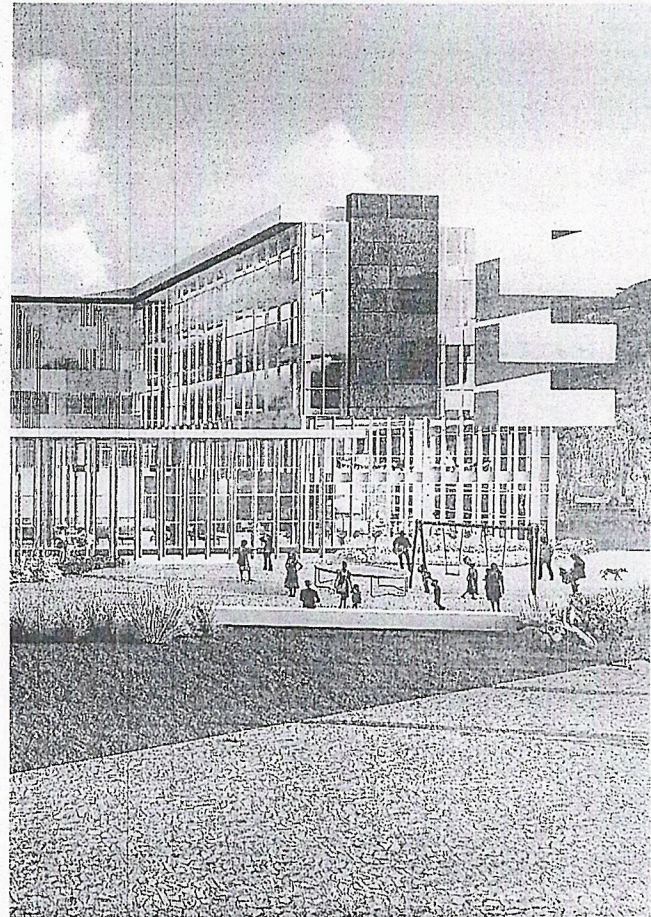
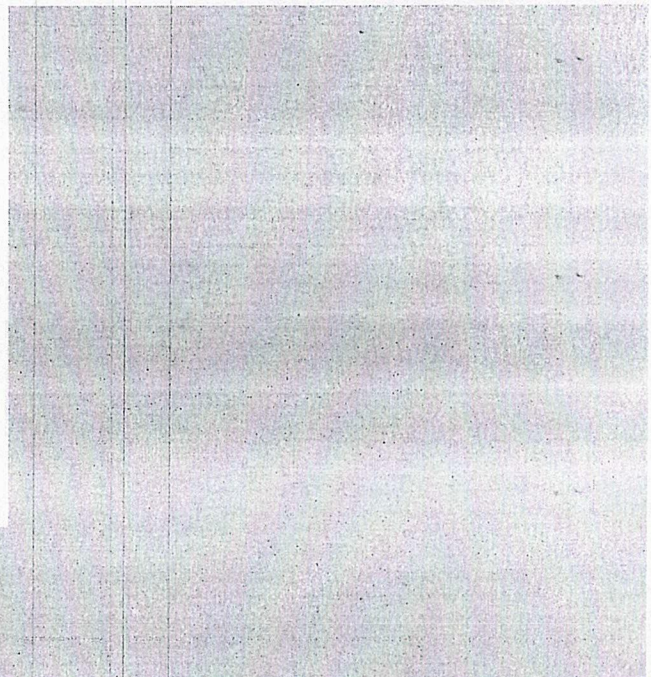

Kezovica Medical and Spa Center



March, 2023



Medical and SPA Center Kezovica – Stip

Investment opportunity – acquisition or JV

construction land
(10.000 m² plot)

construction permit

thermal water
springs (concession)
30 years

*potential extension
of the plot
(+ 20.000 m²)*

*potential
cooperation with
Health Funds*

Location

The Kežovica thermal spa is located near Shtip (2 km) in the Republic of Macedonia, at the end of the canyon of the largest river in the eastern part of the country, Bregalnica.



Very good transport connection with Skopje (79 km highway), Veles, Kocani, Strumica
Kezovica (Stip) – Sofia (Bulgaria) - 218 km
Kezovica (Shtip)- Thessaloniki (Greece) - 190 km

Water quality

Abundance of water – 36 l/sec.

The water temperature is 64 °C (165 °F) at the source and is slightly radioactive (42,82 moch units), very rare worldwide.

The water contains sodium chloride, sodium sulfate, and sodium oxide.

The chemical structure of this thermo-mineral water is chloride – sodium.

The thermal spa is built in XII century and is used for medical, physio-therapeutic and recreational purposes ever since.

There is a thermal bath built near the main spring, as well as a hospital unit, specializing in physiotherapy performed in pools filled with water from the mineral springs.

Because of its very favorable chemical composition, the water from the Kezovica spa is believed to be curative of rheumatism, nervous system, diabetes, allergies, arteriosclerosis, high blood pressure, etc.

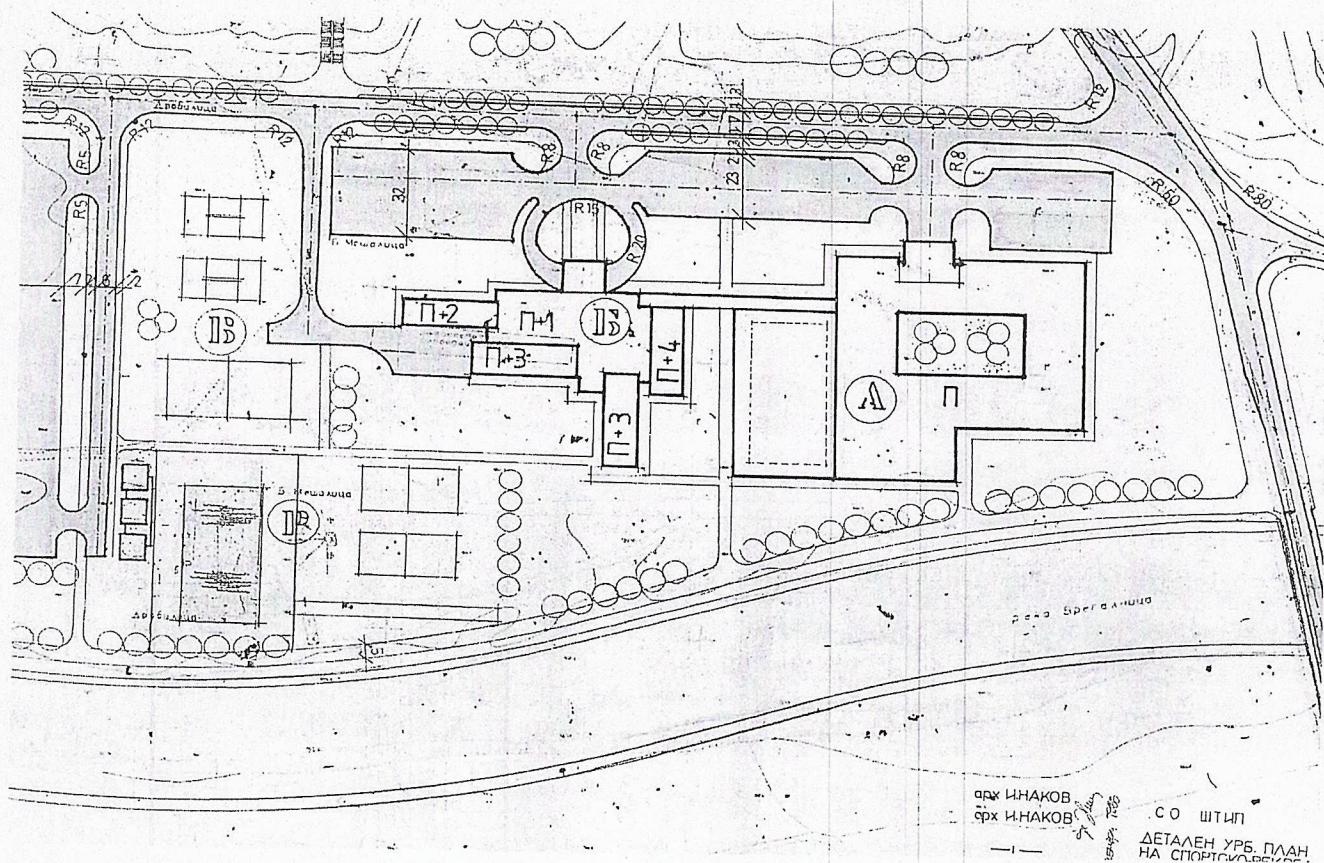
Size of plot – 10.000 m²

Private ownership

Architectural design completed.

Construction permit in 2020.

Concession on the water springs – 30 years.



Architecture design

