

mega mall

MEGA OPPORTUNITIES

MEGA LOCATION

MEGA FUN

FOCȘANI



MEGA

MEGA ● OVERVIEW

Mega Mall Focşani will be located just 5 minutes by foot from the city center of Focşani. With the combination of shopping attractions, gastronomy and entertainment offerings, it will become the favourite meeting point of the inhabitants of Focşani and the surrounding region.

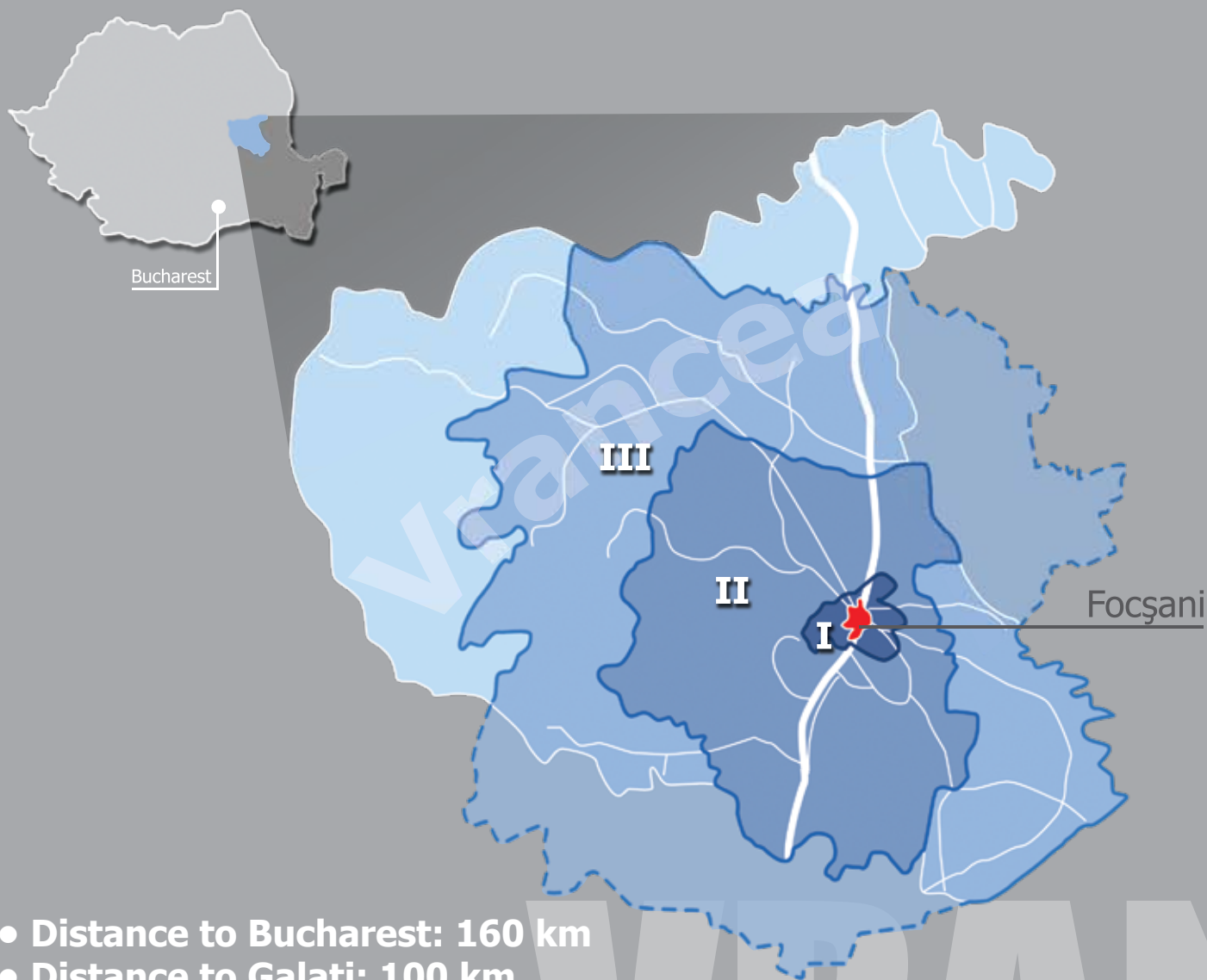


A OVERVIEW



MEGA CATCHMENT AREA

Approx. 105.000 inhabitants ● Capital of the Vrancea District



Catchment area

A total of 485.000 inhabitants live in the entire catchment area.

- I: 105.000 inhabitants** – urban area of Focșani
- II: 110.000 inhabitants** – nearby areas
- III: 270.000 inhabitants** – areas surrounding Focșani and the western part of the Galati area

- Distance to Bucharest: 160 km
- Distance to Galati: 100 km
- Distance to Bacau: 100 km

VRANCEA



Ambassador

Summer Angel

Sneakers

MEGA LOCATION

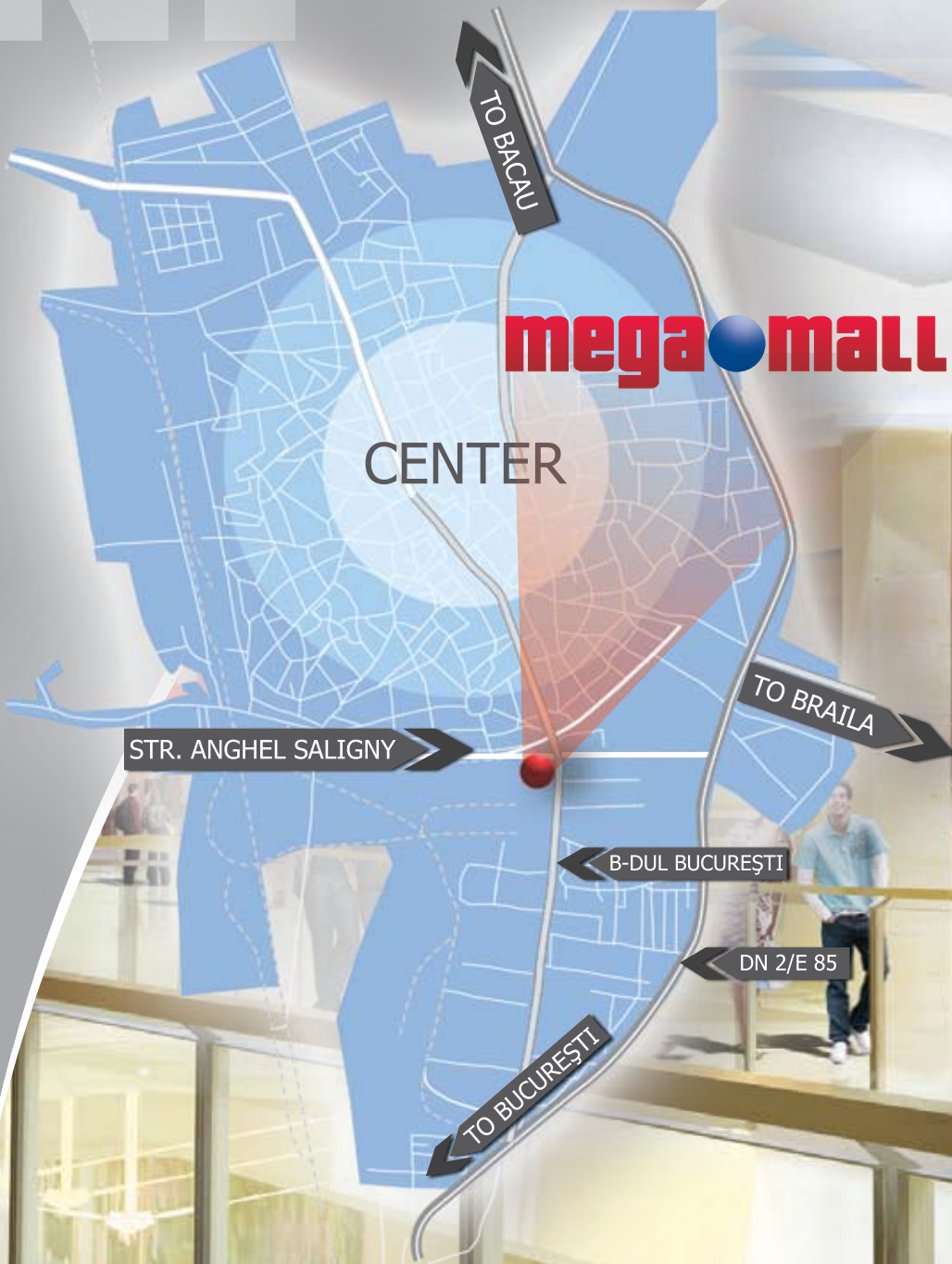
FOCȘA

- Location on the highly-frequented, most important inner city connecting street (B-dul București)
- 5 minutes by foot from the city center
- Very high density in the direct northern area around the location (10-storied apartment buildings)
- Outstanding broad accessibility
- A considerable number of residents can reach the location by foot
- Unlimited visibility from both driving directions
- Very customer-friendly access possibilities to the shopping center
- Bus stop directly in front of the location



- 1 Bus stop:**
lines 1, 3, 4, 10
- 2 Bus stop "Mopaf":**
lines 1, 3, 4, 10

NI



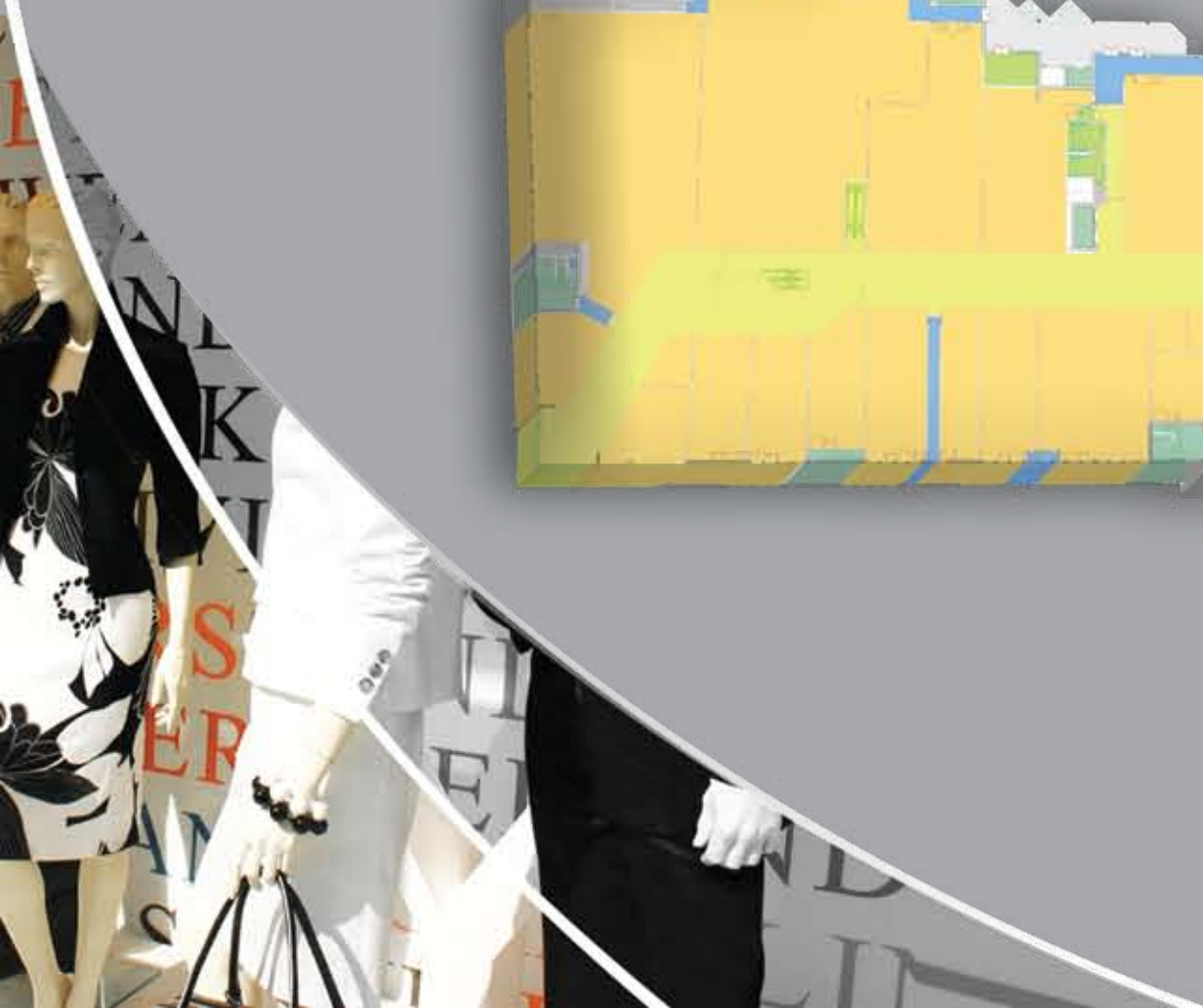
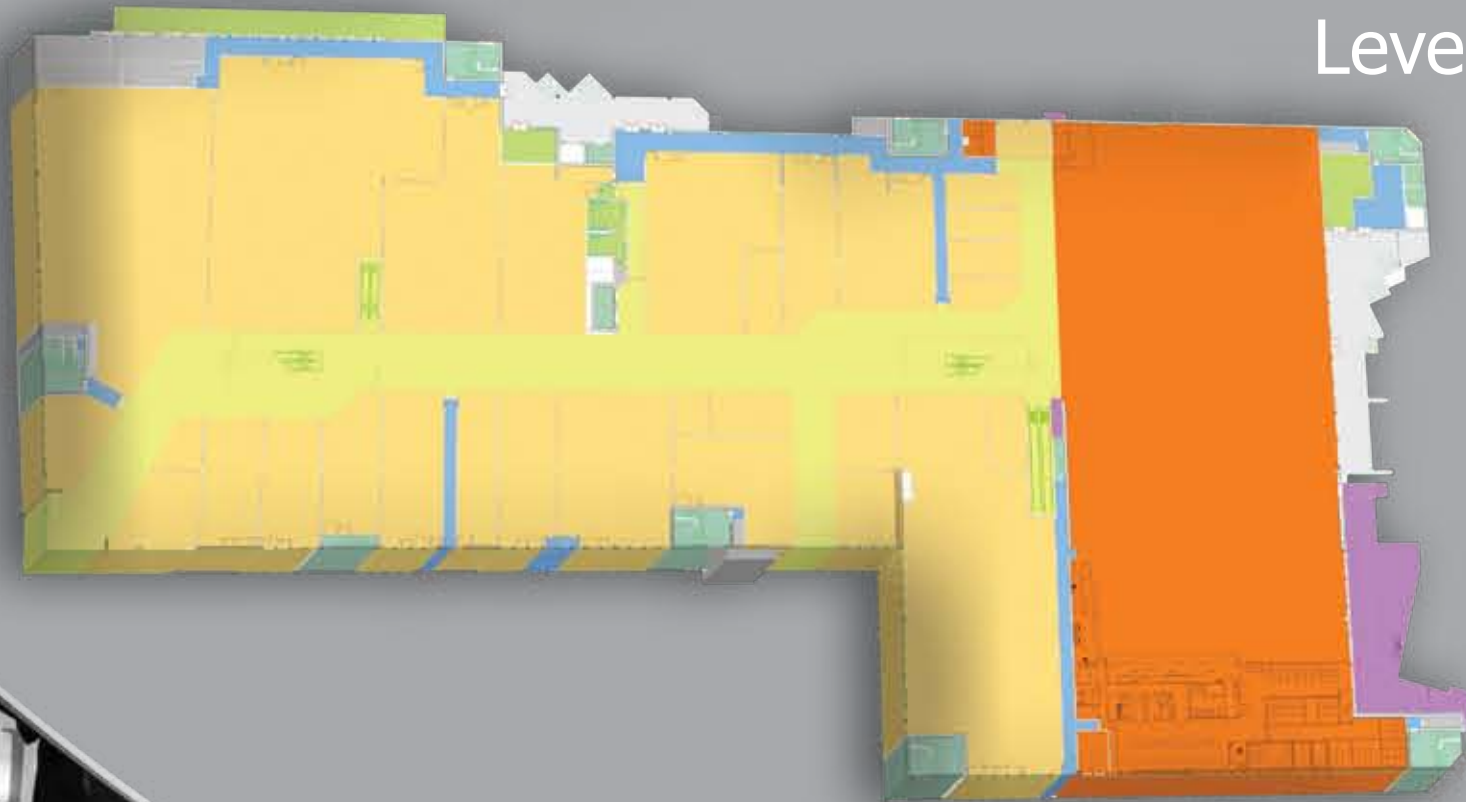
ARABICA

NYC BAGEL HO

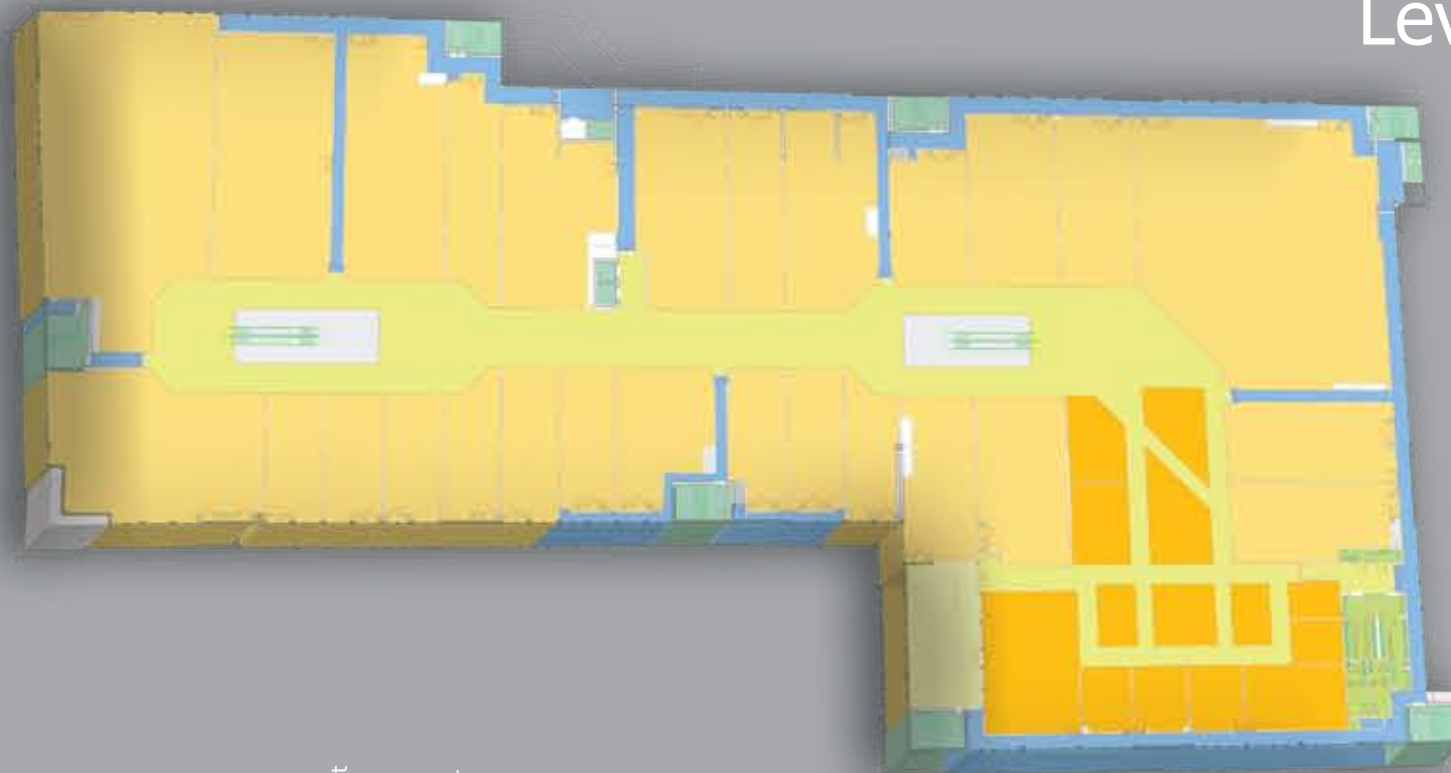


Mega Mall shopping center on 2 levels

Level 0



- 25,000 m² rentable area
- Approx. 750 parking spaces (on one underground parking level and outdoors)
- Generous food court and entertainment area
- Attractive range of retailers with numerous international brands



Level 1

Mall



Shops



Food Court



Food Hypermarket



Corridor/
Staircase/Elevator



Sanitary



Technic



a reliable

REAL4YOU

Immobilien GmbH

www.real4you.at

MEGA ● EXPERIENCE

Real 4 You Immobilien GmbH is a company with an established name in the real estate sector and has become a household name by repeatedly proving its professionalism in various markets, including Austria, Romania, Hungary, Slovakia, Bulgaria and the Czech Republic. The company covers the whole service range as regards the construction of a commercial property (from a 'small' supermarket to a shopping mall) - the development, construction and letting of the properties.

At the same time, **Real 4 You** has long-term investment

goals and remains the owner of the relevant buildings. **Real 4 You** has developed approximately 140 retail projects (shopping centres, retail parks, hypermarkets and supermarkets) as well as an impressive number of residential and office projects. The company is continuing to expand in Romania and is developing "mega mall" shopping malls, "Family Center" retail parks and miniMAX discount markets all over the country.

Real 4 You Immobilien GmbH operates in Romania through its wholly-owned subsidiary from **Magnum Investitii** into **NOVUM ALPHA SRL**.

www.oasisconsult.com

A successful cooperation with OASIS in Romania.

Starting in 1993, the **Oasis** group has exclusively developed shopping centers and retail centers in Germany, Austria, the Czech Republic and, since 2002, also in Romania. During the last few years, the main focus has been Romania, as **Oasis** aims to bring new and professional

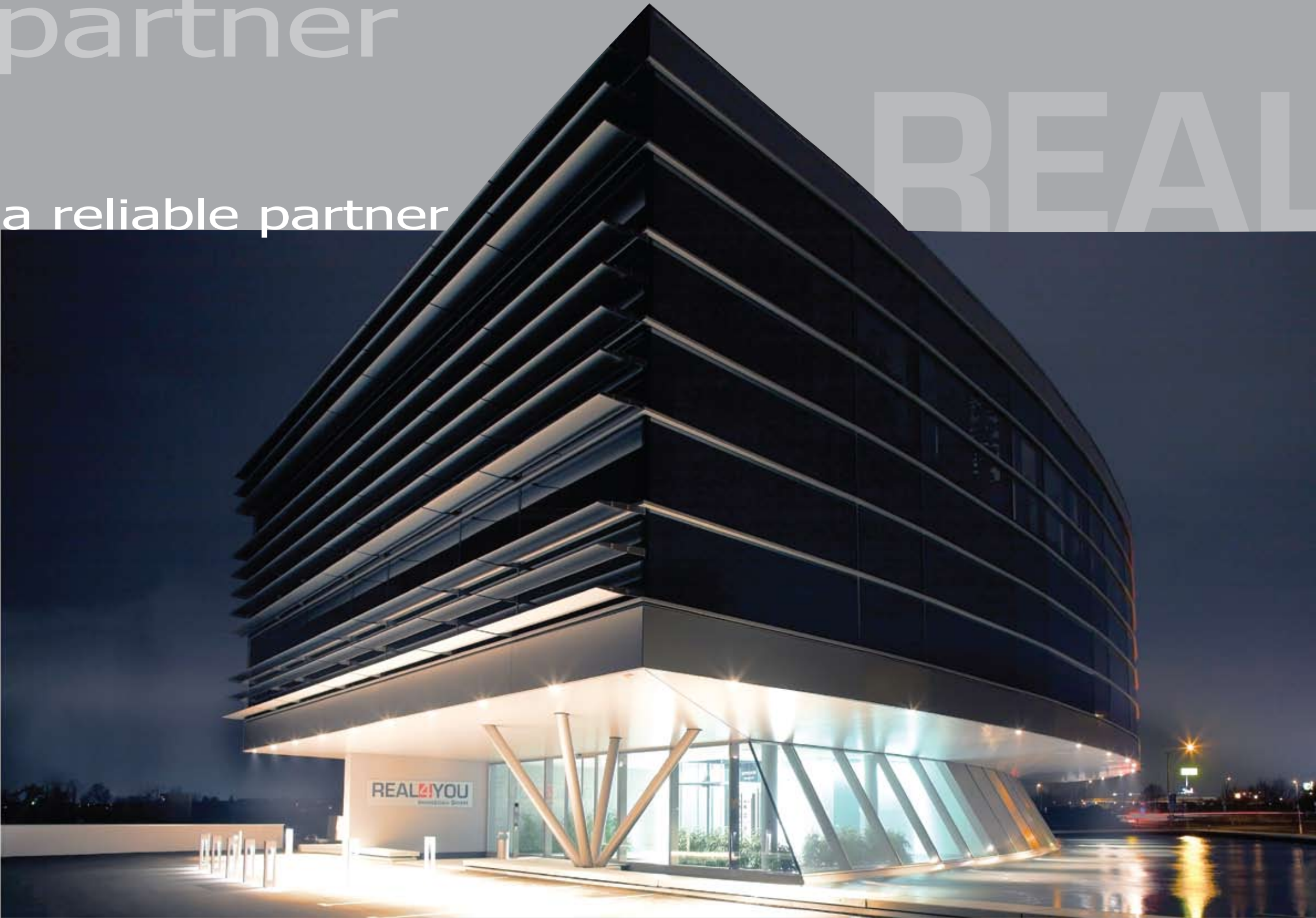
development expertise to this country.

Thus, since 2002, 45 locations have been developed for the well-known German retailer Kaufland and also 13 locations for Plus Discount and retail parks with Plus, Kaufland, Takko, Deichmann, Altex, Flanco, dm - Drogerie.

partner

a reliable partner

REAL



REAL4YOU
Real Estate Group

mega●mall

Focșani

www.real4you.at

NOVUM ALPHA SRL

Str. Cercului Nr. 2, et. 3, ap. 8

Tel: +40 31 80 55 601/602

E-mail: letting@magnumromania.ro