

EUROIMMOBILIAREAS

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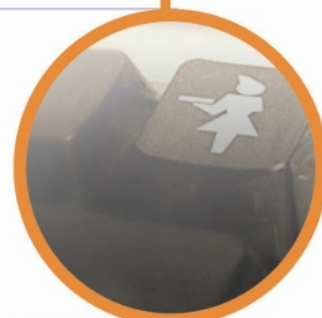


LOOKING AHEAD TO FUTURE

Euroimmobiliare AS, established in the Estonian capital Tallinn, has been founded in 1997 as a limited liability company operating in real estate, construction, investment and services sectors, quickly establishing itself as one of the most dynamic operator in the Estonian market. Euroimmobiliare, since 2003 has become a limited liability company, expanding the range of services and diversifying the areas of intervention, with particular reference to the real estate development, recognizing a strategic role in the realization of important projects of sustainable development.

CUSTOMIZED PRODUCTS

Experience, dynamism and professionalism are at the very basis of our offer: products and consultancy services aim at providing innovative and customized solutions to meet our Customers needs. Infact, the high standard of services offered and the professionalism of our human resources are the hallmarks that have allowed us to achieve significant results through the application of a methodology oriented to the total customer satisfaction.



SUPPORTING YOUR BUSINESS

Euroimmobiliare, today, is the holding company of a group operating in design, implementation and development of important development initiatives, also engaged in the dynamic management of a large real estate portfolio, positioning itself as one of the main partners in Estonia for investors who want to seize the opportunities most valuable in this young, dynamic and growing market.

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VISSI PROPERTY MULTIFUNCTIONAL COMPLEX "CITY OF THE FUTUR" EUROIMMOBILIARE AS

HALJALA (ESTONIA)



ESSENTIAL DATA

LOCATION: Haljala (ESTONIA)
TOTAL SURFACE AREA: 398,076 m²
PROJECT PROPONENT: Euroimmobiliare AS

MAIN DISTANCES

TALLINN: 88 Km
HELSINKI: 172 Km
SAINT PETERSBURG: 275 Km

The project area is located in the municipality of Haljala, just less than 90 km from the Estonian Capital city Tallinn. Haljala is situated between Tallinn and Narva, one of the largest cities in the north eastern part of the country and it's close to the city of Rakvere which lies at only ten minutes drive.

The area lies strategically at the key motorway axis represented by the transnational European corridor (Helsinki – Tallinn – Saint Petersburg) at only one hour drive both from Tallinn and the Russian Border which make this location strategic for residential, retail, directional, receptive and services activities.

The intervention is developed upon a surface area equivalent to 398,076 m² for the realization of a multifunctional complex according to the Comprehensive Plan for Haljala Municipality and the detail land use plan for the property.

The project is articulated into residential buildings (various sizes), receptive structure, offices, shops, services and sport centre (outdoor and indoor) upon a surface area equivalent to 247,374 m². The intervention is completed by the provisions of green areas and parking lots (137,4040 m²) as well as areas for further services (kindergarten) upon a surface of 13,298 m².



INTERVENTION AREA

GULF OF FINLAND TRANSNATIONAL EUROPEAN CORRIDOR
(HELSINKI - TALLINN - SAINT PETERSBURG)



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HALJALA (ESTONIA)



ESSENTIAL DATA

LOCATION: Haljala (ESTONIA)
TOTAL SURFACE AREA: 227,908 m²
PROJECT PROPONENT: Euroimmobiliare AS

MAIN DISTANCES

TALLINN: 88 Km
HELSINKI: 172 Km
SAINT PETERSBURG: 275 Km

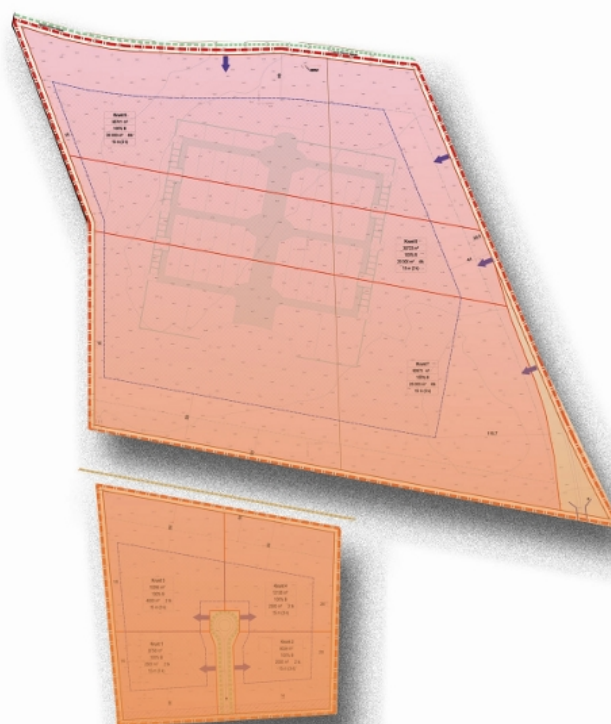
The project area is located in the municipality of Haljala, just less than 90 km from the Estonian Capital city Tallinn. Haljala is situated between Tallinn and Narva, one of the largest cities in the north eastern part of the country and it's close to the city of Rakvere which lies at only ten minutes drive.

This area lies strategically at the key motorway axis represented by the transnational European corridor (Helsinki – Tallinn – San Pietroburgo) at only one hour drive both from Tallinn and the Russian Border which make this location strategic for retail, directional, services and logistics activities.

The intervention is developed upon a surface area equivalent to 227,908 m² (of which 6,160 m² roads for public use) concerning the realization of a multifunctional complex according to the Comprehensive Plan for Haljala Municipality and the detail land use plan for the property.

The project is articulated into a factory outlet (the first to be realized in Estonia) and the directional and logistics complex:

- Factory Outlet (177,437 m²).
- Directional and logistics complex (44,311 m²).



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HALJALA (ESTONIA)



ESSENTIAL DATA

LOCATION: Haljala (ESTONIA)
TOTAL SURFACE AREA: 106,000 m²
PROJECT PROPONENT: Euroimmobiliare AS

MAIN DISTANCES

TALLINN: 88 Km
HELSINKI: 172 Km
SAINT PETERSBURG: 275 Km

The project area is located in the municipality of Haljala, just less than 90 km from the Estonian Capital city Tallinn. Haljala is situated between Tallinn and Narva, one of the largest cities in the north eastern part of the country and it's close to the city of Rakvere which lies at only ten minutes drive.

This area lies strategically at the key motorway axis represented by the transnational European corridor (Helsinki – Tallinn – San Pietroburgo) at only one hour drive both from Tallinn and the Russian Border which make this location strategic for services and logistics as well as for receptive and food activities.

The project is developed upon a surface area equivalent to 106,000 m² for the realization of an highway service station according to the Comprehensive Plan for Haljala Municipality and the detail land use plan for the property.

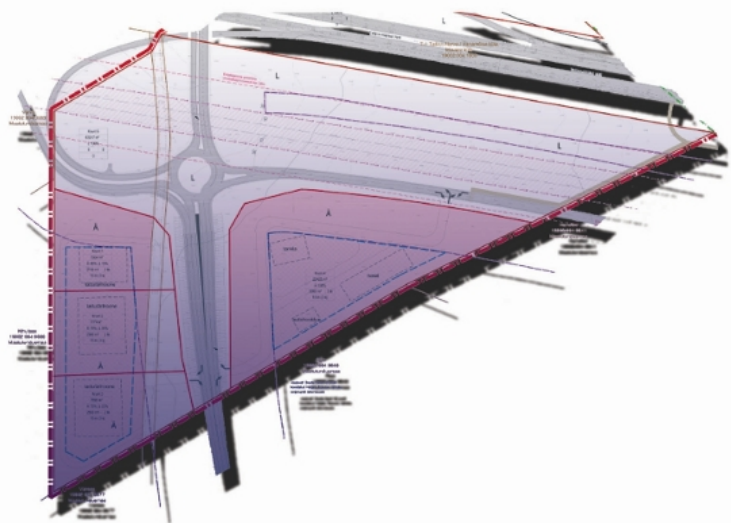
The intervention is articulated into:

- Directional and Logistics Complex.
- Services and Gas Station-Hotel Structure.



INTERVENTION AREA

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