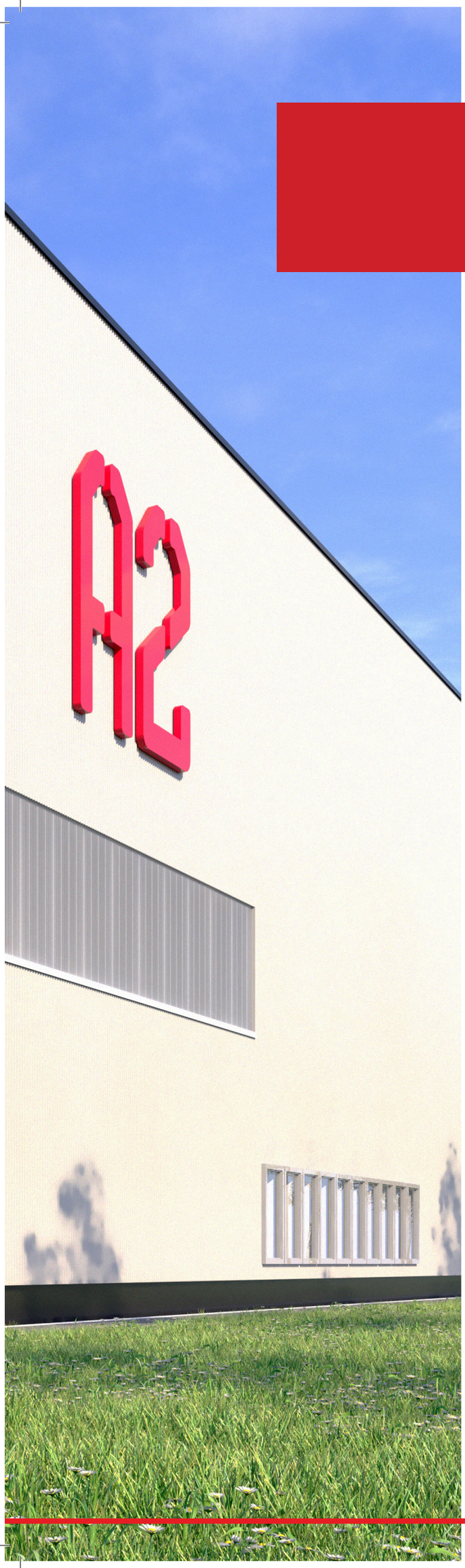
BUILT-TO-SUIT SPACES

Developing new solutions
Adjusting solutions from the current offering




AGROGLOBE
UREA PRILLED


A2
A2-9
A2-10



EXTENSIVE EXPERTISE TO MEET ALL YOUR NEEDS

PROJECT MANAGEMENT

For clients seeking custom built-to-suit solutions, we offer a complete turn-key project management service. Backed by years of experience in the field of project management in construction business, we guarantee successful project management and closure, with your best interest, timeframe and budget in mind.

DESIGN AND CONSTRUCTION

Our expert team of architects, civil engineers and construction crew will respond to all of your requirements. We implement standard fit-out solutions, develop new projects addressing the specific needs of your business, and efficiently build solutions designed by you.

PROPERTY MANAGEMENT AND MAINTENANCE

We take pride in our property keeping the park's land and all the premises physically secured, technically supervised, and cleaned. Our dedicated staff will allow you to focus on achieving ambitious business goals while we oversee the daily maintenance of your work environment.

COMMUNITY OF SUCCESSFUL COMPANIES

Surrounding yourself with successful companies supports accelerated progress. Our community has 50 established and growing enterprises operating in a wide variety of industries, from manufacturing to trade and transport.





“We’ve been in the industrial park Pobeda since May 2016. When choosing the location, the biggest advantages of Pobeda and reasons why we have decided on this industrial park are good infrastructure, rationally positioned truck approach roads and hall entrances, industrial power supply, 24-hour security, and most importantly, the possibility of further expansion. As our business grows, our space needs become bigger as well. We expanded in May 2018 and now we’re moving into a new space, twice as big.”

Srđan Sekulić, CEO
A-carton ltd

“Cookingmax ltd has been operating within Pobeda since 2018. The location enables faster and better traffic of our trucks, as well as more efficient delivery of goods. The lessor had performed adaptation before we entered the object, thus improving the working conditions for our company and our employees. There are parking spaces within the industrial park, and the security guard team and video surveillance system guarantee for the safety of our building and goods. Pobeda has enabled our business to run smoothly with a favourable lease.”

Milan Šovljanski, Commercial Director
Cookingmax ltd


A1
A1



BECOME A MEMBER OF INDUSTRIAL PARK POBEDA

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Mobile:
+38162265819
Website:
pobedapark.rs
Working hours:
Monday - Friday 8am - 4pm

POBEDA
INDUSTRIAL PARK

Industrial Park Pobeda is one of the most recent investments of Marera Properties company, which has ownership and management interests in office, retail and industrial commercial real-estate in the Serbian market. We develop our industrial properties as a reliable platform to many well-established and growing manufacturers and build to successfully accommodate the current and future needs of modern industrial customers.

For more information, visit www.mareraproperties.com

POBEDA

a member of Marera PROPERTIES