



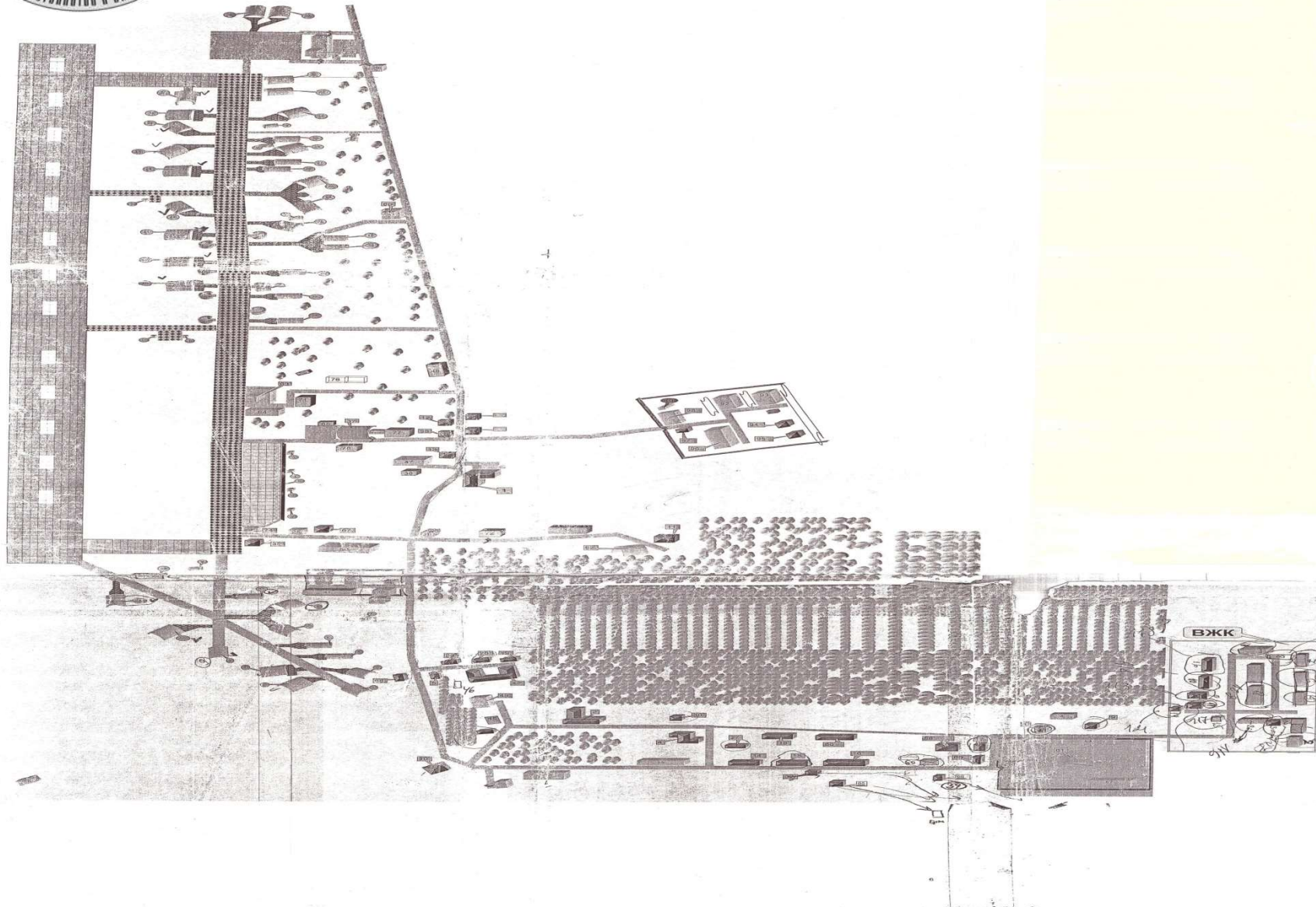
HASKOVO MUNICIPALITY

UZUNDZHOVO AIRPORT





HASKOVO MUNICIPALITY





ТРАНСПОРТНО-КОМУНИКАЦИОНЕН КОМПЛЕКС "АВИОБАЗА - УЗУНДЖОВО", гр. ХАСКОВО

CARGO AND INDUSTRIAL COMPLEX "UZUNDZHOVO", HASKOVO

GENERAL PLAN – SITE "UZUNDZHOVO"

a terminal zone b platform

c technical zone d aircraft stands

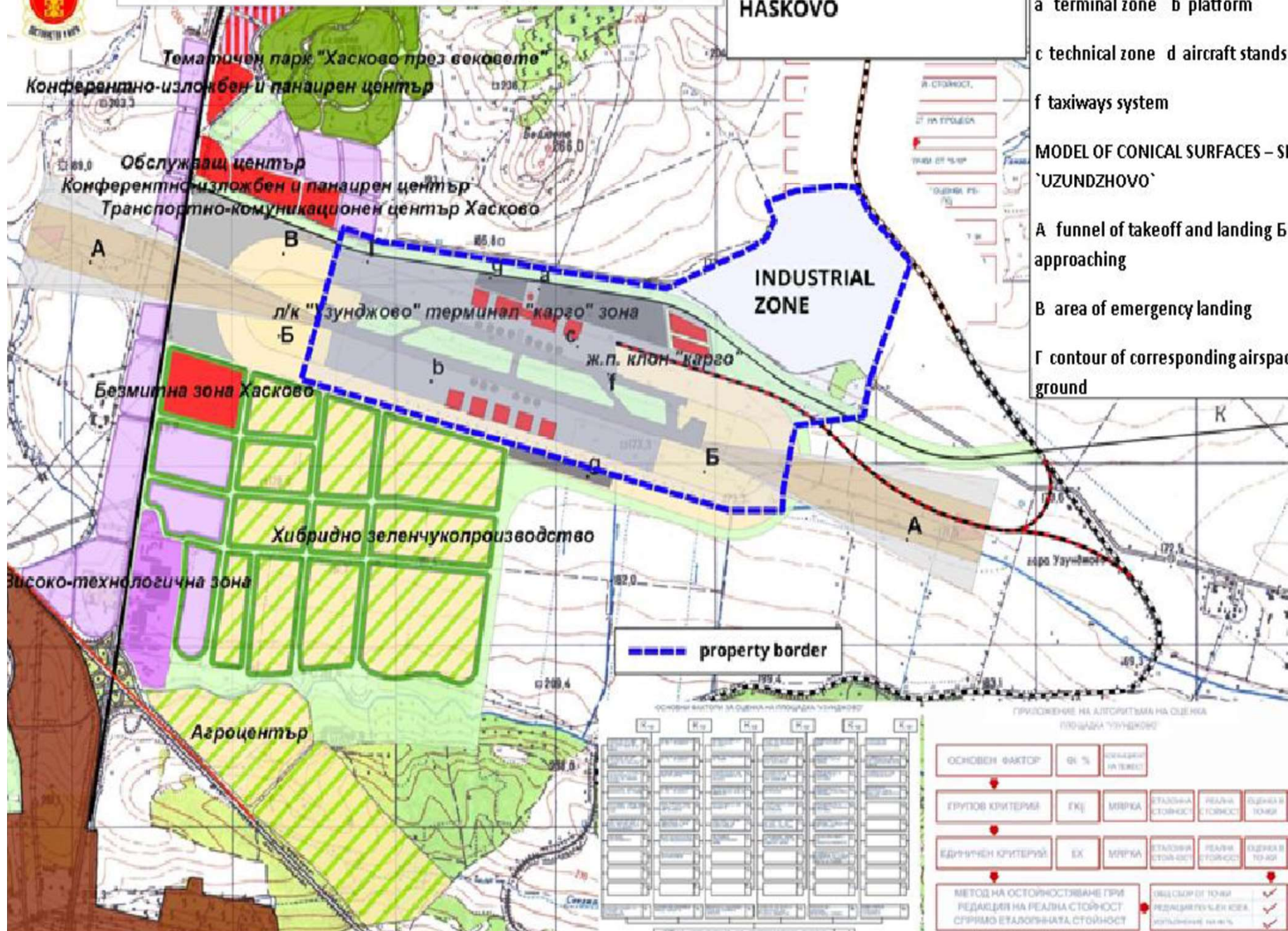
f taxiways system

MODEL OF CONICAL SURFACES – SITE
"UZUNDZHOVO"

A funnel of takeoff and landing Б area of
approaching

B area of emergency landing

Г contour of corresponding airspace on the
ground



--- property border

Средни стойности за оценка на площта на "Узунджово"

К ₁	К ₂	К ₃	К ₄	К ₅	К ₆
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36
37	38	39	40	41	42
43	44	45	46	47	48
49	50	51	52	53	54
55	56	57	58	59	60
61	62	63	64	65	66
67	68	69	70	71	72
73	74	75	76	77	78
79	80	81	82	83	84
85	86	87	88	89	90
91	92	93	94	95	96
97	98	99	100	101	102
103	104	105	106	107	108
109	110	111	112	113	114
115	116	117	118	119	120
121	122	123	124	125	126
127	128	129	130	131	132
133	134	135	136	137	138
139	140	141	142	143	144
145	146	147	148	149	150
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169	170	171	172	173	174
175	176	177	178	179	180
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187	188	189	190	191	192
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217	218	219	220	221	222
223	224	225	226	227	228
229	230	231	232	233	234
235	236	237	238	239	240
241	242	243	244	245	246
247	248	249	250	251	252
253	254	255	256	257	258
259	260	261	262	263	264
265	266	267	268	269	270
271	272	273	274	275	276
277	278	279	280	281	282
283	284	285	286	287	288
289	290	291	292	293	294
295	296	297	298	299	300

ГРИДОВЕЖИЕ НА АУТОРИТЕТА НА ОУДЕНА ПЛОЩАДА "УЗУНДЖОВО"

ОСНОВЕН ФАКТОР	ФН %	КОЕФИЦИЕНТ НА ТЕРЕНА			
ГРУПОВИ КРИТЕРИИ	ГК ₁	МВРКА	СТАЦИОНА СТОЙНОСТ	РЕАЛНА СТОЙНОСТ	ОЦЕНКА В ЮНИТ
ЕДИНИЧНИ КРИТЕРИИ	ЕК	МВРКА	СТАЦИОНА СТОЙНОСТ	РЕАЛНА СТОЙНОСТ	ОЦЕНКА В ЮНИТ
МЕТОД НА ОСТОЙНОСТВАНЕ ПРИ РЕДАКЦИЯ НА РЕАЛНА СТОЙНОСТ СЪРВИМО ЕТАЛОНИНАТА СТОЙНОСТ	ОБЩОСРЪЧНО	РЕДАКЦИЯ НА РЕАЛНА СТОЙНОСТ	КОЕФИЦИЕНТ НА ТЕРЕНА	КОЕФИЦИЕНТ НА ТЕРЕНА	КОЕФИЦИЕНТ НА ТЕРЕНА



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<http://www.haskovo.bg/en/>

LOCATION

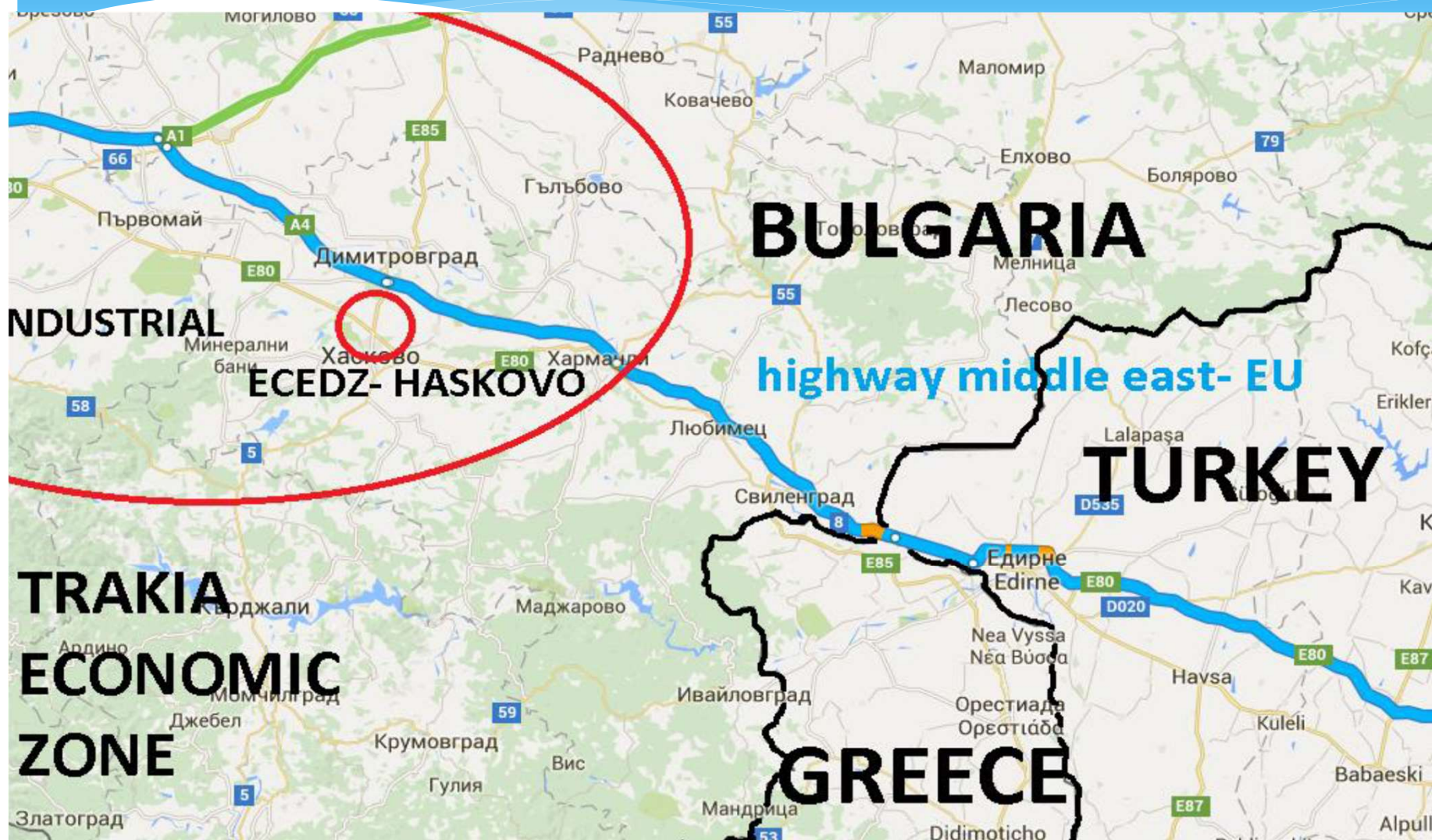
- * The Land of Uzundzhovo village, southeastern part of Bulgaria;
- * Coordinates: 41°58'44"N; 25°35'46" E;
- * Altitude: 175 m;
- * Distance to Haskovo (~ 80 000 residents) – 6 km;
- * Distance to Dimitrovgrad (~ 40 000 residents) – 9 km;



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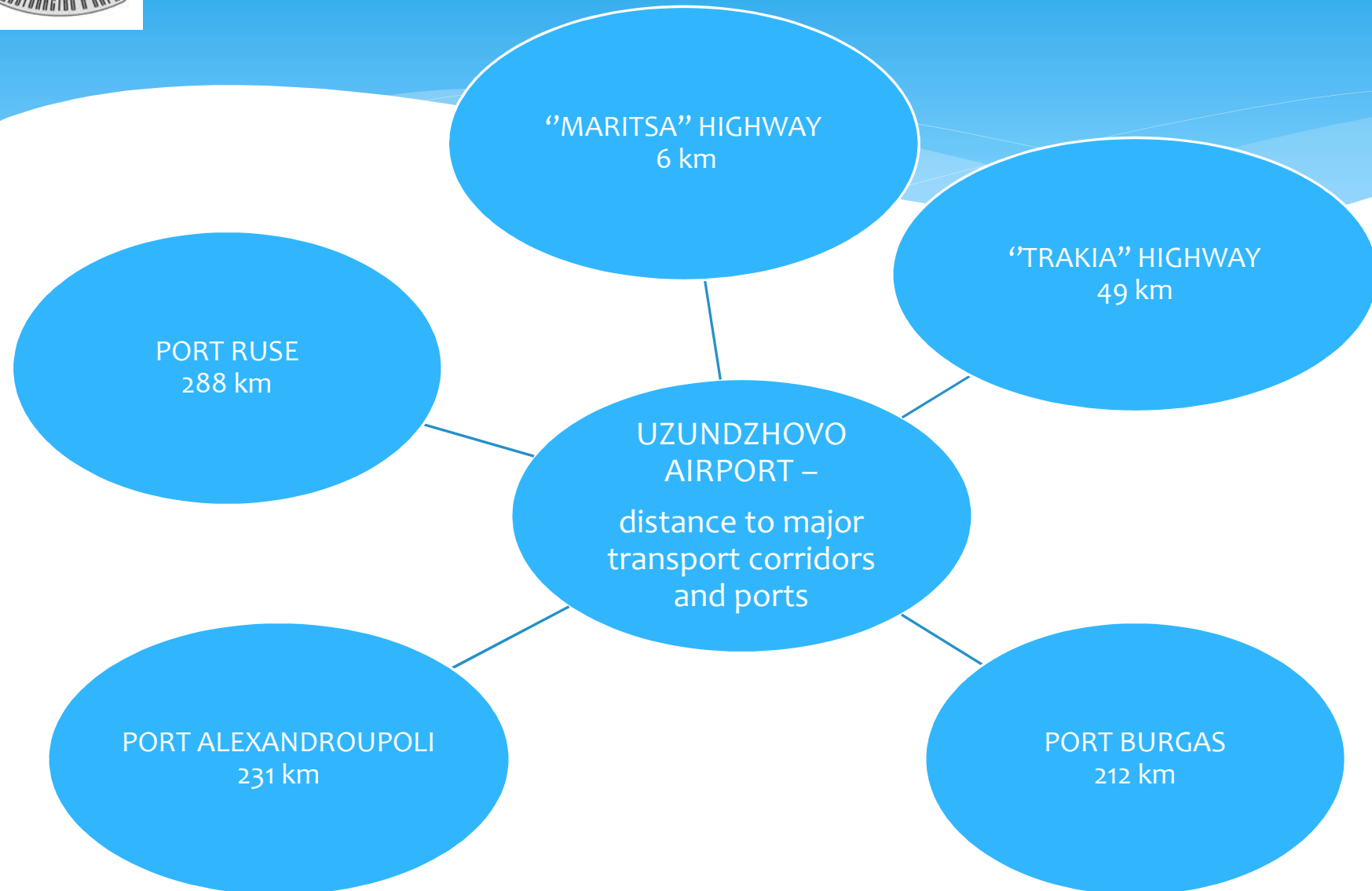
Located 6 km away from a major highway connecting the Middle east and the EU





HASKOVO MUNICIPALITY LOCATION

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HASKOVO MUNICIPALITY

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HISTORY FACTS

- * Built in 1953 as a Military airport;
- * First flight on 12th of April 1953 by Stoqn Velkov with MiG – 15;
- * The last major renovation was made in 1972;
- * Not being used as a military airport since 1998;
- * Completely closed as an airport and military base in 2002.





Airplanes operated at the airport

- * 1953-58 YAK 17, YAK 23, MiG 15;
- * 1858-70 MiG 17, MiG 19;
- * 1970-83 MiG 15, MiG 17;
- * 1983-98 MiG 21;
- * Other airplanes landing on the airport: SU 22, SU 24, AN 2, AN 24, AN 12, TU 134, TU 154, IL 76, BOING 320.





Technical specification

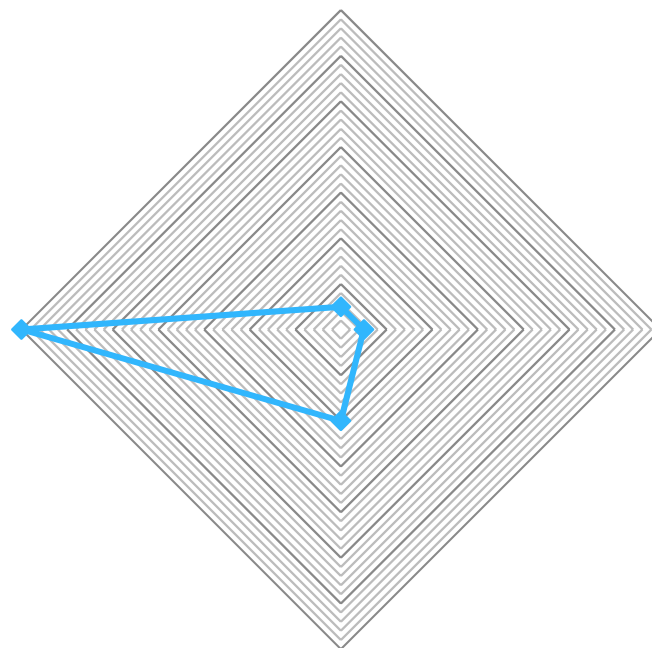
- * Total area including the buildings: 369, 1 hectares (3, 691 ha);
- * The main landing strip is 2200-2250 m long and 60 m wide with 17-20 cm concrete base (hexagonal plates);
- * The orientation is east-west;
- * No heights in these directions;
- * 4 maneuvering tracks 30 m wide;
- * Drainage;
- * Administrative technical and housing facilities;
- * Proximity to railway;
- * Proximity to nearby gas pipeline;
- * Access to utilities;
- * Own water source;





CLIMATE

- * Stable with no abrupt changes of the atmospheric conditions;
- * The Mediterranean influence determines the characteristics of mild winter and hot summer;
- * Rose of the winds – 70% western, 20% southern and 10% others;
- * Average rate of raining: 668 l/m² per year
- * 288 sunny days/ year;





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Why Bulgaria ?



- * Member of EU and NATO;
- * Strategic location;
- * Free access to the markets in the whole EU;
- * Quality labor force;



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ATTRACTIVE COSTS OF DOING BUSINESS

- * The lowest operational costs in EU;
- * 10% corporate tax;
- * The lowest in EU - 10% personal income tax;
- * Government and Municipal support for investment projects;



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LOCATION ADVANTAGES



- Bulgaria is the first country in Europe on the way of the Ancient Silk Road
- Close proximity to important European transport corridors, crossroad between Asia and Europe
- Close proximity to Northern Africa, Middle East and Russia



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Why in Haskovo?

Stable and predictable policy in respect to tax rates;
Regulation for encouragement and facilitation of the investments;
More than 1,960,000 people in working age (20-64 years old) in an 1.5 hours driving distance;
Average wage of skilled industrial worker ~ 400 EUR per month (social contribution and other taxes included);





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SECURED INFRASTRUCTURE

- Highways - 3 out of 10 pan-European transport corridors pass through, any destination in Europe can be reached within 24 hours
- Intermodal terminal - key railway center connecting Europe and Asia
- Ports - Varna and Burgas (Black Sea), Ruse (Danube River), Thessaloniki and Piraeus (Greece), and Tekirdag (Turkey)
- Border Greece and Turkey, first area in EU crossing “ Silk road”, 3 main borders located - Kapitan Andreevo - foreign border for EU, and 2 borders with Greece





LAND & PROPERTY MARKET

Price of business properties in the region

Industrial Zones	Prices EUR/m ²
East	30-35
West	27-30
North	20-22
South	50
Agricultural land	10-15

Rents of business properties

Rent	Price EUR/m ² per month
Rent of office	1.5 – 2.00
Rent of warehouse	1.00 – 1.30
Rent of land in urban zones	0.60 – 0.90
Rent of stores	1.00 – 2.50
Rent of houses	2.00 – 3.00



CONSTRUCTION PERMIT

Procedure	Time
Certificate for project planning	14 working days
Draft investment project	
Preliminary contract with Power company	30 working days
Assessment by Water company	15 working days
Contract construction supervision company	
Project coordination with Power company	30 working days
Project coordination with Water company	16 working days
Complete investment project	
Approval of investment project by municipality	14 working days
Issue of construction permit	7 working days
Contract with Power company	30 working days
Act 14 – Approval of the construction	
Act 15	
Contract with Water company	20 working days
Building mapped on Cadastre	30 working days
Municipal stamp on technical passport of building	3 working days
Certificate for operational building	7 working days
Total:	216 working days



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Culture & Tourism



- * Monument of the Holy Mother;
- * The Drama Theatre 'Ivan Dimov';
- * The Regional Historical Museum;
- * The Museum of Thracian Art in Alexandrovo village;



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Sports & Recreation



- * Stadium 'Haskovo';
- * 'Druzhba Complex';
- * The Culture and Sports Center 'Spartak';
- * Tennis courts;
- * SPA & Wellness resort 'Mineralni bani' - 19 km away from Haskovo





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Investors in Haskovo





HASKOVO MUNICIPALITY

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Thank you for the attention!
Welcome in Haskovo!