

EXCLUSIVE SALE  
TENNIS SPORT CENTER IN NOVI SAD  
5 km from the center of the city

1. The sport center takes 10.000 m<sup>2</sup>
2. Included in the business building, at 3.000m<sup>2</sup> in our ownership, there is a hotel that takes 1.250 m<sup>2</sup>, out of which 800 m<sup>2</sup> is the rented business space, furnished to function as a part of the hotel. 1.000 m<sup>2</sup> is sold to firms that have their business spaces of commercial purpose there.
3. 6 tennis courts are part of the complex, one central court being with audience seats. All courts are equipped with necessary drainage and spotlights allowing tennis playing from 7 AM to 12 PM.
4. In the central part of the sport center are the summer café with the garden seats at 100m<sup>2</sup> and the space for sport equipment trade and the Vojvodina Tennis Association office, the regional tennis organization.
5. Next to the central court is the building, which has on its ground floor 250 m<sup>2</sup> attended for the wellness center (gym, sauna, massage, Jacuzzi, dressing area and storage rooms under the seat area). This building is not yet finished. The rough building work has been done.
  - On the first floor two spacious halls had been planned, one for aerobics and the other for body building workout (250 m<sup>2</sup>)
6. Next to the tennis court fence there is a car wash area with two car wash tracks, in our ownership as well. Next to the car wash area in the same building there is a nuclear shelter, used as the storage area for tennis maintenance equipment.
7. Included in the complex, a part of the hotel, there is a car park, which has space for 40 cars.
8. Hotel has 45 rooms and apartments maximum capacity of 120 beds.
9. The whole building has central heating and air conditioning, hot air system, achieving the energy spearing for heating and cooling 1:3,5.
10. Every room has a direct telephone line, Internet, satellite TV, safe, etc...
11. There is an exchange office at the reception.
12. The restaurant has 120 seat capacities, fitted for different events.

13. Cuisine is international.
14. There are two lecture halls, 60-seat capacity each. The two lecture halls are equipped with state of the art projection machines for screen or TV use.
15. The hotel has a deal to enter the world chain of hotels "Best Western" since 01.02.2010. part of which are 4.000 hotels from 6 continents.
16. The total value of this sort of sport-business center with a hotel is 4,5 mil. Euro (we have the international assessment for this complex, dating May 2009.)
17. The possibility of joined ownership is 1/3.

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