



## FACT SHEET

<b>SOE Name</b>	GPTP "Gradjevinar", Shtërpcë/Strpce, Fi-33/96, (the "Enterprise")
<b>Name of NewCo</b>	<b>NewCo White House Apartments L.L.C.</b> , (the "Subsidiary") NewCo offering includes only the described asset. The rest of Enterprise assets are excluded and will be privatised separately.
<b>Location</b>	The property subject of this tender is located in the White House, Nerodime Road, Ferizaj/Urosevac.
<b>Business/Sector</b>	Construction.
<b>Products</b>	The Subsidiary will have the opportunity to fit and rent out apartments in Nerodime road, the centre of Ferizaj/Urosevac. The offering should provide an attractive opportunity for a real estate development company.
<b>Market</b>	The town of Ferizaj is a busy centre for trade and service sectors of the economy. There is substantial demand for accommodation space in Ferizaj/Urosevac and this offering should provide a sound basis for business development.
<b>Competition</b>	The apartments subject to this tender are contained within an impressive building and should represent an attractive offering. At the same time there are a number of new apartment developments being constructed in the centre of the town.
<b>Employees</b>	There are no workers of SOE.
<b>Buildings and Land</b>	This offering will comprises a whole floor of apartments having total floor area of about 622 m <sup>2</sup> . The apartments are all situated on the third floor of the White House property located in the centre of Ferizaj/Urosevac, and are ready for final fitting and finishing. Their individual internal sizes are approximately as follows: 1) Apartment 1 with surface area of about 79 m <sup>2</sup> 2) Apartment 2 with surface area of about 48m <sup>2</sup> 3) Apartment 3 with surface area of about 112 m <sup>2</sup> 4) Apartment 4 with approximate of about 45 m <sup>2</sup> 5) Apartment 5 with surface area of about 67 m <sup>2</sup> 6) Apartment 6 with surface area of about 59m <sup>2</sup> 7) Apartment 7 with surface area of about 52m <sup>2</sup> Total area of apartments is about 462 m <sup>2</sup> . Each apartment is allocated a

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store room of about 4 m<sup>2</sup>. All apartments have private balconies of about 8 m<sup>2</sup> and some have direct access to the communal balcony of about 75 m<sup>2</sup>.

### **Liabilities to be Transferred**

- (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;
- (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 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;
- (4)** The cost of the supplies of goods and services (but not including salaries, pensions or other payments to or on behalf of employees of the SOE in their capacity as employees) accruing during the normal course of business that:
  - (a)** accrued during the three month period ending on the date of entry into force of the relevant declaration of transfer;
  - (b)** which remain unpaid on such date and are attributable to the business of the SOE;

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**Photo image of the  
NewCo**

White House Building

Rear View of White House Building



**Information**

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**Bid Documents**

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