



...Re-Loading

Agora:

(in ancient Greek)

A public open space used for assemblies and markets.



Agora Arad comes up with a family friendly approach to shopping in Arad, a place where kids can play while parents shop and where the entire family can have fun together. **Agora** becomes a familiar and convenient shopping center that is now part of your daily life. **Joy is here.**



A modern shopping center



36,000 sqm

GLA OF MODERN RETAIL



1,000

UNDERGROUND PARKING PLACES WITH
POSSIBILITY TO EXTEND UP TO 2,000 PLACES



+200,000 inhabitants

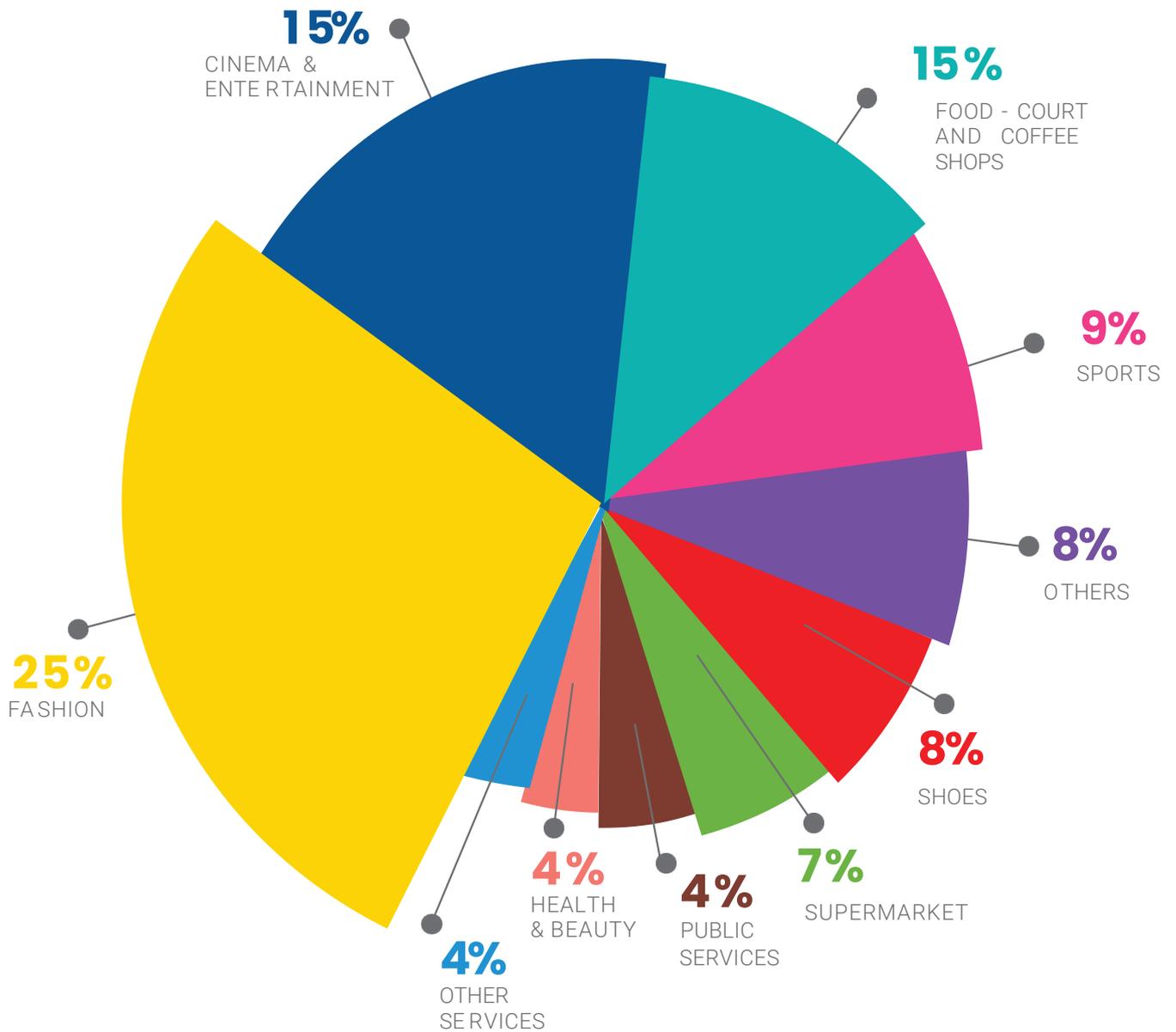
IN THE CATCHMENT AREA (20 MIN. DRIVING DISTANCE)



1.2%

unemployment rate (september 2023)

IN ARAD, AMONG THE LOWEST IN ROMANIA



Planned tenant mix

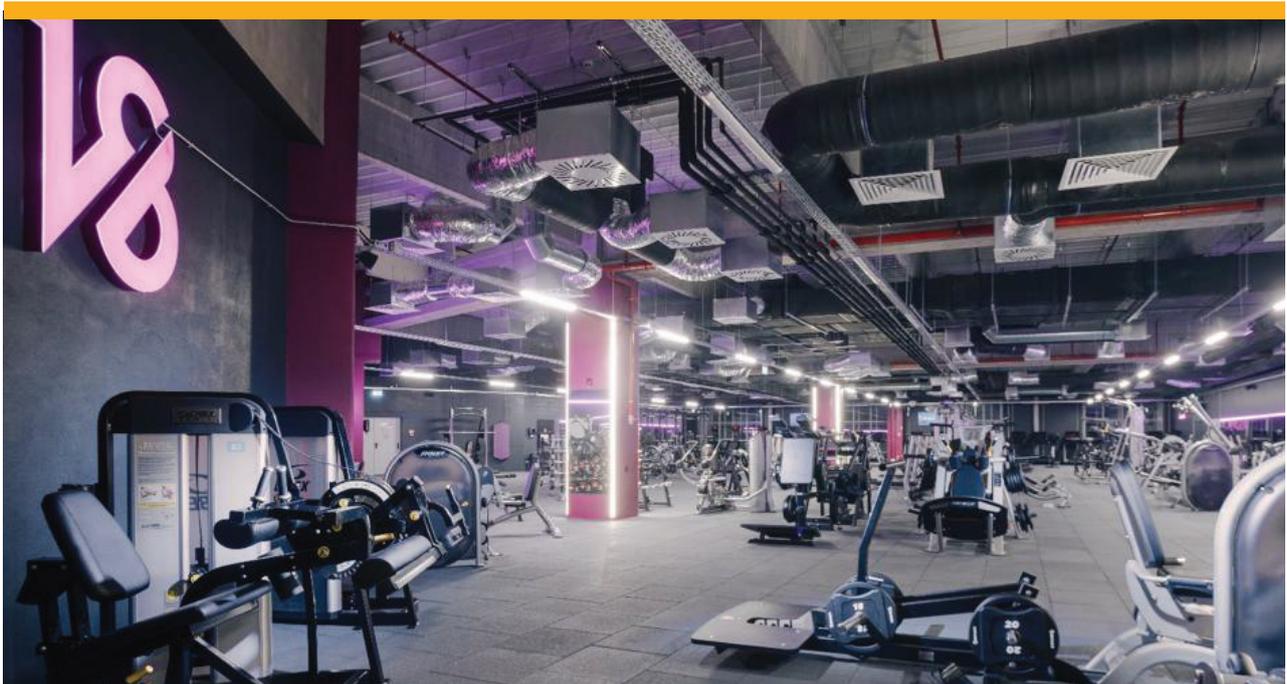
Advantages of Agora Mall

Mixed use type of property – Retail stores, government offices (City Hall), corporate offices. Fitness Center, Cinema, the only Food Hall concept in the city .

The location is easily accessible by car and public transport, with a tram station right in front of the property.

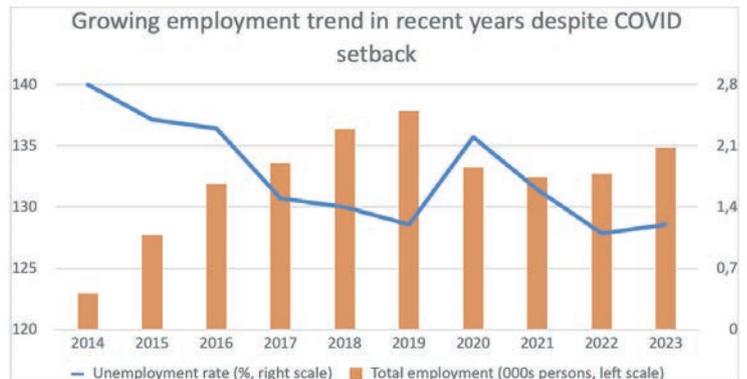
Agora Mall (Agora Arad) is a class A property, winner of the Best Retail Development in CEE for the year 2011. It offers high standard retail, with up-to-date amenities.

On the commuting route for about 15,000 employees working in the Western Industrial area of Arad, and is directly connected with the A1 highway.



A dynamic border city

Arad city is one of the main gateways to Romania, being well connected to major European capital cities. Having a strategic location, an industrialized economy and several touristic attractions, the city has a great potential for further development.





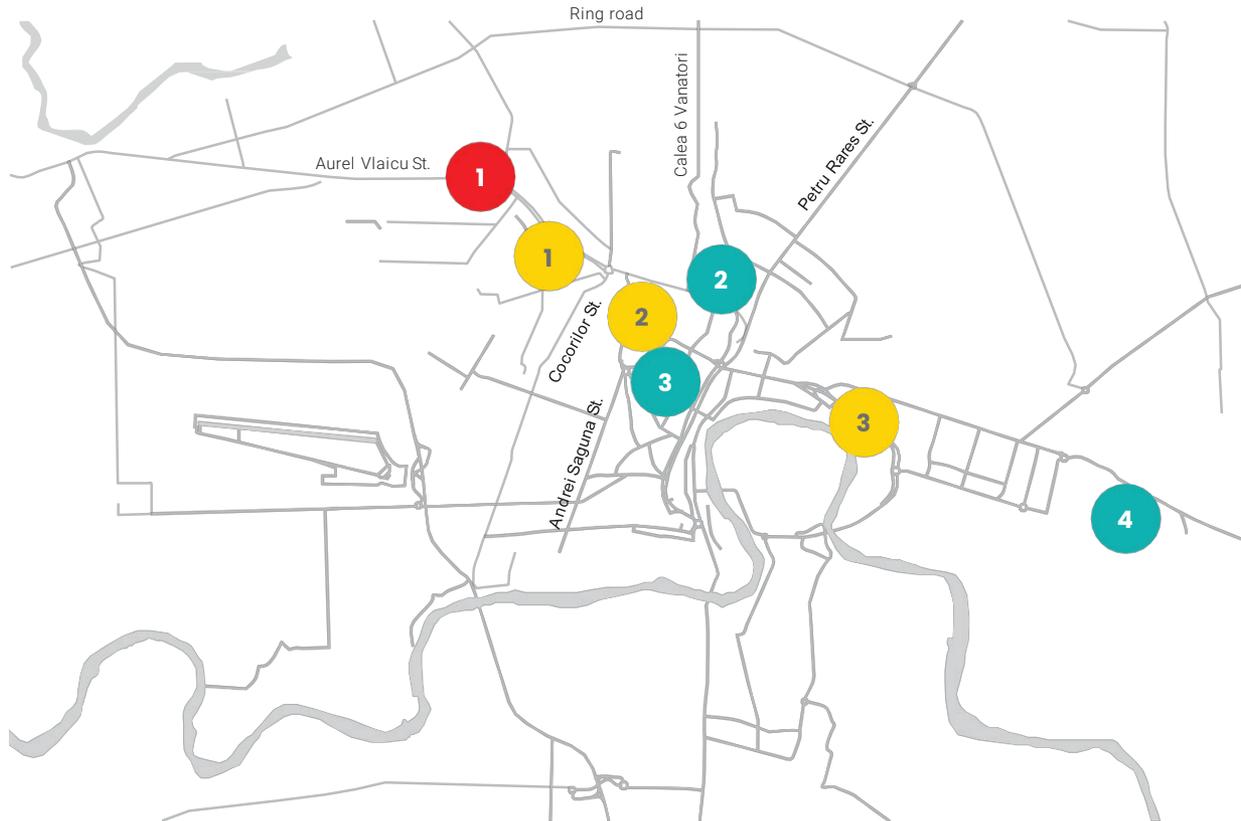
Lowest unemployment in Romania

Compared to other similar cities in Romania, with a population of 140,000 – 200,000 inhabitants, Arad has the lowest unemployment rate – 1.2% and an above average monthly net income.

794 euros

**AVERAGE MONTHLY NET
INCOME IN ARAD, 2023**

Major retail schemes and hypermarkets in Arad



LEGEND

- 1 Agora Mall
- 2 Atrium & Afi Mall
- 3 Mitiska Retail Park
- 4 Arcade Retail Park

Agora Mall Strengths & Opportunities

STRENGTHS

- The one and only open FOOD HALL in town and in surrounding cities
 - A sizer family/teenager/kids/infants entertainment zone
 - Availability to deliver spaces to retailers who want to open or expand quickly
 - Underground parking with over 1000 spaces
 - Modern property that offers fluid shopping traffic and up to date amenities
 - Good access and visibility
- Biggest Electrical Vehicle Super-fast Charging Station in town



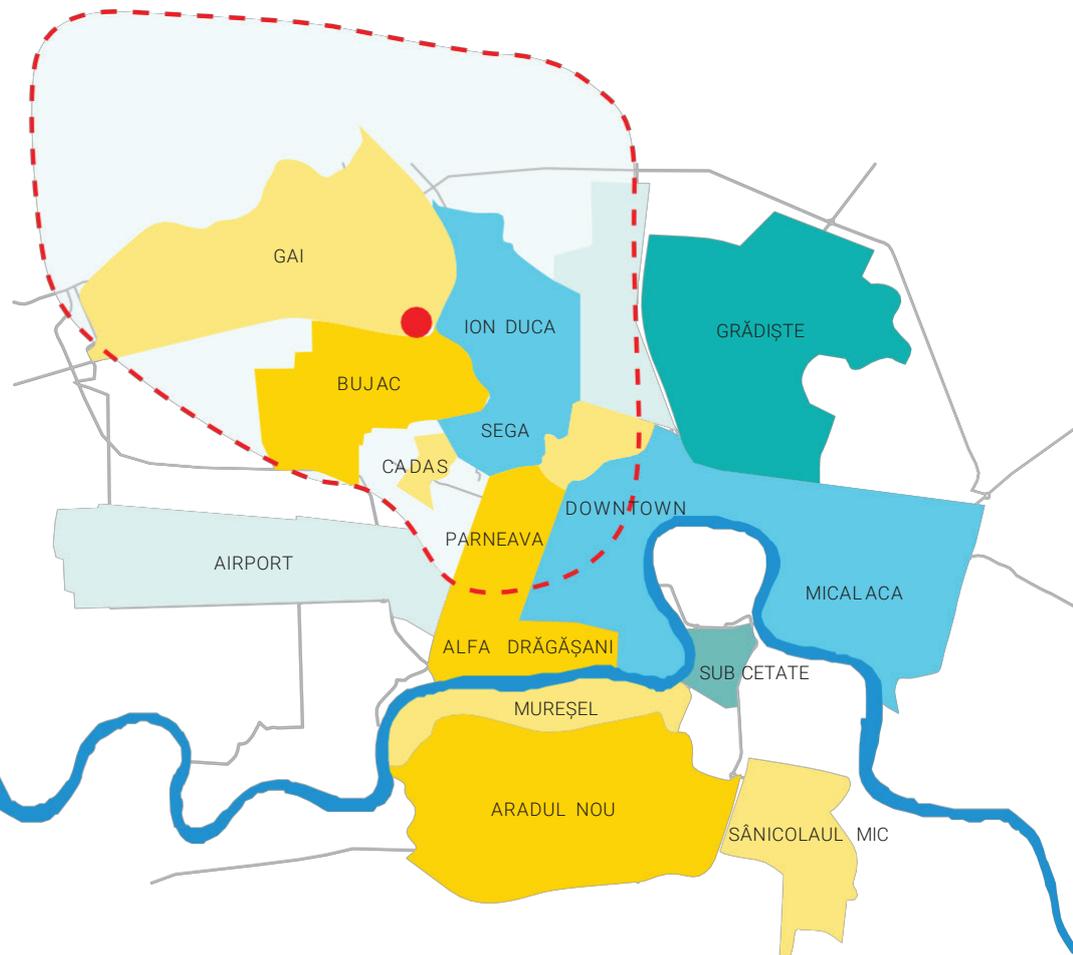


Catchment area

In the primary catchment area of **Agora Arad** (10 minutes driving time) there are over 70,000 residents, while the secondary catchment area (20 minutes driving time) covers the entire population of Arad (160,000 people), plus several surrounding cities and communes, such as Pecica and Curtici.

Distribution of Arad population by neighbourhoods

- 0 - 250 inhabitants
- 251 - 1,000 inhabitants
- 1,001 - 5,000 inhabitants
- 5,001 - 10,000 inhabitants
- 10,001 - 20,000 inhabitants
- 20,001 - 31,194 inhabitants
- 10 min. drive to Agora Arad
- Agora Mall



Agora Mall

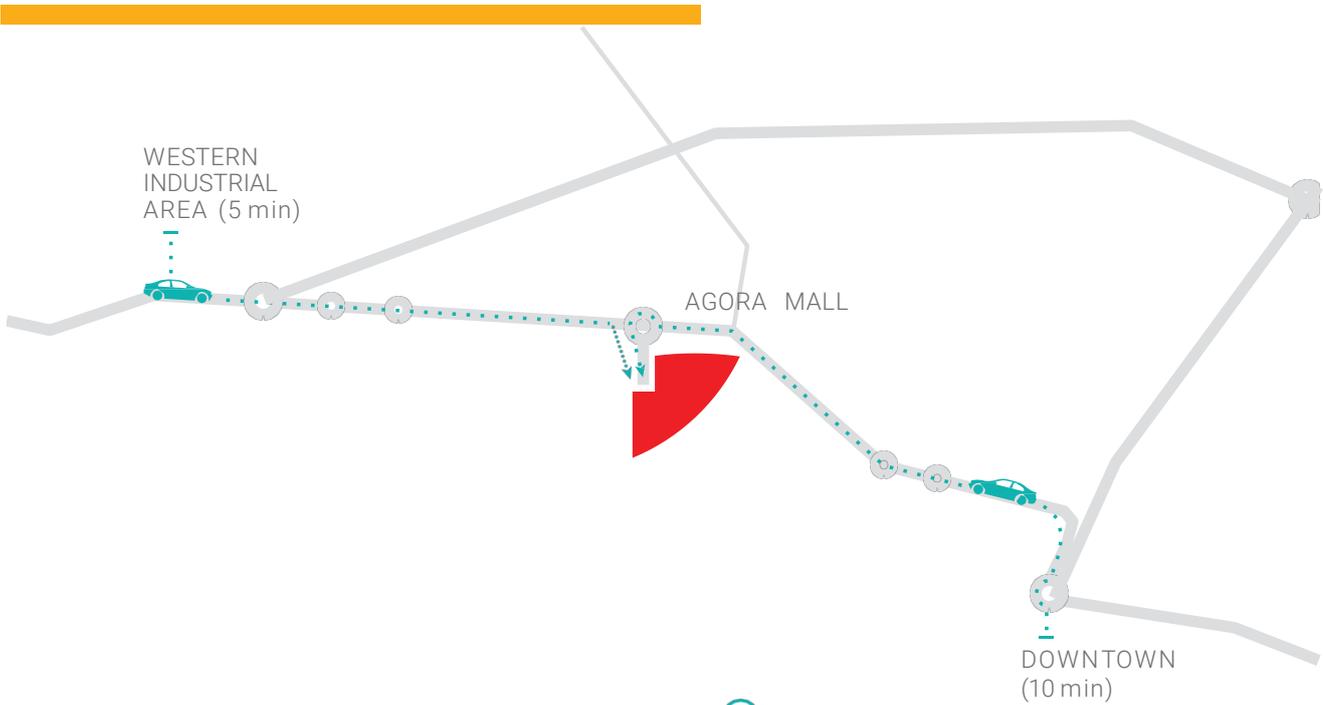
Access

Agora Mall is easily accessible by car and lies right on one of the main roads leading to the city centre. An efficient roundabout placed right in front of the underground parking entrance of the mall facilitates both the access from the city center and the Western Industrial Area of the city.

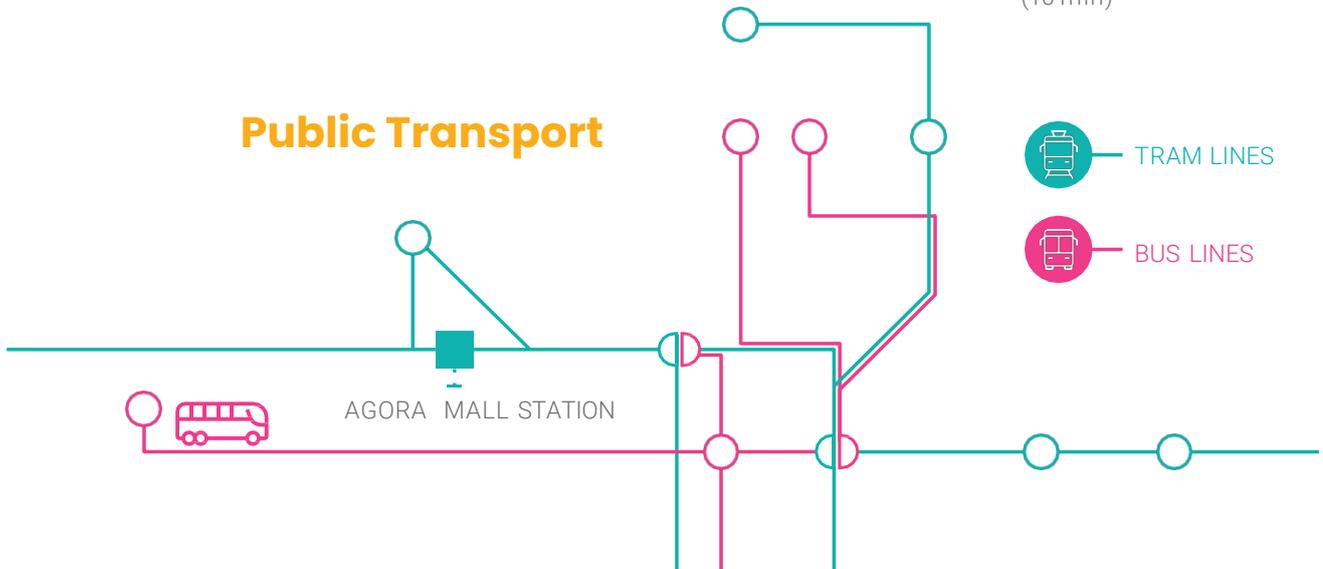
Agora Mall is also connected to the public transportation system, with a tram station placed right in front of the project.

In the primary catchment area of **Agora Mall** (10 minutes driving time) there are over 70,000 residents, while the secondary catchment area (20 minutes driving time) covers the entire population of Arad (160,000 people), plus several surrounding cities and communes, such as Pecica and Curtici.

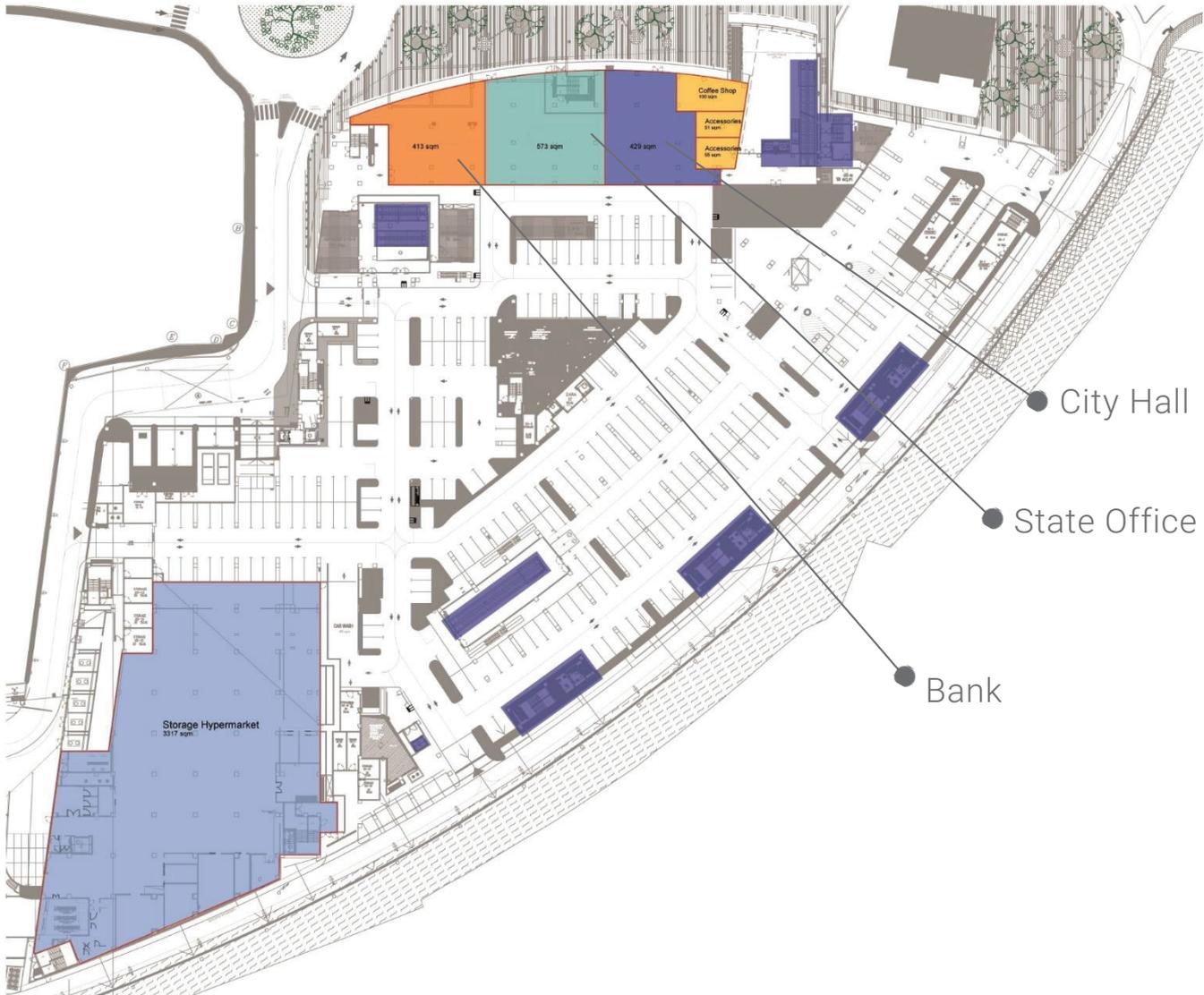
Access to Agora Mall



Public Transport



Lobby (Lower ground floor)



Ground floor



First floor



PARK GUSTO ONE AND ONLY FOOD MARKET HALL IN THE COUNTY



THE LARGEST FAMILY/FRIENDS/TEENAGER/KIDS/INFANTS ENTERTAINMENT ZONE IN TOWN



Contact

Serkan İleri

Managing Director

serkan.ileri@merton.com.tr

+90 533 440 02 22

Loredana Nicolae

Business Development Manager

loredana.nicolae@agoraarad.com

+40726013354

