



and



Present
real estate opportunities in Kosovo

May 2019

Contents

- *Kosovo, introduction to the market industry*
- *Q10 overview*
- *Investment opportunity*
- *Pictures by Froject Architecture Bureau*
- *Contact*

Introduction to the Kosovo market industry

- ❁ *The Republic of Kosovo, situated in the Balkan region, is the youngest state in the world having declared its own independence from Serbia on the 17th February 2008. It is a landlocked country and its neighbouring countries are Serbia in the north, the Republic of Macedonia in the south, Albania in the west and Montenegro in the north-west.*

The largest city and the capital of Kosovo is Pristina and other major cities are Peć, Prizren and Mitrovica. Kosovo was a part of the lands of the Illyrian tribes, then under dominance of the Roman, Byzantine, Bulgarian, Serbian and Ottoman empires. In the 20th century it was shared between the Kingdom of Montenegro and the Kingdom of Serbia and in 1919 became part of their successor state, the Kingdom of Yugoslavia. After the Kosovo War and the disintegration of Yugoslavia, the territory came under the interim administration of the United Nations (UNMIK).

- ❁ *In February 2008, the Assembly of Kosovo declared Kosovo's independence as the Republic of Kosovo. Today its independence is recognized by 56 UN member states. The Republic of Kosovo aims at an active foreign policy, which should be in concordance with the aims of the people of Kosovo for Euro-Atlantic integration, preservation and strengthening of the relations with allied countries, establishment of good relations with countries of the region, and accomplishment of the status of a trustworthy partner in the fight against the threats to the international security.*

After 17 February 2008, when the Assembly of Kosovo declared the independence of the country, Kosovo began the campaign for the recognition of the Republic of Kosovo in all countries and the creation of bilateral relations with countries that had already recognized Kosovo. The government is also taking measures in order to develop regional cooperation and integrate the country in Euro-Atlantic structures; stimulate further development of bilateral relations with the United States of America and strengthen relations with other countries of global or regional importance; promote the image and the economic interest of the Republic in the world.

Introduction to the Kosovo market industry



Taking into consideration the favourable business climate, stable macroeconomic environment and the excellent opportunities across different business sectors, Kosovo is increasingly becoming a very attractive place for doing business.

Over the past few years Kosovo's economy has shown significant progress in transitioning to a market-based system and maintaining macroeconomic stability, but it is still highly dependent on the international community and the diaspora for financial and technical assistance. With international assistance, Kosovo has been able to privatize 50% of its state-owned enterprises (SOEs) by number, and over 90% of SOEs by value. Kosovo's Ministry of Energy and Mining has solicited expressions of interest from private investors to develop a new power plant in order to address Kosovo and the region's unmet and growing demands for power. Kosovo continues to work with the international community on measures to improve the business environment and the government completely supports and encourages foreign and national investments, which would help in the creation of a strong and competitively free market. With the declaration of independence of Kosovo and the subsequent international recognition, the last obstacle for economic development has been removed thus allowing the continuous inflow of foreign investments. By setting economic growth as its first priority, the Government of Kosovo has also committed to continue economic reforms in order to make the country more attractive for foreign investors.

Kosovo has low taxes and a simple tax system with additional fiscal reforms being currently planned by the government. It further offers macroeconomic stability, simple and quick business registration procedures, the Euro as its official currency, and a young, dynamic and well educated workforce. Through its membership in Central European Free Trade Agreement (CEFTA), investors entering Kosovo will in fact enter a market of 28 million people.

During the past years the construction industry has become one of the most important sectors contributing to Kosovo's economic growth. Financed mainly through foreign aid, the construction sector in Kosovo has so far utilised several hundred million Euro that were primarily used for the construction of new homes, or for the rehabilitation and development of the road infrastructure respectively. In order to meet the existing market demand, in the next few years Kosovo will need new apartments, including the associated infrastructure, such as roads, kindergartens, schools, leisure facilities, restaurants etc. The construction industry remains a sector with highly promising economic potential for Kosovo.


A further factor which is helping to boost the development of this sector is the demand for road and highway construction. The Government of Kosovo has set itself a goal to connect the country in three main directions with the most important international road corridors in Macedonia, Albania and Serbia.

Q10 history




- ❁ Q10 construction is the first real estate developer in Kosovo to construct mixed residential and commercial apartment blocks and housing with a European approach to quality. Adopting european building regulations and using materials sourced from Germany ,swiss , Belgium and spain. All material used are of the highest quality. . We construct using thicker concrete columes and floors, windows and doors from Germany , ceramics from spain, underfloor heating and insulation from swiss and Germany. And with a high attention to details and quality to all finishes. All of our projects are in Prime locations next to or with in easy reach of schools, hospitals, univeristys, train and bus routes and or prime city locations. Each project is carefully planned with our architects Froject the number one architect firm in Kosovo. Our building team are highly qualified tradesmen with on going quality control through out the construction process
- ❁ Q10 Construction is an experienced construction and development firm in Kosovo and the Balkans region. Q10 is a full-service firm that owns 10 subsidiaries that include an Oil refining facility, copper and mineral mines and some heavy equipment, and offers "in-house" infrastructure, concrete, framing and final construction services. Q10 has a dedicated and experienced CEO, a valuable core of management, and an excellent reputation in the community for quality and service.
- ❁ Q10 has various development opportunities. Presently we are constructing three projects. 140 units and commercials in Peja City, 6 Luxury villas , just out side the city and a new project starting with 80 luxury apartments in the centre of the city. We have now in the centre of the Capital Pristina a plot of 12,000

Q10 missions and operations


Mission

-  *Q10 construction Sh.p.k. is committed to the respectful, thoughtful development of living areas. Our developments provides privacy, space, amenities, and preserves the natural beauty of land. Quality is one aspect which stands out from other developments, using high quality materials from Germany and Switzerland . Q10 construction is experienced, stable, dependable and reliable with outstanding customer service in the forefront of our building process with many year experience in the Balkans region.*

Keys to Success

-  *Extensive company experience in all phases of development process.*
-  *All phases of development are handled in most professional way hand son approach*
-  *Many years of positive relationships with select sub—contractors that insure quality work that meets deadlines.*

Operations

-  *Q10 construction is an experienced construction and development firm in Kosovo and the Balkans with extension market and local knowledge. Q10 a full service firm that owns some heavy equipment. . Q10 has a dedicated and experienced on site management, and an excellent reputation in the community.*

Q10 organisation

❁ Organisation

- ❁ Q10 Construction is headed up by Mr Adem Rustemaj. We depend on local contractors to install plumbing, electrical, and heating requirements. These contractors have a long-standing relationship with Q10, and their work ethic, dependability and deadline adhesion is unparalleled.

❁ Company Location and Facilities

- ❁ The head office of Q10 is located in Peja City, Kosovo with other office around the Balkans

❁ Economy

- ❁ During the past years the construction industry has become one of the most important sectors contributing to Kosovo's economic growth. Financed mainly through foreign aid, the construction sector in Kosovo has so far used several hundred million Euro that were primarily used for the construction of new homes, or for the rehabilitation and development of the road infrastructure respectively. In order to meet the existing market demand, in the next few years Kosovo will need 20,000 new homes annually, including the associated infrastructure, such as roads, kindergartens, schools, leisure facilities, restaurants etc. The construction industry remains a sector with highly promising economic potential for Kosovo.

Investment opportunity

⚙ *Peja City Apartment block development: 15M*

- ⚙ *Type: Mixed use residential commercial, luxury real estate project*
- ⚙ *Project description: Mixed use luxury apartment blocks with shopping centre ion the entrance of Peja city*

⚙ *Pristina Apartment block Development : 20M*

- ⚙ *Type: Mixed use residential commercial, luxury real estate project*
- ⚙ *Project description: Mixed use luxury apartment, in centre of the Capital pristina with shopping centre*

Timeline: 24 to 36 month

Maps of Kosovo



Project Architecture

⦿ *Project Architecture” Bureau operates in Peja, since 2015, as an independent bureau with owner Msc. Fisnik Dresha.*

⦿ *Although, the office established in 2015, they have been working since 2012. Today, with a staff of 12 people among whom graduated engineers, architects of construction and design; they are more than completed in every aspect. The services offer are various: design, interior design, construction and surveillance.*

RESIDENTIAL HOUSING B+GF+7F+P

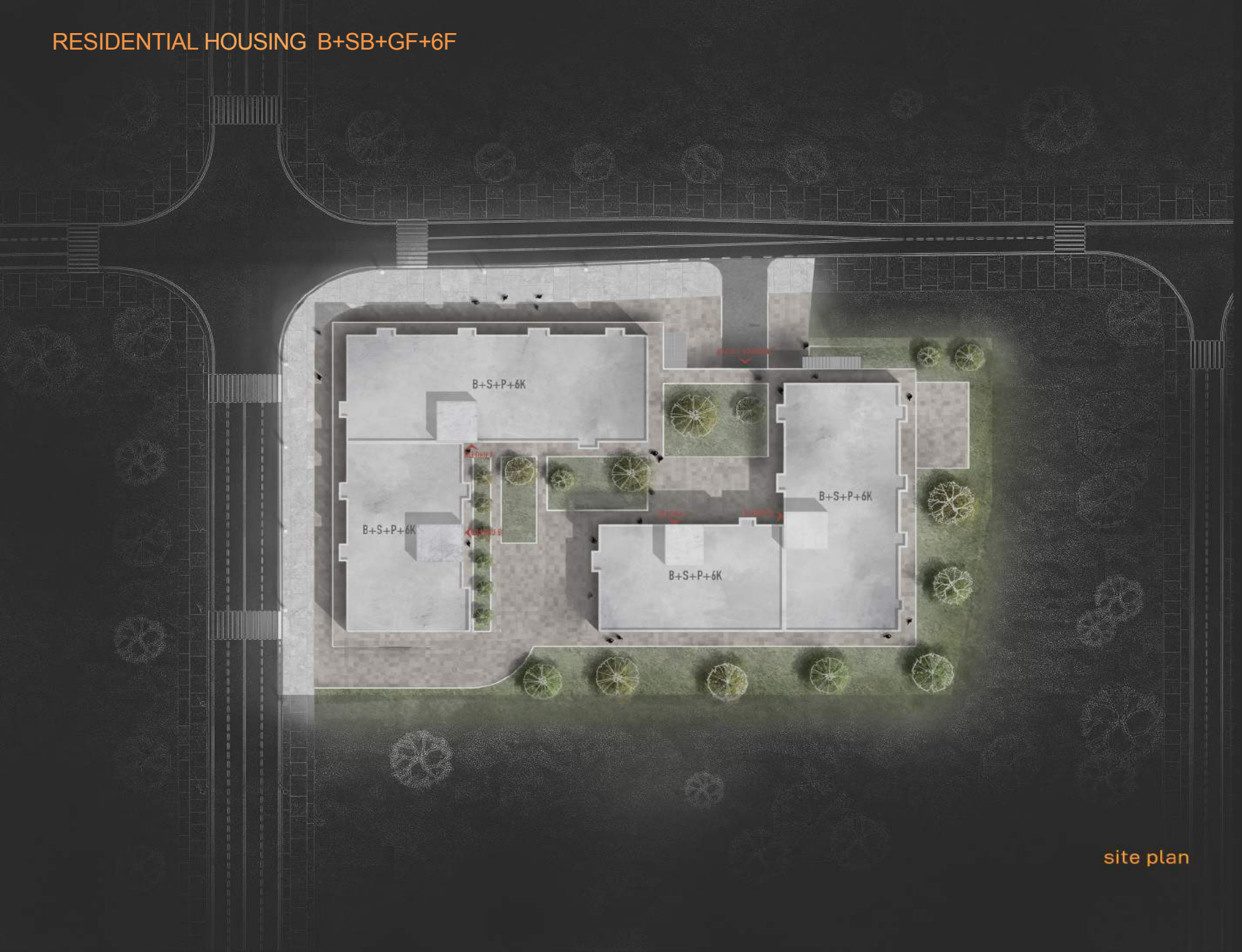


main floor

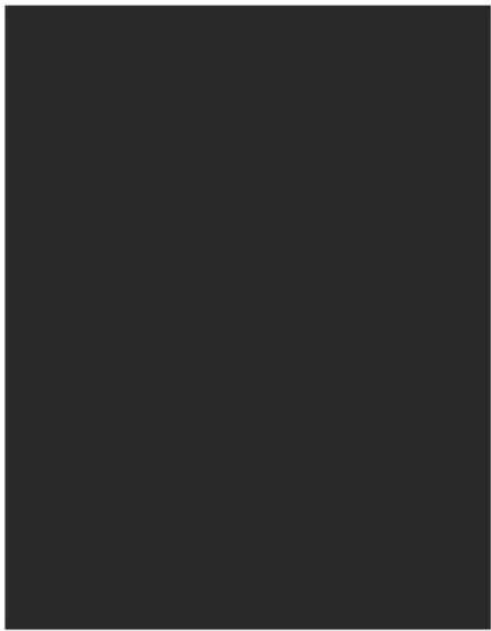


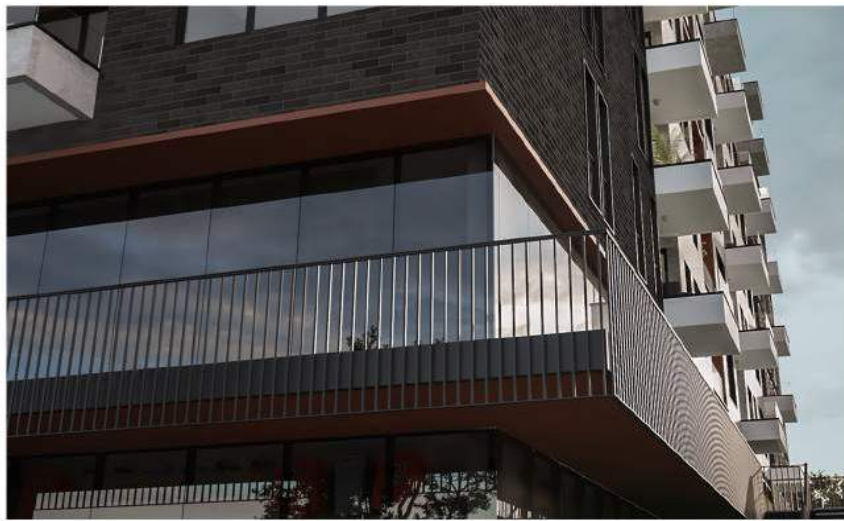
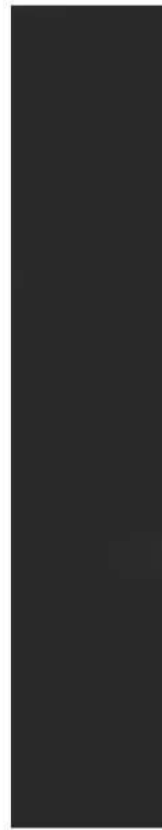


RESIDENTIAL HOUSING B+SB+GF+6F



site plan

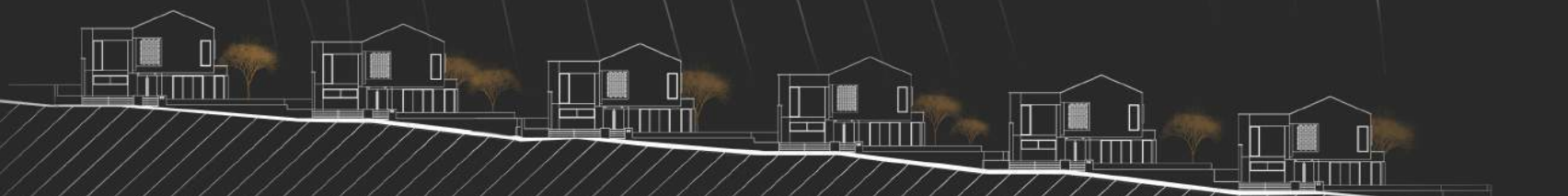




RESIDENTIAL NEIGHBORHOOD



site plan



section



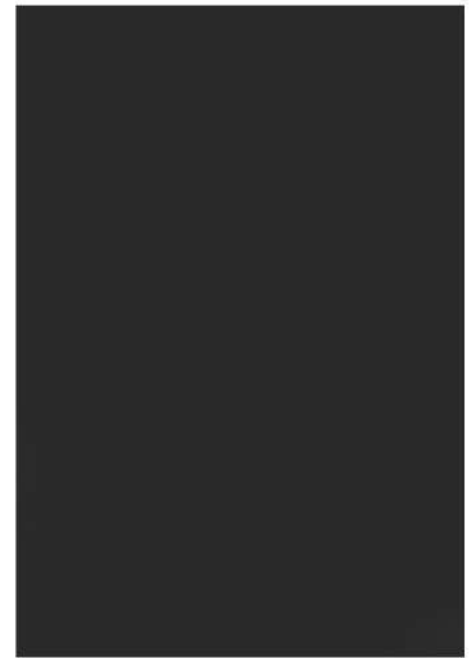


LUXURY SUBURBAN VILLA B+GF+1F+P



site plan

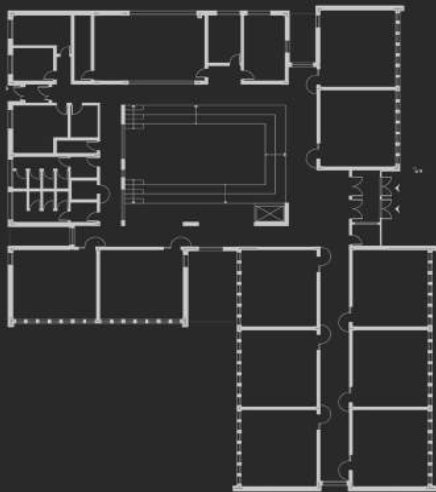






ft
Ar

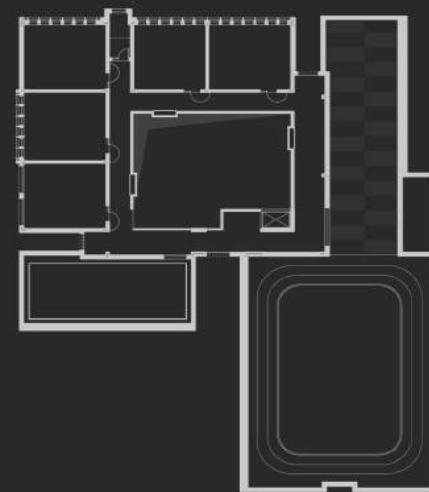
EDUCATIONAL BUILDING- SCHOOL OF APPLIED ARTS GF+2F



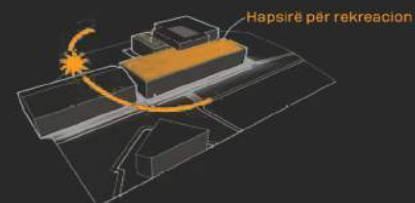
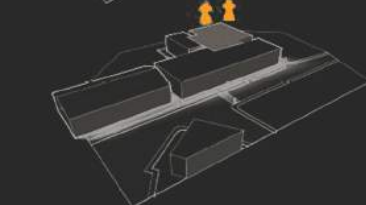
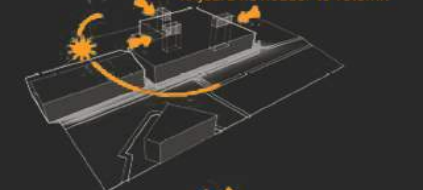
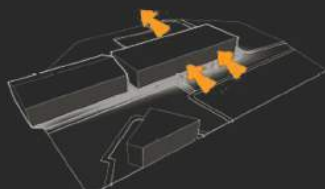
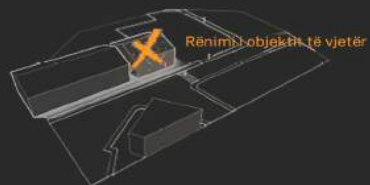
ground floor



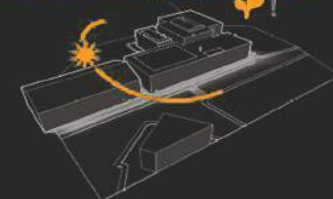
first floor

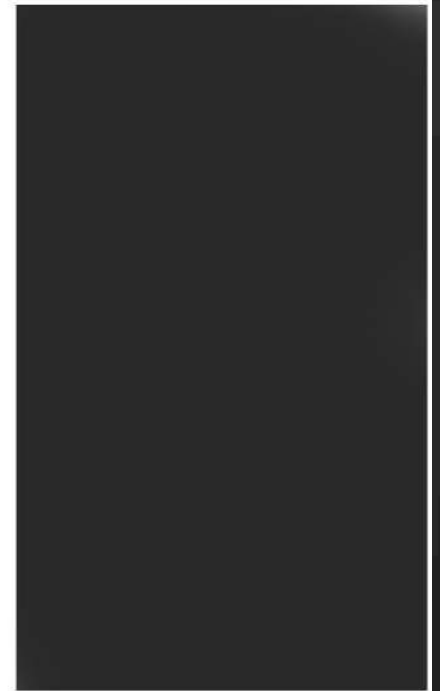


second floor

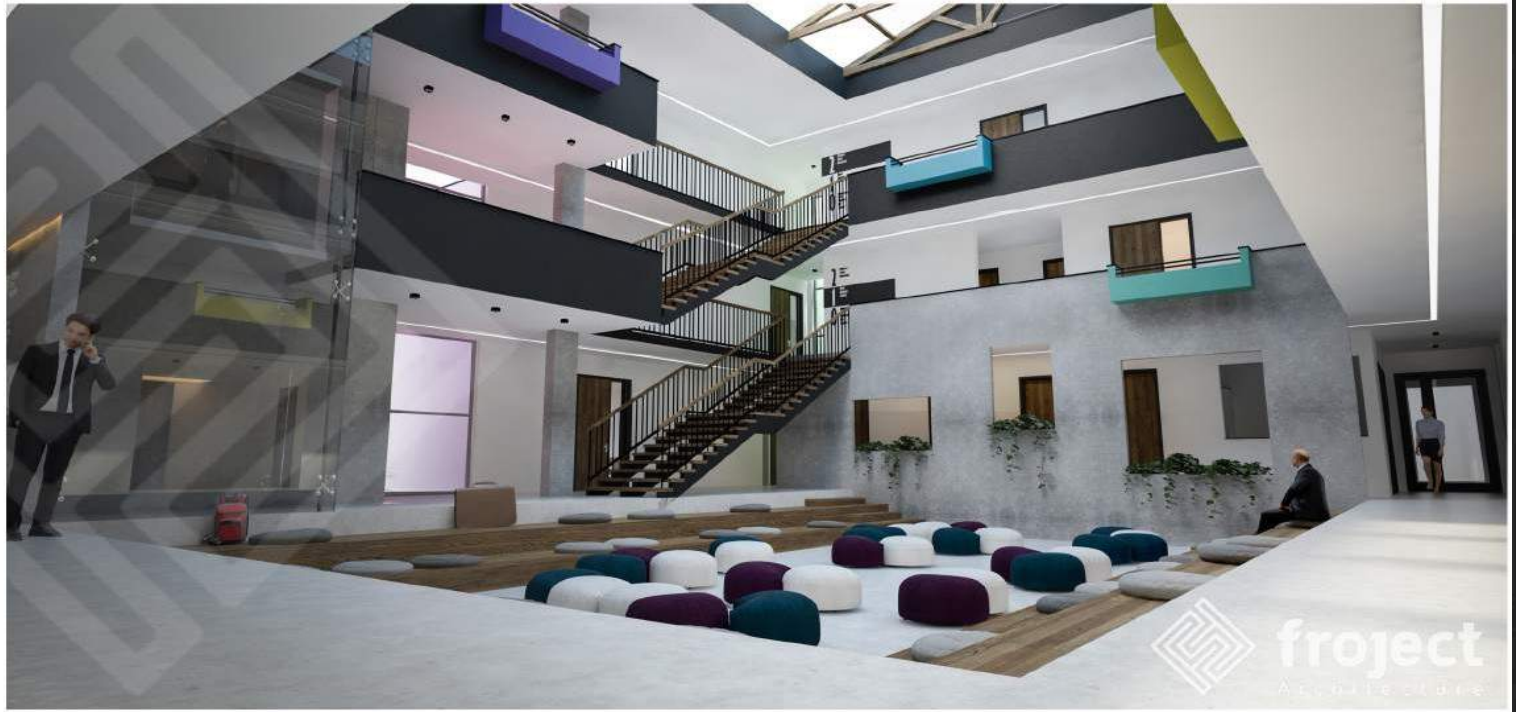
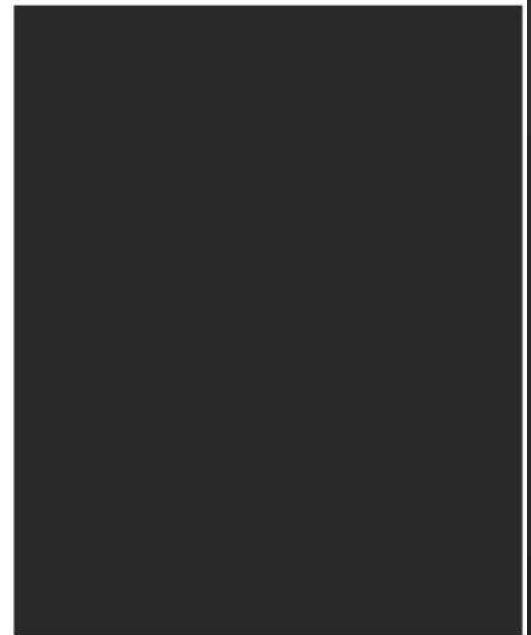


Ndriqimi zenital i hapsirës për shumë qelime

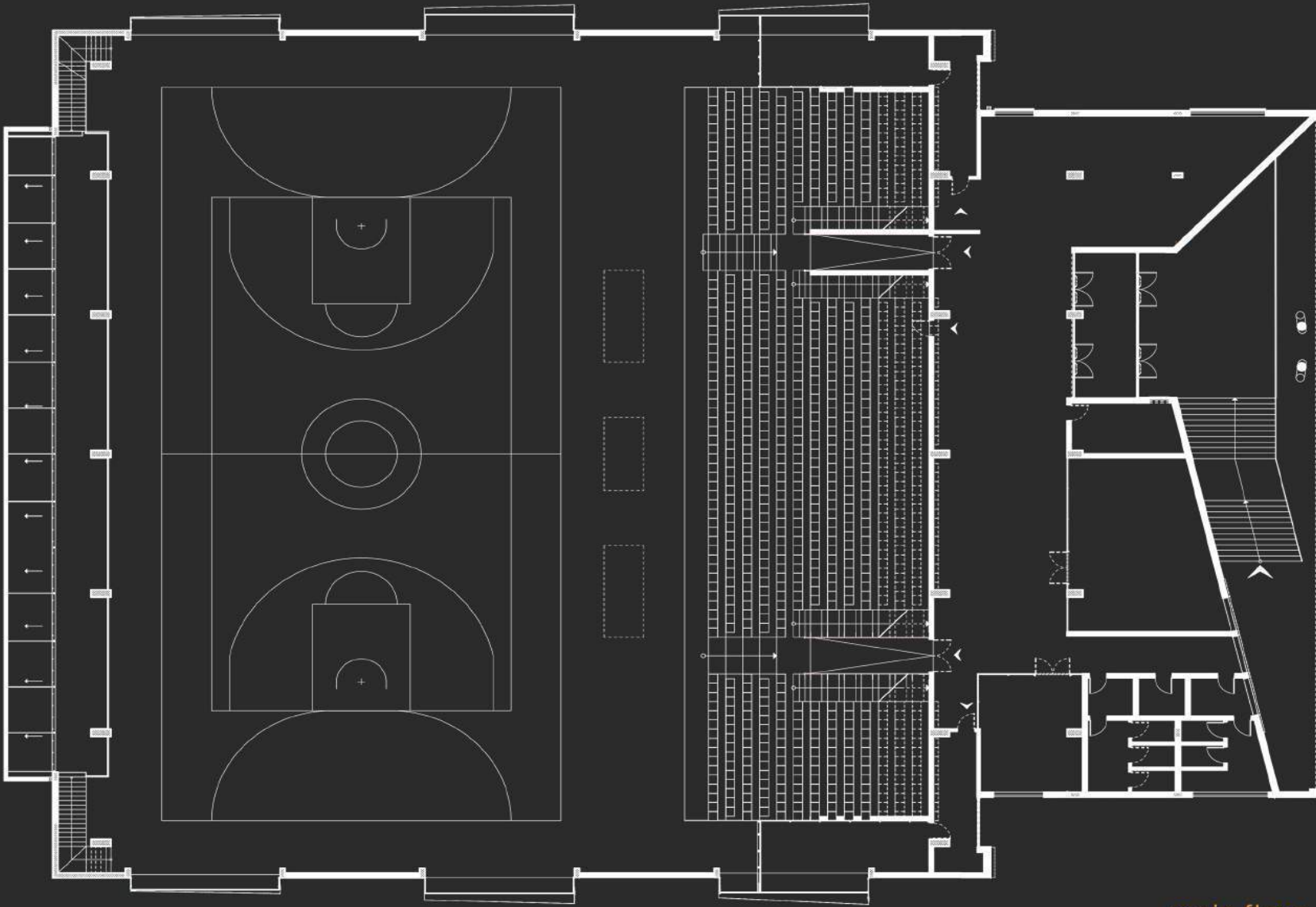








SPORTS HALL



main floor



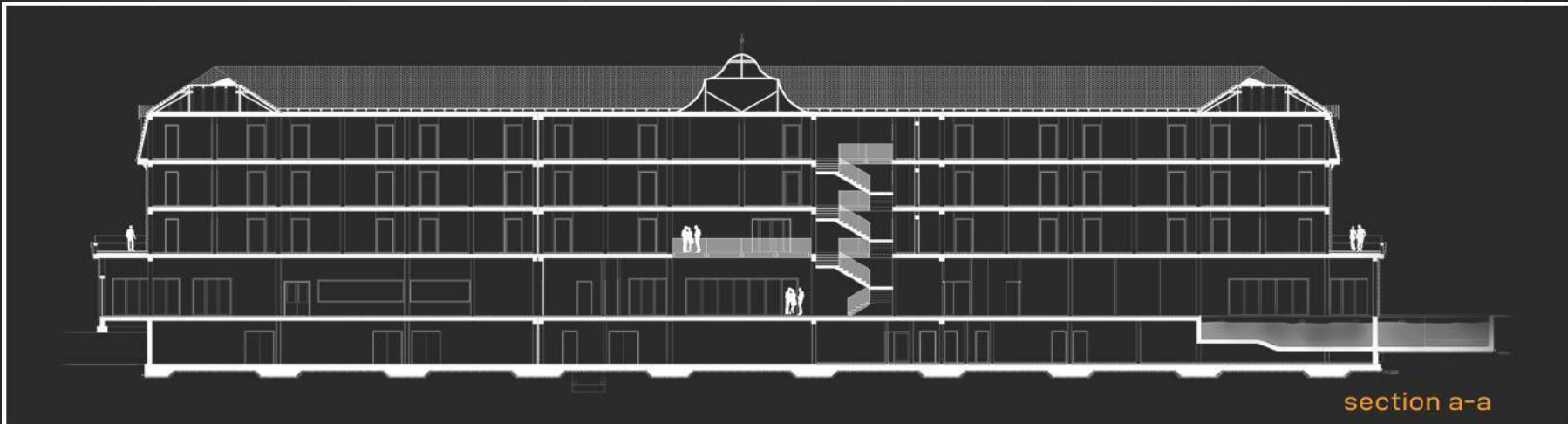


LUXURY HOTEL GF+3F

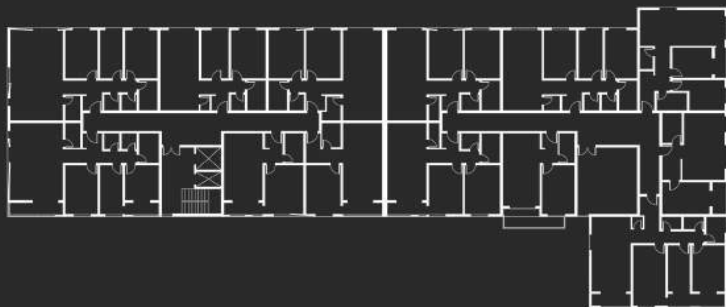


main floor







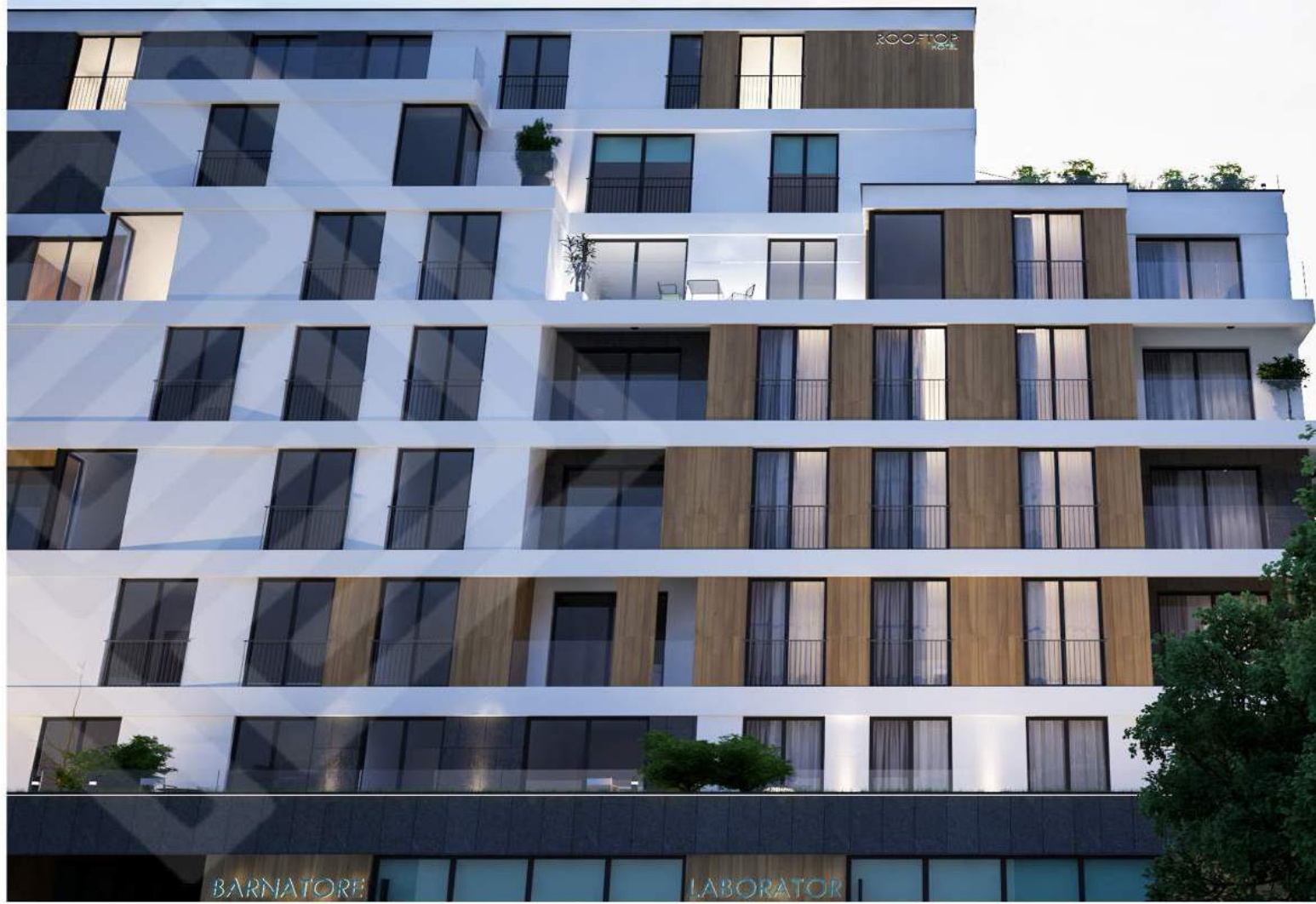


main floor

RESIDENTIAL HOUSING B+GF+5F+2P







BARNATORE

LABORATOR

RESIDENTIAL HOUSING 2B+GF+6F

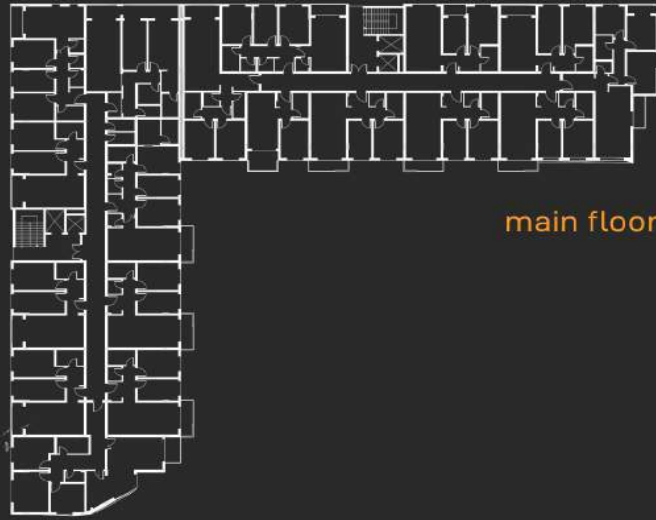


main floor



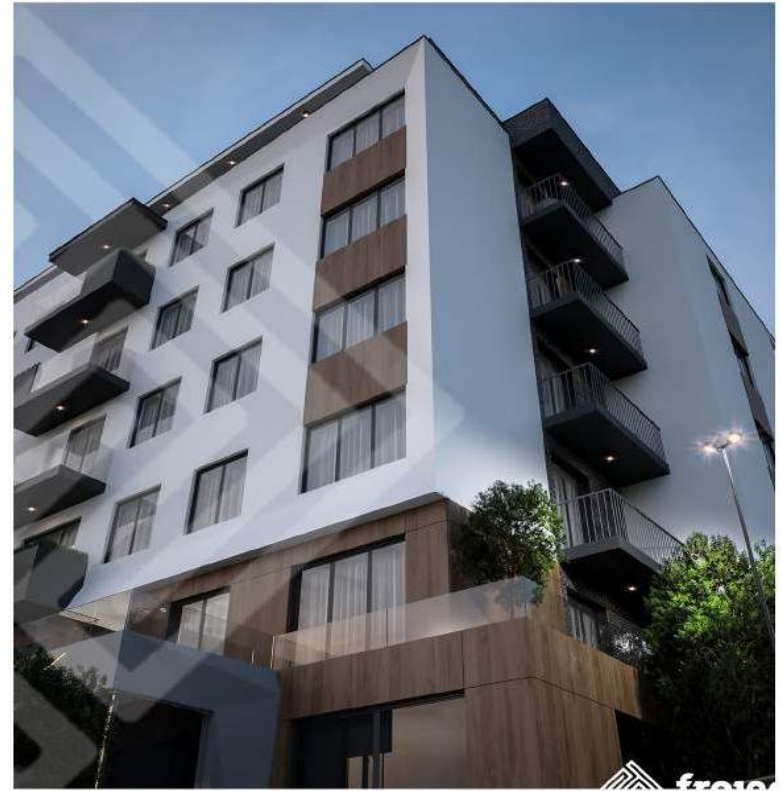
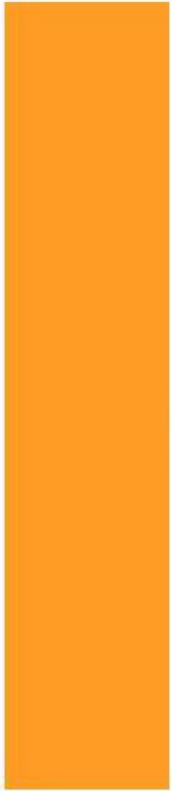


RESIDENTIAL HOUSING B+GF+5F+P



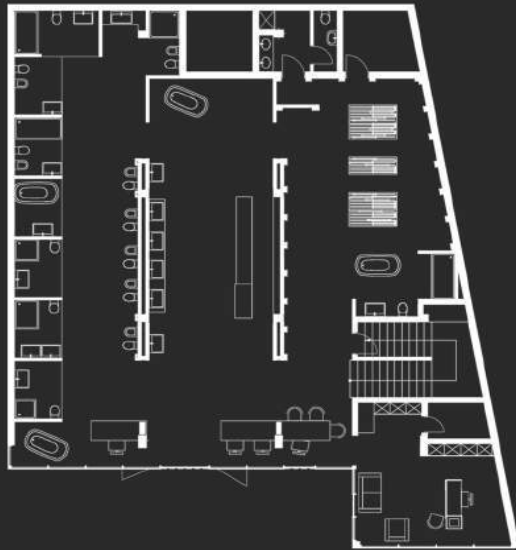
main floor



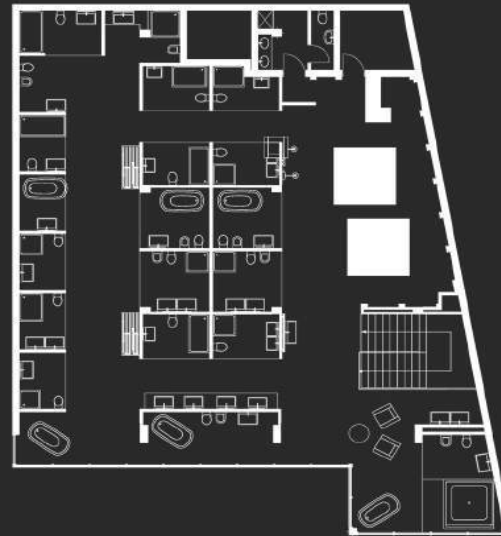




SHOWROOM GF+1F



ground floor



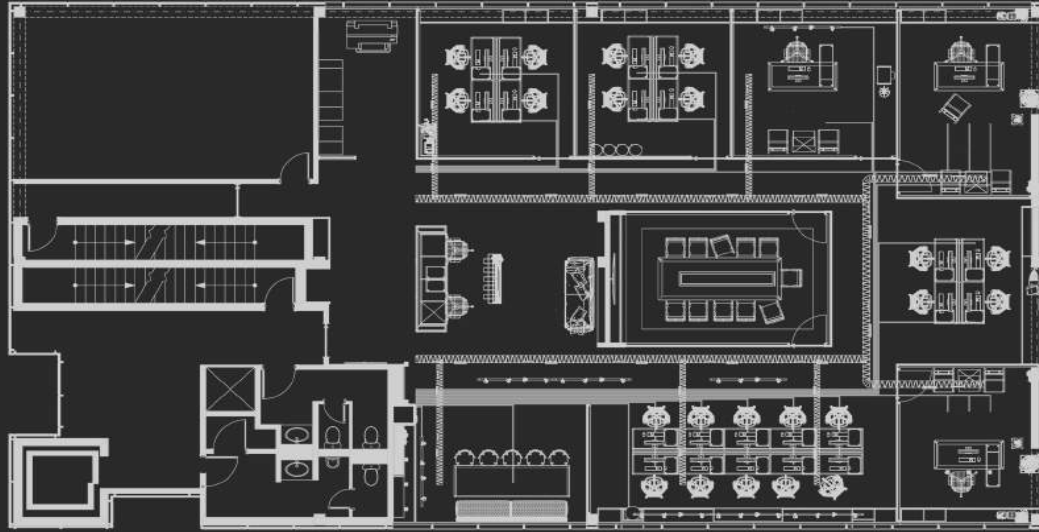
first floor







COMERCIAL OFFICE, NEW YORK



main floor







Contact

Q10 construction

Jason Wrenn

Eliot Engel, Peja, 30000, Kosovo

Phone: + 386 737824

Email: jason@q10energie.com

1st Man Global

Prince Andrew Eweka

*44 South Molton Street,
Mayfair, London, W1K 5RT*

Phone: + 44 7446 122 285

Email: prince.eweka@1stmanglobal.com