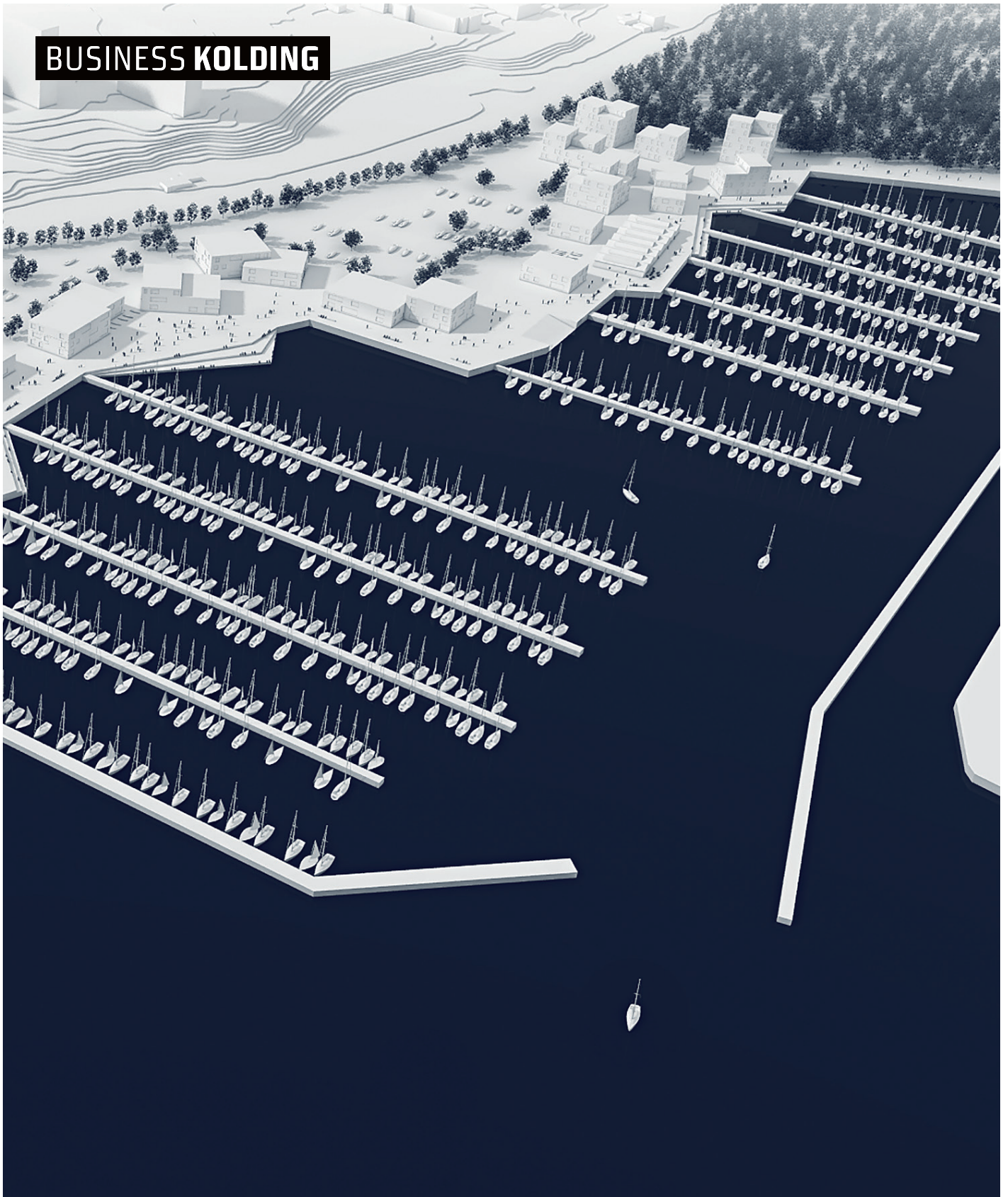


BUSINESS KOLDING



Marina City

A new Urban Area & Marina



The plan is to turn the new, sustainable urban area Marina City in Kolding into the most attractive marina in the country. Over the next few years the area will see the development of a highly attractive urban area with 3-500 new homes, shops, restaurants, hotels, business communities and recreational and leisure activities. This will be combined with exclusive maritime facilities, making Marina City the first five-star marina in the country.

By mid-2018, the first large building plot (Skovboligerne) is expected to be offered for sale. Here you will find a volume of approx. 20,000 m² for residential properties, equivalent to about 200 homes, in 4-8 floor buildings. One building however, could reach up to 16 floors. Furthermore, there will be 500-1000 m² of commercial space towards the harbour promenade.

Offers here must be submitted containing project proposals and price quotes. In the assessment emphasis will be put on the architecture, residential property composition and sustainability of the proposal.

25% of the properties must be public housing (the municipality designates a housing company in advance), while the rest is expected to be a mix of privately owned and rental properties. A minimum price is expected in the range of 3.000 DKK/m².

Another expected requirement is that the bidder also engage in other constructions in Marina City. This may be commercial constructions (eg shops, offices, restaurants, accommodations, etc.) and/or other facilities such as a boating centre, clubhouses, and etc.

The bidder will also obtain an option for the purchase of the other large building plot (Marinaboligerne), which also has a volume of approx. 20,000 m² for residential properties (equivalent to about 200 homes) in 4-8 floor buildings, along with a smaller amount of commercial space.

25% of the homes will also be public housing, while the rest is expected to be a mix of privately owned and rental properties. It is expected that a minimum price per m² building opportunity will be announced, probably in the range of 3.000 DKK/m². Through this option, the buyer will obtain great influence on the overall development, architecture, schedule and housing composition of the area.

Residential constructions of this kind typically range between 25.000-30.000 DKK/m². So an expected total investment will be in the range of 40.000 m² x 25-30,000 DKK = Approx. 1 - 1.25 billion DKK excl. undefined investments in commercial construction.

The Municipality of Kolding will be the seller, and will provide the site development for the whole area.

A prequalification round will likely be carried out, with approximately five bidders being invited to bid.

The for-mentioned information is subject to political approval and schedule changes.

Preliminary drafts of the layout of Marina City.



WHY INVEST IN KOLDING?

Kolding is part of the The Triangle Region – The production center of Denmark

- Strong growth in population and numbers of businesses
- Perfect location in the centre of Denmark's infrastructural hub
- The biggest concentration of jobs outside the Copenhagen area
- Highly educated, flexible and motivated work force
- Remarkable innovation capacity as a national centre for design-driven innovation

Kolding and The Triangle Region is among the best places globally for starting or relocating a business.

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