



Stambena Zadruga Željezničara Sarajevo (Railway Workers Housing Co-operative)

Invest in Real Estate Development

Who We Are and What We Do



- Established in **1909** by Railway Workers Union, **we have been constructing commercial and residential buildings for 105 years**
- We have built **over 10,000 apartments**
 - 5, 874 by 1963
 - 5,000 from 1963 until today
- Within a century of our existence **we have built many neighborhoods of Sarajevo**, such as Bistrik, Pofalići, Hrasno I, Hrasno II, Hrasno III, apartments in Humska Street, Crni vrh Street A. Jabučice, Kalemova, Zadrugina, Kranjčevićeva, part of Dobrinja, as well as part of Aerodromsko naselje
- In the recent years, we built **the whole of neighborhood Otes – Ilidža**
- In 2007, we completed residential-commercial building in the center of Sarajevo, Valtera Perića St, being **the address of today's Sarajevo Stock Exchange (SASE)**

Some of Our Past Developments



Otes, 2003



Hrasno, 1961

Some of Our Past Developments



Tešanjaska, 1988



Dobrinja, 1982

Investment Proposal

Commercial and Residential Real Estate Development, Blocks A and B



Location

Muhameda ef.Pandže St., Velešići,
Sarajevo
(2 km away from city center)

Key location characteristics

- Proximity to the city center
- On the sunny side of Velešići, suitable for apartments
- Designed apartments are smaller in area, creation of larger apartments is possible by combining units

Financial aspects of the investment

- Speedy and high-quality construction within the period of 2 years
- Combined with the sales of residential and commercial spaces for the maximum of 3 years
- Return on Investment in 3 years
- Project design is ready-made with all the conditions met and permits issued, therefore the project execution can be immediate

Joint Venture

- Total Investment: €7.2 million
- Investor: €5.42 million (75% of Total Investment)
- Our Company: €1.78 (25% of Total Investment) : land + project design

Investment Proposal

Commercial and Residential Real Estate Development, Blocks A and B



This project would result in development of **2 buildings, Blocks A and B** with:

- A&B – apartments **7, 021 m²** on 4 levels
- A&B – commercial space **317 m²** on the Ground Floor
- A&B – garage **1, 119 m²** in the basement

(Total area: **10, 950 m²**)

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