

Bratovoiesti Farm Presentation

Bratovoiesti village, Dolj County

Located 25 km from Craiova, with a total area of **295,900 sqm**, the property consists of the following elements:



1. Headquarters of Company / Housing Protocol + area of land for (122,700 sqm)

2. Bratovoiesti Eco Farm (173200 mp)

1. Headquarters of Company / Housing Protocol



The building is located in the village Bratovoiesti, the construction being completed on the 27.03.2006.

Total area of the property is: **122,700 sqm**, of which about **15,000 square meters** are represented by the artificial lake.

The building has a basement , ground floor and a first floor, with a reinforced concrete foundation , built of brick, covered with tin, with a footprint of 379 sqm.

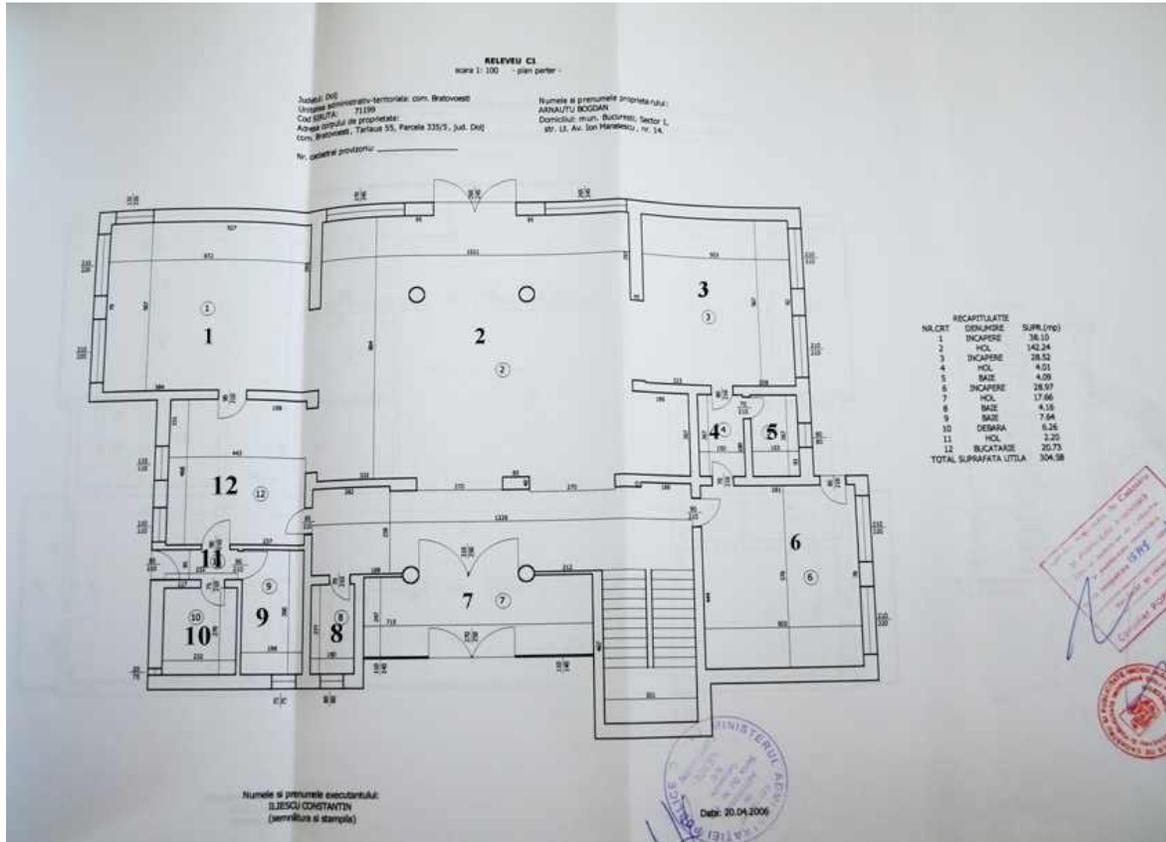
The building is located near the city of Craiova and best use is as a place of business, entertainment or commercial dwelling.

The building is fully furnished and equipped with all utilities (electricity, gas, sewer, telephone, internet etc)

The property is equipped with exterior lighting.

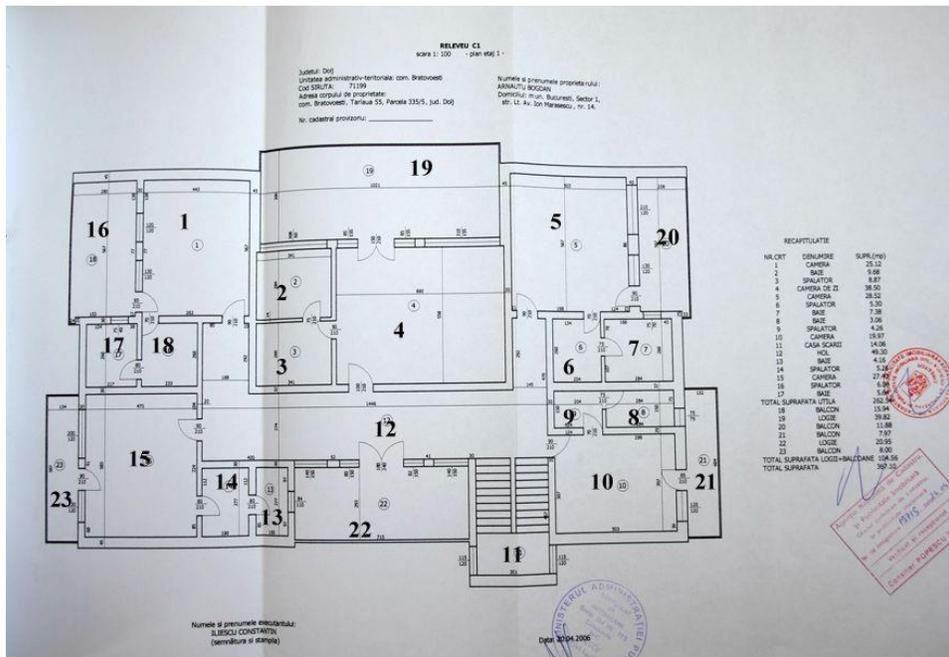
No.	Specification	Technical
A	Height	Basement, Ground Floor, First Floor
2	Built area (sqm)	379
3	Developed area (sqm)	1137
4	Area (sqm)	909.6
5	Foundation	Reinforced concrete
6	Structure	Concrete Frames
7	Ceilings	The slab
8	Tire	Brick
9	Framing	Wood
10	Cover	LINDAB corrugated board
11	Electrical	Copper Conductors
12	Heating	Central heating - Wood
13	Sanitary	Pexal

B. Ground Floor Plan



No.	Name	Area (sqm)
1	Room	38.10
2	Hall	142.24
3	Room	28.52
4	Hall	4.01
5	Bathroom	4.09
6	Room	28.97
7	Hall	17.66
8	Bathroom	4.16
9	Bathroom	7.64
10	Limber box	6.26
11	Hall	2.2
12	Kitchen	20.73
Total		304.58

C. Floor Plan



No	Name	Surface
1	Bedroom	25.12
2	Bathroom	9.68
3	Washers	8.87
4	Bedroom	38.5
5	Bedroom	28.52
6	Washers	5.30
7	Bathroom	7.38
8	Bathroom	3.06
9	Washers	4.26
10	Bedroom	19.97
11	Staircase	14.06
12	Hall	49.30
13	Bathroom	4.16
14	Washers	5.26
15	Bedroom	27.4
16	Washers	6.06
17	Bathroom	5.68
Total		262.54
18	Balcony	15.94
19	Logie	39.82
20	Balcony	11.88
21	Balcony	7.97
22	Logie	20.95
23	Balcony	8
Total		367.10









2. Bratovoesti farm



The land area of Bratovoesti Eco Farm is of **173,200 sqm** , and consists of the following buildings:

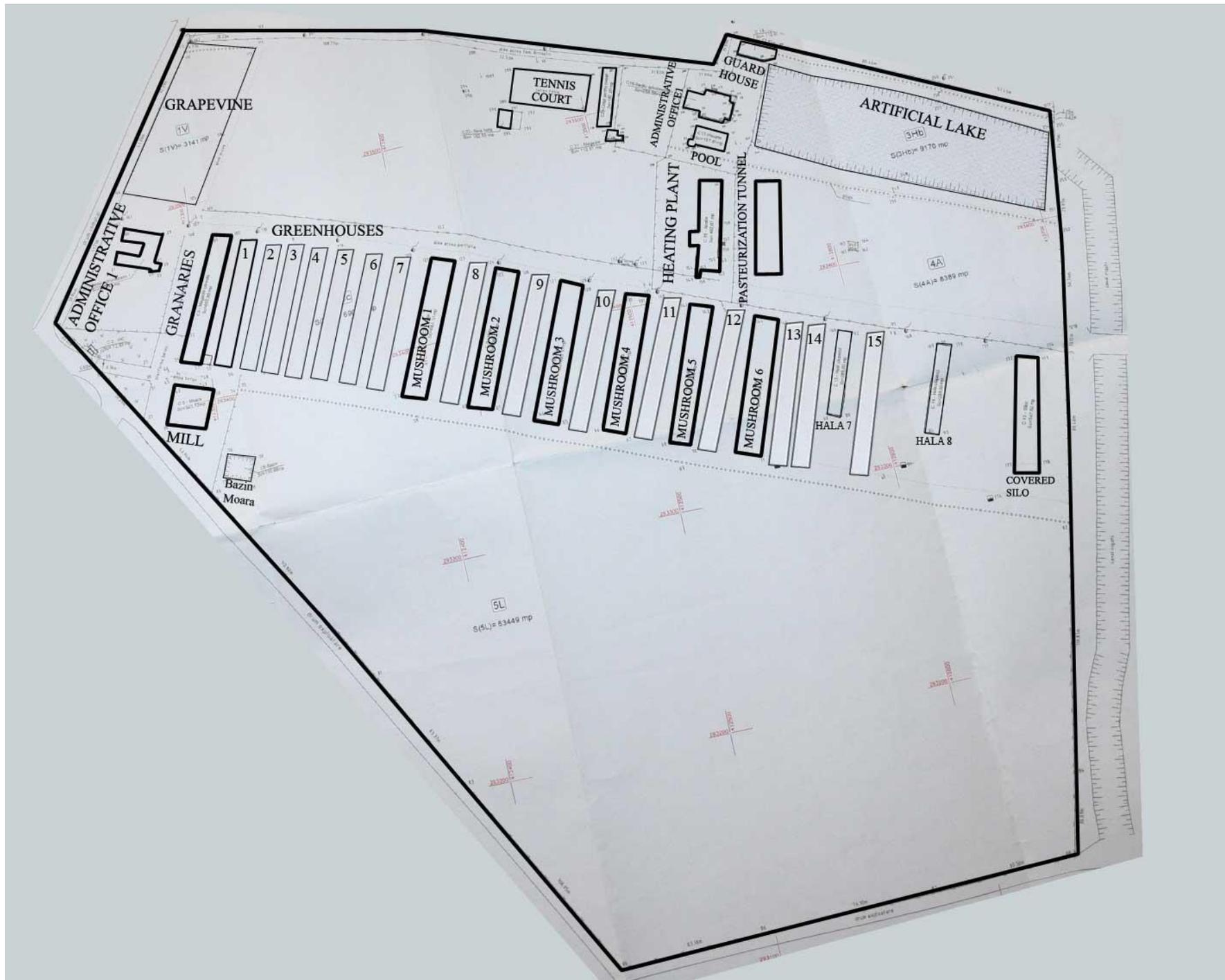
1.1 Administrative office 1

1.2 Administrative office 2

1.3 Mushroom Plant : Mushroom halls, Covered Silo, Pasteurization tunnel, Heating plant

1.4 Greenhouses

1.5 Mill



Constructions :

No.	Destination	Ground surface (m)	Number of buildings	Total area (sqm)
A	An administrative office 1	322.4	A	322
2	Grain Warehouse	655.9	A	656
3	Mill	343.12	A	343
4	Greenhouses	700	15	10,500
5	Hale Mushrooms	683	6	4098
6	Cover crop (mushrooms)	547	A	547
7	Heating unit	482	A	482
8	Pasteurization Tunnel	140	A	140
9	Storage halls	289	2	578
10	Administrative headquarters	258	S + P + E	489
11	Pool	157	A	157
12	Guards House	112	P	112
13	Building annexes	150	A	150
Total				18,574

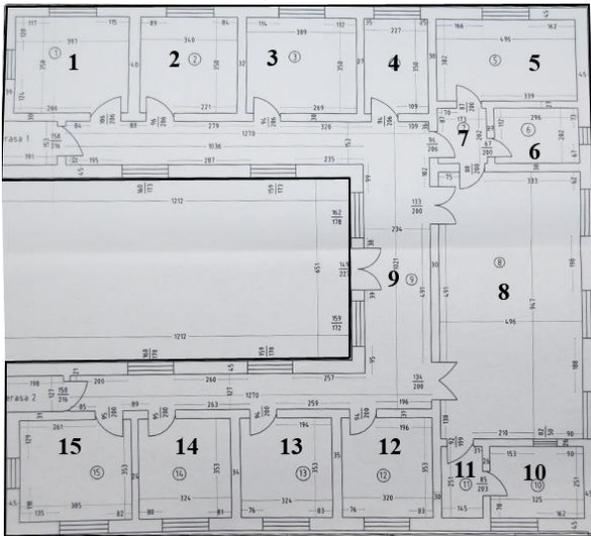
Land:

No.	Destination	Total area (sqm)
A	Vineyard	3141
2	Court, alleys and buildings	69,023
3	Artificial lake	9170
4	Arable Land	8389
5	Acacia plantation	63,449
6	Arable land acquired later (2009)	20 000
Total		173 172

1.1 Administrative Office 1

An administrative headquarters is a building with concrete foundation, wooden floor, wooden roof, framing roofing sheet with a built surface $S_c = 322.4$ square meters, and is composed of four offices, four bedrooms, a veterinarian office, 3 bathrooms, three halls, a conference hall, a kitchen and a boiler room.

Administrative headquarters, was partially renovated in 2009 with repairs to the roof and replacing the wood chopping with PVC chopping.



No.	Name	Area (sqm)
A	Office	13.9
2	Office	11.9
3	Office	13.6
4	Cab. Veterinary	7.95
5	Office	14.98
6	Bathroom	5.98
7	Hall	3.49
8	Room Protocol	46.97
9	Hall	52.9
10	Kitchen	8.16
11	Hall	3.64
12	Bedroom	11.3
13	Bedroom	11.44
14	Bedroom	11.44
15	Bedroom	13.59
Total		236.69



1.2 Administrative office 2

Administrative headquarters 2, is a building made of reinforced concrete frame, brick masonry with concrete foundation, concrete floor over ground floor and basement, roof type framing wood, tile roofing with a built surface of **489 square meters**, consisting of: basement, ground and floor.

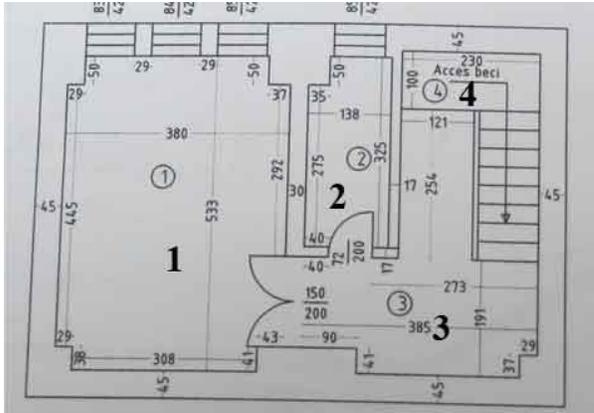
Constructions related with administrative headquarters : House guards, Pool, Tennis Court, warehouse, cellar.



Other utilities :

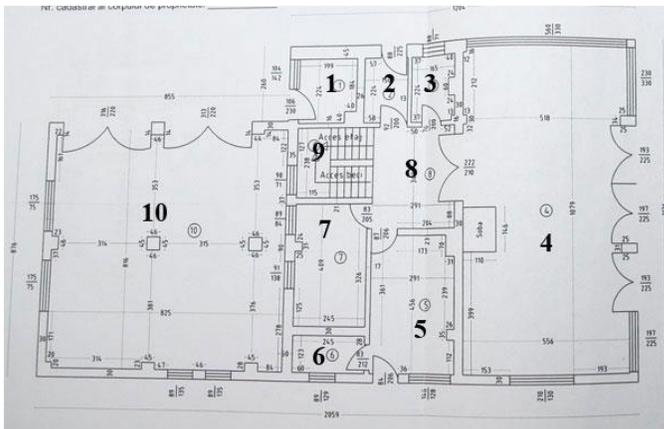
- Water Castle
- 20 kV for mains connection
- Outdoor lighting installation
- Buried oil tank
- Borehole

A. Basement plan for Administrativ office 2



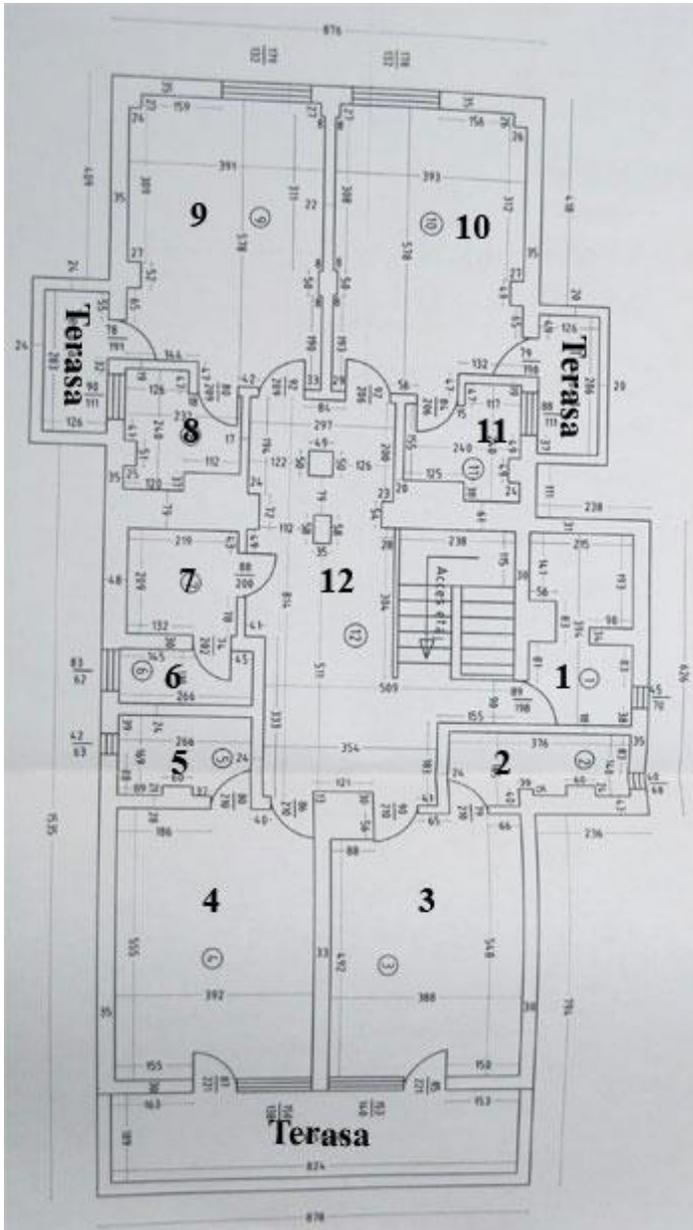
No.	Name	Area (sqm)
A	Box	19.64
2	Box	4.31
3	Hall	9.95
4	Staircase	2.3
Total		36.2

B. Ground floor Administrativ office 2



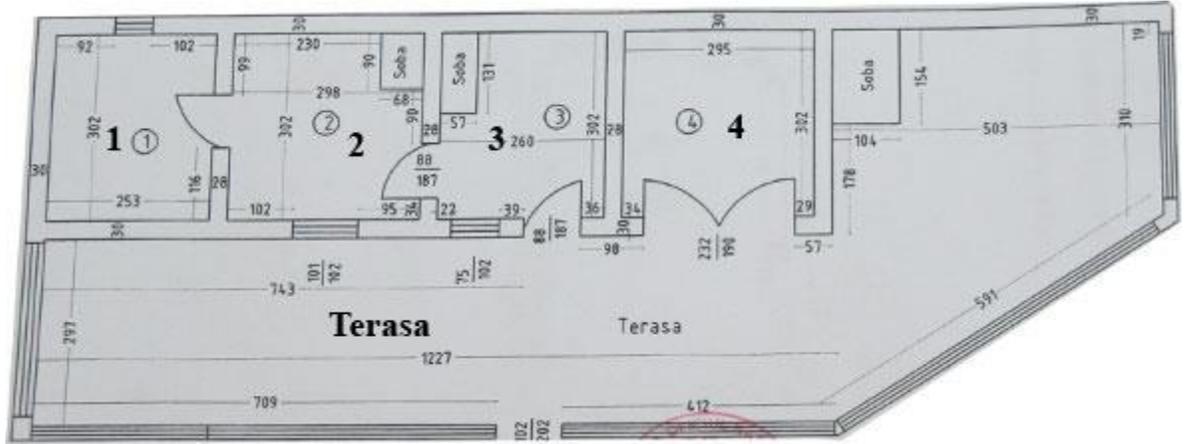
No.	Name	Usable area (sqm)
1	Heating unit	4.3
2	Hall	3.36
3	Bathroom	3.53
4	Living room	58.17
5	Kitchen	12.96
6	Storage room	3
7	Bedroom	9.94
8	Hall	9.95
9	Staircase	2.74
10	Garage	66.37
Total		174.33

C. Floor plan for Administrative office 2



No	Name	Usable area (sqm)
1	Warehouse	7.7
2	Bathroom	5.44
3	Bedroom	20.77
4	Bedroom	21.76
5	Bathroom	4.37
6	Shower	2.93
7	Sauna	4.58
8	Bathroom	4.53
9	Bedroom	21.66
10	Bedroom	21.83
11	Bathroom	4.59
12	Hall	26.19
Total		169.09

House Annex: a brick building with concrete foundation, wood framing with roofing tile roof, Area: **112.07 square meters**, consists of two bedrooms, bathroom and kitchen with usable area of **32.05 sqm** and 59.27 sqm terrace



No.	Description	Area (sqm)
A	Bathroom	7.64
2	Bedroom	8.39
3	Bedroom	7.11
4	Room	8.91
Total		32.05



The pool is built of reinforced concrete walls, $Sc = 157.81$ sqm built surface, bower has wooden roofing tiles.



Tennis courts, built with an area of about 280 square meters, made of concrete structure with a layer of asphalt for outdoor sports, is equipped with lighting.



Artificial lake with an area of **9170 square meters**, populated with carp , can be used both for sport fishing and for industrial growth for selling



1.3 Mushroom Plant

In 2006, investment was completed , partially supported by SAPARD on the Project of Mushroom Plant.

1.3.1 Renovation and change of use **of the six halls** from chicken growing houses to Agaricus Champignon mushrooms houses .

The renovation of the hall includes:

- Excavation and filling works and strengthening the structure of resistance
- Full restoration of roofs
- Plating plasterboard ceiling plate, all over the halls
- Interior and exterior plasters
- Paints and paint
- Metal and wood joinery

Halls have been equipped with new power plants, resistant to high humidity.



Each hall is equipped with ventilation and automatic temperature control and air quality.

Halls have an area of 685 square meters each, resulting in a total production area of about **4100 sqm.**

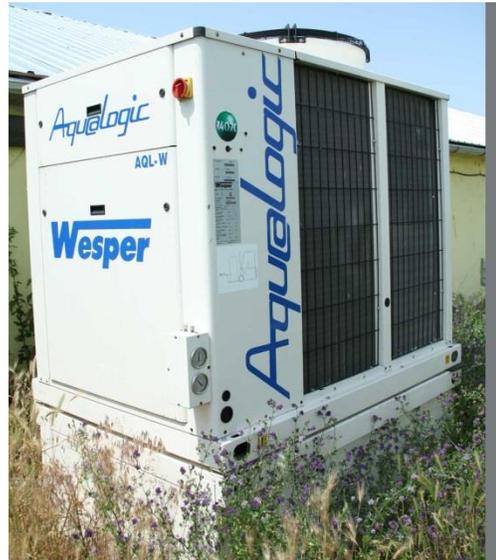
Ventilation plants are Wesper brand, a French production with an airflow 15000m³ /h.

Production space heating ventilation is made by plants supplied with heat coming from the heating plant unit.

Halls are provided with heating registers, which have a separate power circuit with heat, resulting in a surplus of heating if necessary.

Cooling is individual for each hall, performed by Wesper chillers, specially purchased to maintain temperatures within 17 to 20 degrees regardless of outside temperatures.

Other utilities: electricity network new electric panel separately on each hall, water supply, wastewater disposal, culture beds on 3 levels.



The halls are fully equipped for Champignon Agaricus mushroom production and quality standards are functional very good for this area.

1.3.2 Heating Unit

Part of the Mushroom Growing project , the destination of a slaughter house for chicken , was changed in Heating unit for the Mushroom growing houses.



The building is made of brick, with concrete foundation, concrete flat roof with tar paper covers, with a built area of **482mp**, is made up of packaging warehouse, central heating, reception office, two toilets, two warehouses, and 2 changing rooms with a usable area of **386 sqm**.

Boiler is equipped with two hot water boilers fired with light fuel oil Lamborghini (CLU) 750 kW each and a steam boiler with an output of 1500 Lamborghini KW

Equipment is powered from an intermediate tank of 4,000 liters, and a main tank of 30 tons.

Equipment is functional and authorized ISCIR, and provide all the heating for the production halls, tunnel pasteurization, the administrative headquarters 1 and an administrative headquarters 2.

Heat distribution is done by channel heat pipe buried throughout the entire length of the farm.



1.3.3 Covered silo for the mushrooms production

Preparation of the compost needed to grow mushrooms is done under a covered silo . Coverage was achieved over a length of 25 existing silos with a metal canopy made of foundations, piers and steel beams, roofing, brick and metal framing without closing the side
Total surface area: 328.9 sqm
Useful volume: 1644mc
Utilities: water, electricity, and sewage disposal



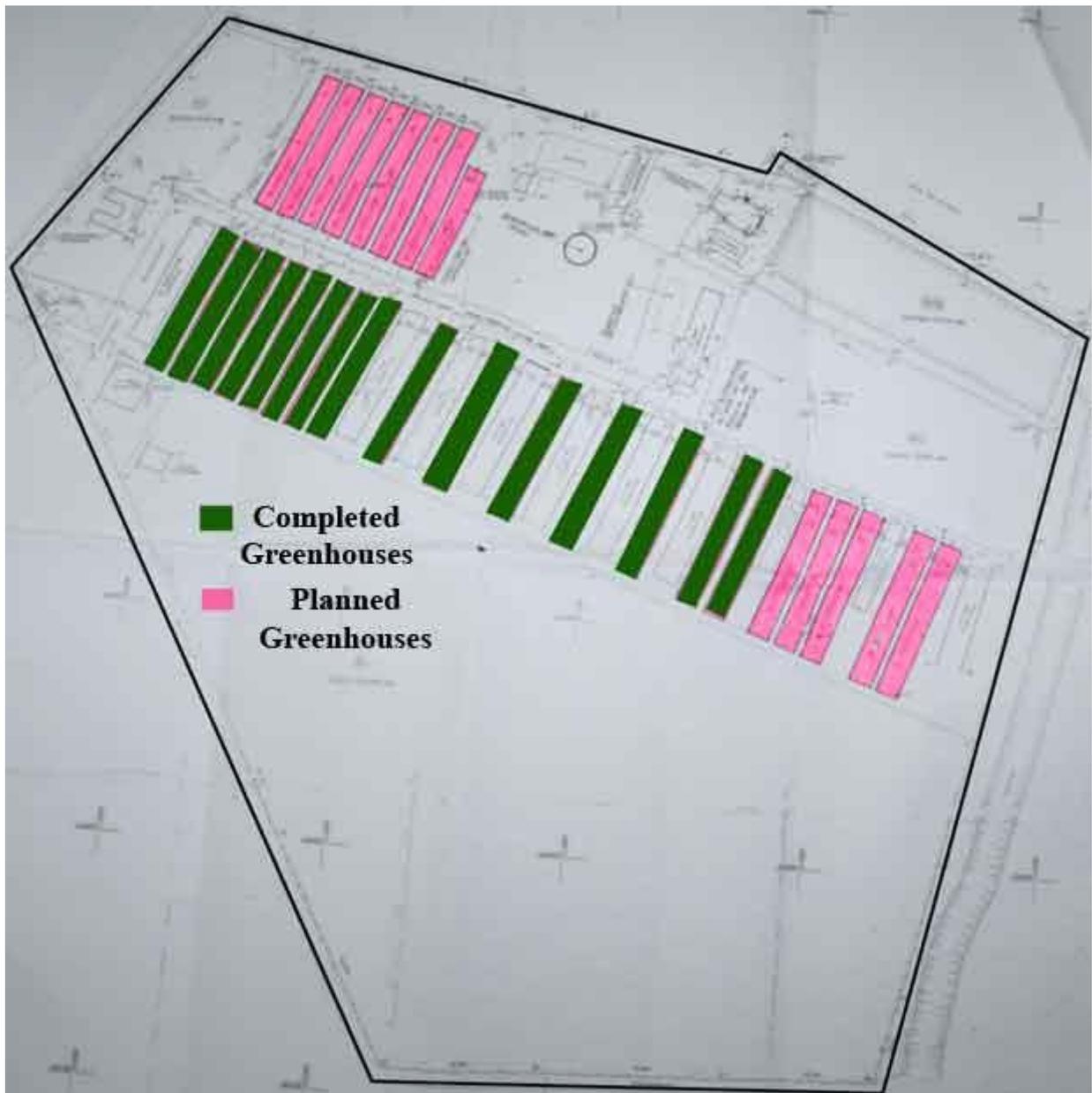
1.3.4 Pasteurization Tunnel for Mushroom Production

This space is made for mushroom growing support material by heat treatment and ventilation. The tunnel has provided the following rooms: Room pasteurization (area: 101.14 sqm), room fan (20.23mp usable area), room disinfection mixture (net area 19.14 sq.m.)
The tunnel has the following interior finishes: concrete floors room and board type Isopan pasteurization on walls in all rooms. Total built area: 155.28 sqm. Volume: 652mc
Utilities: electricity supply, running water supply, sewage disposal, heating by boiler steam distribution in high power fan 30000mc / h.



1.4 Greenhouse Project for vegetables production

In the farm a project was started during 2009-2010 , of 28 greenhouses totalling an area of 20,000 mp out of which 15 greenhouses have already been built, with a total area of approximately 10,500 sqm. Their destination is the "**culture of vegetables for consumption**"



Greenhouses will be modules with dimensions of 72 m length, 10 meters wide and 5 meters high.

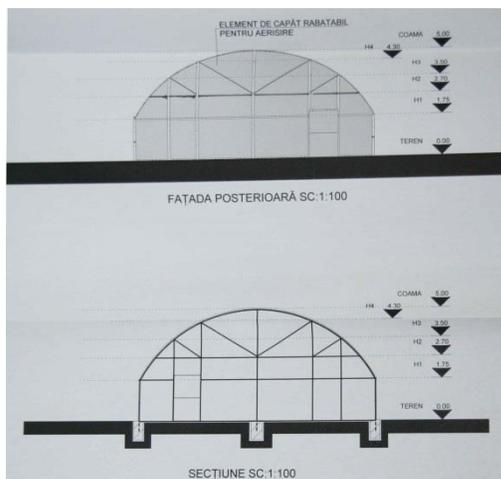
They have a metallic structure covered with polyethylene .

Natural ventilation through windows on the left side of the polyethylene panel module. The height of the windows is adjustable

The module will be made of steel structure, foundations, closures and covered with latest generation polyethylene

Built area of each module: 720mp

The volume of each module: 3045 m



Utilities:

- Power supply will be the transformer station (inside) to general arrays located at the entrance of each module.
- Water supply is from a drilled well located on the ground, equipped with submersible pumps that feed a water tank of 50 cubic meters, located 10 m above the ground.
- Central heating is by direct ventilation heating power of 250 kW, powered by solid fuel (wood, coal etc.). The Brand of power plants is Italian, and covers the necessary heat for 2 greenhouse modules .

- Water distribution is accomplished by dripping irrigation, providing an average daily 15mc/greenhouse .

Foundations have been designed according to Norm P100-1/2006, foundation width and depth is 0.5 m by 0.7m foundation.



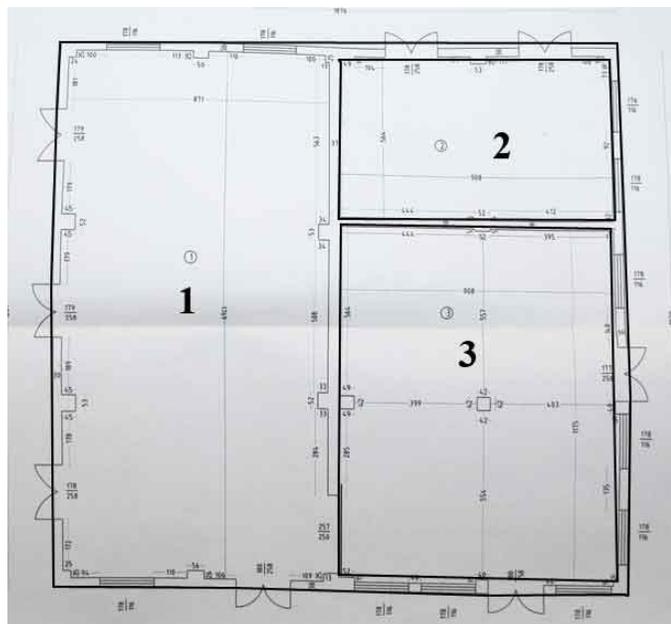
1.5 Bratovoiesti Mill

The building is made of reinforced concrete frame, masonry and brick with concrete foundation and flat roof with brick tile roofing tar paper.

Mill is made of wheat mill, corn mill and grain warehouse.

Built Area: **343.12 sq.m.**

Usable Area: **309.82 sqm**



No.	Name	Area (sqm)
1	Wheat Mill	152.8
2	Corn Mill	50.97
3	Warehouse	106.5
Total		309.82

The building consists of two sections 18 m long and 9 m width, the first section with a height of 10m (wheat mill) and the second building with different heights, namely, corn mill - 6.5 m and flour warehouse-4m .

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