



Blackstone Group's E-Park Tower — The Future of Sustainable Urban Parking is Here.

e-mobilitysolution.com

Executive Summary:

E-Park Tower by Blackstone Group

E-Park Tower, a flagship venture of Blackstone Group under its E-Mobility Solutions brand, embodies a pioneering initiative in green real estate and infrastructure. This project is designed to optimize urban space and deliver substantial investment returns through customizable vertical parking solutions.

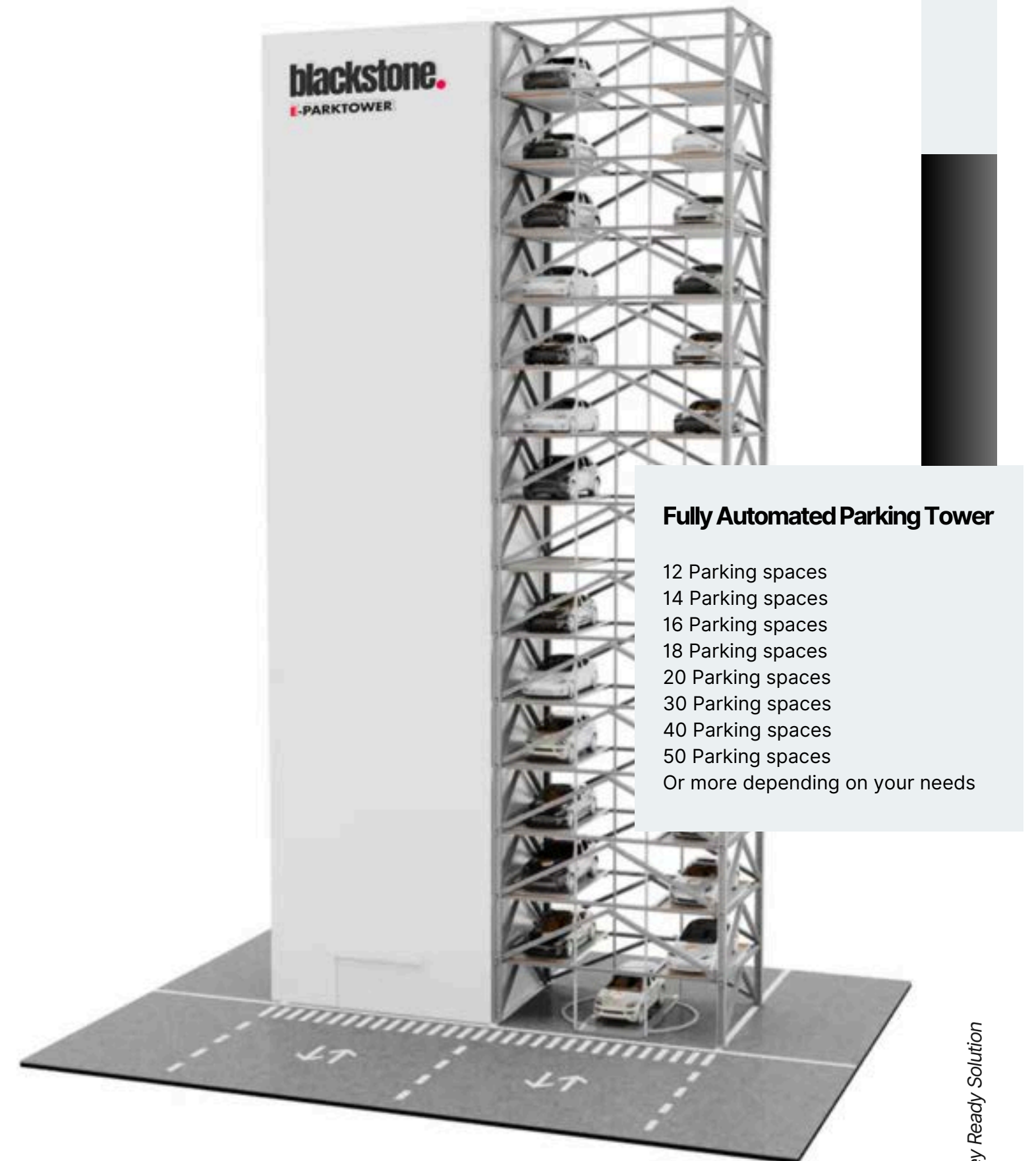
Offering configurations from 12 spaces and up, each E-Park Tower is engineered to meet the evolving needs of modern cities. As a market leader, E-Park Tower guarantees unmatched returns on investment. Our commitment to both sustainability and profitability is supported by a robust 20-year warranty, assuring long-term quality and client satisfaction.

Choose E-Park Tower for a future where efficient and sustainable parking solutions propel urban development.

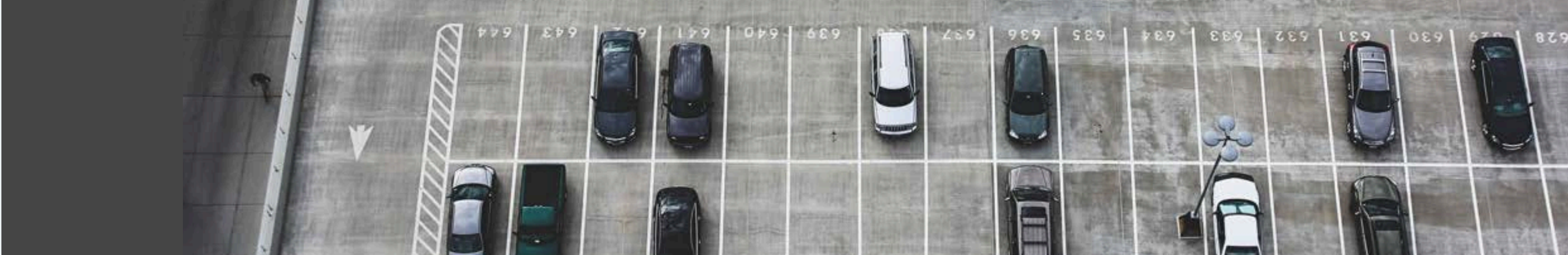
Capitalize on a **+32.89%* ROI** with Market Leaders

***Result:** An impressive 820.880 Euros in revenue for the first year alone based on a worst case scenario.

➤ Download our ROI Calculator [here](#)



Problem Statement.



Very Old Cities, Drowning in Modern Traffic

> Issue:

Many European cities, developed over centuries, are constrained by narrow streets and limited available space, making the construction of new, modern parking facilities challenging.

> Impact:

This results in severe traffic congestion and inadequate parking, which diminishes quality of life and restricts urban mobility.

Traditional Parking Is Not Cost-Developer Friendly

> Issue:

Traditional parking solutions require substantial land acquisition costs, which are increasingly prohibitive. This land use often conflicts with the potential for higher-profit developments such as residential apartments.

> Impact:

Developers face reduced flexibility and lower returns on investment due to the high costs and space inefficiencies of conventional parking structures.



Our
Solution.

Innovative Urban Parking Solutions by **Blackstone E-Park Tower**

Blackstone E-Park Tower presents a pioneering solution to urban parking and sustainability challenges, incorporating diverse revenue streams and high-efficiency features.

This comprehensive approach not only addresses urban parking shortages but also redefines parking facilities as profitable and sustainable elements of urban infrastructure.

> **Maximized Space Utilization:**

On the footprint of just 2.5 cars (60m²), E-Park Tower provides up to 50 vertical parking spaces, dramatically increasing parking capacity in constrained urban areas.

> **Integrated EV Charging:**

Each parking space includes an EV charging station, enhancing convenience for users and supporting the shift towards electric vehicles.

E-Park Tower — Capitalizing on Urban Space Constraints

› Unique Market Positioning:

E-Park Tower by Blackstone uniquely addresses the growing demand for smart urban space utilization in Europe's densely populated cities. Many of these cities are constrained by historical buildings protected under monument conservation laws, severely limiting new construction opportunities. E-Park Tower offers a revolutionary vertical parking solution that maximizes limited space while preserving the architectural integrity of these historic areas.

› Increasing Value of Urban Space:

As urban space becomes increasingly scarce and expensive, the intelligent use of available land becomes crucial. E-Park Tower leverages this trend by providing a high-density parking solution that significantly enhances the value derived from each square meter utilized.

› Diversified Revenue Streams:

Unlike traditional parking solutions, E-Park Tower does not rely solely on parking fees. Its integrated features, including EV charging stations, electronic advertising, and support for e-mobility, introduce multiple streams of income, making it an exceptionally profitable investment.

› Certifications and Competitive Advantage:

With all necessary certifications, including CE and TÜV, E-Park Tower sets a standard of quality and safety that is currently unmatched in the market. This certification not only bolsters consumer confidence but also places E-Park Tower in a league of its own, with no direct competition.





Business Model.



Efficient **Automation and Energy Use**

E-Park Tower operates entirely autonomously, requiring no human assistance for parking operations, which significantly reduces labor costs. It features advanced solar panels that generate 80% more electricity. Excess power is stored in batteries, ensuring operational efficiency and reduced energy costs around the clock.

Scalability **Potential**

› **Modular Design:**

E-Park Tower's modular design allows for flexible configuration and scalability to different urban settings, from dense metropolitan areas to smaller cities, ensuring broad market applicability.

› **Adaptable Technology:**

The technology underpinning E-Park Tower, including its autonomous systems and energy solutions, is designed to adapt to varying energy grids and urban infrastructures, making it suitable for global expansion.

› **Market Demand:**

With increasing urbanization and the rising cost of urban space, demand for efficient parking solutions like E-Park Tower is expected to grow, supporting scalable market entry and expansion strategies.

Pricing **Strategy**

E-Park Tower employs a value-based pricing model, reflecting its superior efficiency and added functionalities such as EV charging and advertising opportunities, compared to traditional parking spaces. Prices are competitively set to facilitate market penetration and attract early adopters in densely populated urban areas. This strategy ensures coverage of operational costs while securing healthy profit margins for scalability and future growth.

Five **Revenue Streams**

1. Regular Parking
2. EV Charging
3. E-Scooter Charging
4. E-Bike Charging
5. Digital Advertising on the facade

Growth is built in, not tacked on.

Enhancing **Sustainability** and **Value** with **E-Park Tower**

Environmental **Stewardship**:

- › **Solar Power:** Advanced solar panels increase energy efficiency, supporting the tower's operations and reducing environmental impact.
- › **EV Charging:** Built-in electric vehicle charging stations promote sustainable transportation.

Social **Benefits**:

- › **Urban Improvement:** Reduces congestion and optimizes limited urban space, enhancing the quality of urban life.
- › **Safety and Accessibility:** Features designed to ensure user safety and accessibility for all demographics.

Governance **Excellence**:

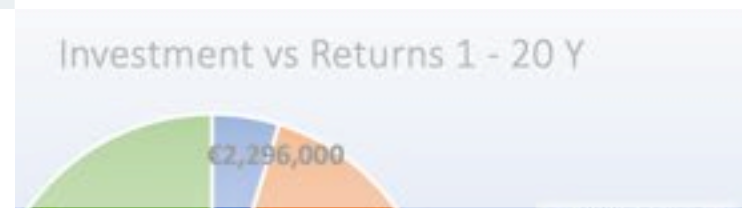
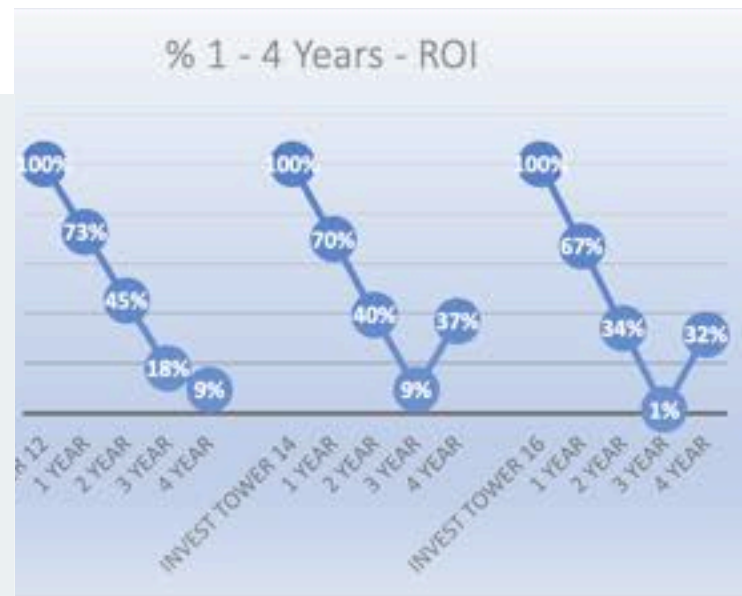
- › **Transparency and Integrity:** Committed to high standards of corporate governance with clear, accountable project management practices.

Quick Fact or Statement: "Invest in a future where technology meets sustainability — **E-Park Tower**, a green financial revolution."



ESG
Commitment.

Financial Projections.



Investment Summary

E-Park Tower 16 Spaces:

- › Turnkey Cost: €2.496.000
- › Break-Even: Within 3 years
- › Revenue Potential: €820.880/yr (worst-case)

Quick Insights

- Achieve profitability swiftly with a robust ROI even in conservative scenarios.
- Transparent investment details prompt confident decision-making.

Revenue Breakdown

E-Park Tower ROI Breakdown:

- **Parking Fees:** 50% utilization @ €2.50/hr
- **E-Charging:** 50% utilization
- **Advertising Income:** €50.000 annually

Highlights:

E-Park Tower Value:

- **Diverse revenue streams** enhance financial stability.
- **Designed for efficiency** in high-demand urban environments.

Annual Revenue Estimate

- **Year One Total:** €820,880* (worst-case)

* Parking spaces are calculated worldwide with 50% utilization for the first 3 years, 75% thereafter (worst-case scenario).

** Direct Link to ROI Calculator <https://e-mobilitysolution.com/pages/return-of-investment>



Timeline and Completion Steps for E-Park Tower Construction

Architectural Planning and Site Analysis:

Our architects will finalize the planning and produce the required technical and static drawings for building permits. This process includes client consultations to ensure their requirements are met and preemptive site visits to identify and address potential challenges effectively.

Construction Execution:

Construction will be undertaken by our dedicated team, ensuring high standards and adherence to precise specifications. Alternatively, local partners may be engaged, all under the stringent supervision of our experienced engineers and technicians. This approach guarantees each phase of construction is executed with meticulous attention to detail.

Contractual Clarity and Client Communication:

Our contracts detail every step with exceptional clarity, ensuring all parties are well-informed of the progress and methods employed at each stage. This transparency helps manage expectations and facilitates a smooth execution process.

Financial Safeguards:

The project is further secured financially by a robust bank warranty and the management of funds through an escrow account, offering maximum convenience and security for all stakeholders.



Bank Warranty.

Financial Security and Transparency

— Secure Transaction Framework

Escrow Account Oversight

- › A dedicated escrow account, managed by a reputable Escrow Agent, ensures the secure and targeted use of funds, aligned strictly with project milestones.

Structured Payment Schedule

- › Financial disbursements are meticulously structured to coincide with verified completions of crucial project phases, fostering disciplined progress and financial integrity.
- › Each payment, from the initial deposit to the final release upon project completion, is contingent upon independent verification of milestone achievement.

Bank Guarantee

- › All financial engagements are underpinned by a robust bank guarantee, offering an additional layer of security and reassurance to stakeholders.

Transparent Financial Processes

- › Transactions are executed exclusively through the escrow account, with pre-notification of releases to ensure transparency.
- › Independent inspections confirm milestone completions, ensuring strict adherence to project standards before fund release.

Investor Protection

These protocols are designed to guarantee meticulous oversight of investments, demonstrating a steadfast commitment to transparency and security in financial dealings.



Mario Radosavljevic
Ceo & Founder

Mario Radosavljevic, an accomplished entrepreneur with two decades of significant experience, actively manages a portfolio encompassing 20 leading brands along with more than 200 companies, underscoring his substantial private investment interests. Since 2011, his expertise in strategic partnership management and public relations has been pivotal, affirming his status as a key figure in business leadership. Mario holds ownership stakes in Blackstone Group, LOMA Group Monaco, and E-Mobile Solution, among other entities. He has also served as the former facilitator for the Royal Family in the UAE, spanning engagements across the GCC, EU, and US, which highlights his broad international network and considerable influence.



Alexander van der Kemp
Jr. Partner | Head Northern EU

Alexander Van der Kemp is a distinguished leader, expertly navigating trade dynamics across the EU, BRICS, BRI, SCO, and GCC states. His commitment to fostering innovation and continuous learning drives his leadership, marked by empathy and strategic insight, which consistently propels teams beyond market trends. His focus on sustainable growth enables significant contributions to global economic development. Additionally, his background in a family deeply rooted in real estate development enhances his pivotal role within the Blackstone Group.



Roberto Tanca
Head Italy

Roberto Tanca boasts exceptional connections within Italy and internationally, driving advancements in E-Mobility, Sports, and the Automotive industry. His notable tenure as the former team manager of Raton Racing culminated in clinching both the 2016 World Championship and European Championship. With very close relationships with Automobili Lamborghini and years of success in commercial real estate, Roberto's expansive expertise and network significantly enrich his multifaceted career.



Martin M. Dimitrov
Head Eastern Europe & Switzerland

Martin Dimitrov is a seasoned international leader with over a decade of diversified entrepreneurial and mentorship expertise. He skillfully applies his business acumen to drive transformative results in Business Consulting, IT, Finance, Life Sciences, and Strategic Growth. His work contributes to long-term partnerships and sustainable value across these sectors. Holding numerous academic and professional accolades from the United Kingdom and Monaco, Martin is renowned for managing multiple multi-million-dollar portfolios and fostering innovative concepts. Committed to ethical leadership, he leverages a curated network of experts and influential European Associations to unite the visions and purposes of next-generation leaders.

Blackstone Group is member of:

غرفة دبي
DUBAI CHAMBER



E-MobilitySolution.com

Mario Radosavljevic

CEO & Founder

Email: mario.radosavljevic@e-mobilitysolution.com

Alexander Van der Kemp

Jr. Partner - Northern Europe

Email: alexander.vanderkemp@e-mobilitysolution.com

Roberto Tanca

Head - Italy

Email: roberto.tanca@e-mobilitysolution.com

Martin Dimitrov

Head - Eastern Europe & Switzerland

Email: martin.dimitrov@e-mobilitysolution.com

BLACKSTONE GROUP LLC-FZ | E-MobilitySolution

Business License Nr. | 2202843.01

Address Dubai | Grandstand, 6th floor, Meydan Road, Nad Al Sheba,
Dubai, The United Arab Emirates

Address MC | 49, Ave Hector-Otto, Monte Carlo, 98000 Monaco

WhatsApp Business: +971 58 185 6003

Email: contact@blackstonegroupdubai.com

Web: <https://blackstonegroupdubai.com>