



AGJENCIA KOSOVARE E PRIVATIZIMIT  
KOSOVSKA AGENCIJA ZA PRIVATIZACIJU  
PRIVATISATION AGENCY OF KOSOVO

## FACT SHEET

<b>SOE Name</b>	SOE Lux Shop Rashica Mitrovicë/a
<b>Name of NewCo</b>	NewCo Shop Rashica Mitrovica L.L.C.
<b>Location</b>	Mitrovicë/Mitrovica
<b>Business/Sector</b>	Service Activities
<b>Competition</b>	The market for renting of commercial property in Mitrovica in suitable locations is limited. The premise to be tendered provides suitable location and very good conditions for commercial and trading purposes.
<b>Employees</b>	No SOE employee is assigned to the tendered NewCo.
<b>Buildings and Land</b>	<p>The office premise has an approximately surface area of 199.39m<sup>2</sup>, located in the ground floor of residential building in the centre of Mitrovica city, square Mehë Uka nn.</p> <p>Currently, the property is occupied by the restaurant Top Fashion.</p> <p><b><u>Note: It must be taken into consideration that there might be some changes regarding the surface presented in property documentation and those updated.</u></b></p> <p><b><u>At the same time the potential buyer should be aware that the surface of the building is not described in cadastral documents; therefore, further research should be made regarding cadastral documents.</u></b></p> <p>There is no land to be transferred to this NewCo for the wave 58.</p>
<b>Liabilities to be Transferred</b>	<p>The following liabilities will be transferred to the Subsidiary:</p> <ol style="list-style-type: none"><li>(1) The net unpaid VAT liability of the SOE, exclusive of interest and penalties, arising during the 12 month period ending on the date of the completion of the sale of the Subsidiary;</li><li>(2) The unpaid property tax liability of the SOE, in respect of the immovable property comprised in the Tendered Items, arising during the 12 month period ending on the date of the</li></ol>

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No information about the NewCo presented in this Fact Sheet is warranted. Prospective investors are encouraged to contact Privatisation Agency of Kosovo (PAK) to request the bidding documents. Those wishing to submit a bid must rely on their own investigation. Prospective investors are advised to perform their own due diligence prior to submission of any bid or tender proposal. These fact sheet is available under the general terms and conditions on provision of information to the general public on privatisation candidates, which can be downloaded from the PAK Web-Site <http://www.pak-ks.org>



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completion of the sale of the Subsidiary;

(3) The unpaid goods and services liabilities of the SOE (e.g. KEK and other utility debts or debts to suppliers but not including salaries, pensions or other payments to or on behalf of employees of the SOE in their capacity as employees), arising in the normal course of business during the 3 month period ending on the date of the completion of the sale of the Subsidiary;

There are no mortgages over the property of the NewCo Shop Rashica L.L.C. that will be tendered in wave 58.

**Photo image of the  
NewCo**



**Information**

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**Bid Documents**

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