



REPUBLIC OF SRPSKA  
CITY OF GRADIŠKA  
MAYOR

**Elaborated by:**  
Department for  
Development and  
International Projects

## 7. THE CITY OF GRADIŠKA INVESTMENT OFFER

Gradiška, April 2021





## 1. WHY TO INVEST IN GRADIŠKA?

1. Strategic location on the border with the EU – The best geostrategic position for investment in Bosnia and Herzegovina.
2. Access to the market of over 500 million customers - Business in the immediate vicinity, but outside of the EU's legal framework.
3. Access to international markets - CEFTA, Free Trade Agreements: Free Trade Agreement between Bosnia and Herzegovina and EFTA countries (Switzerland, Norway, Island and Lichtenstein), Free Trade Agreement with Turkey, preferential export regime, etc. as basis for favorable link between the East and West, as well as north and south of Europe, and as a junction point of business routes on the Balkan Peninsula.
4. Business security – The Stabilization and Association Agreement signed between BiH and the European Union, which is the guarantee of security to your business.
5. A favorable legal framework for foreign investments – customs tariff preferences and tax exemption.
6. The largest border crossing in BiH for trade of goods of animal and plant origin and in general - annual number of over 1,000,000 passenger vehicles and 100,000 freight vehicles.
7. The lowest tax on profits in Europe of 10% and 17% of VAT % - lower operating costs than in the EU countries.
8. Competitive and qualified workforce – good qualification and age structure of working age population and active job seekers.
9. Organized infrastructure with low operating costs – favorable costs of electricity, utilities, telecommunications and construction costs.
10. Proactive and flexible administration - accelerated procedures for registration of companies and issuing construction and other permits with the support of the Center for Investors.



## 2. GREENFIELD LOCALITIES

### Agroindustrial Zone Nova Topola

**Location:** The Zone is located 10 km from the city center, along Gradiška – Banja Luka regional road. It is 7 km from Gradiška – Banja Luka Highway.

**Type of the zone:** Greenfield, industrial-business.

**Surface:** 135 ha.

**Available parcels of land:** Currently available 60 parcels of land, intended to be sold to investors. The largest parcel's surface is 41,079 m<sup>2</sup>, and the smallest parcel's surface is 1,693 m<sup>2</sup>.

**Infrastructure:** The Zone is equipped with utility infrastructure: water, sewage, electricity, telephone / internet. Roads within the Zone are under construction.

**Ownership:** 100% City of Gradiška.

**Investment opportunities:** Purchase, rent

**Sale or rental price of land:** Sale: from BAM 1 to 80/m<sup>2</sup>. Lease fee: from BAM 12 to 24/m<sup>2</sup>.

**Compensation for regulation of construction land:** Free of charge.

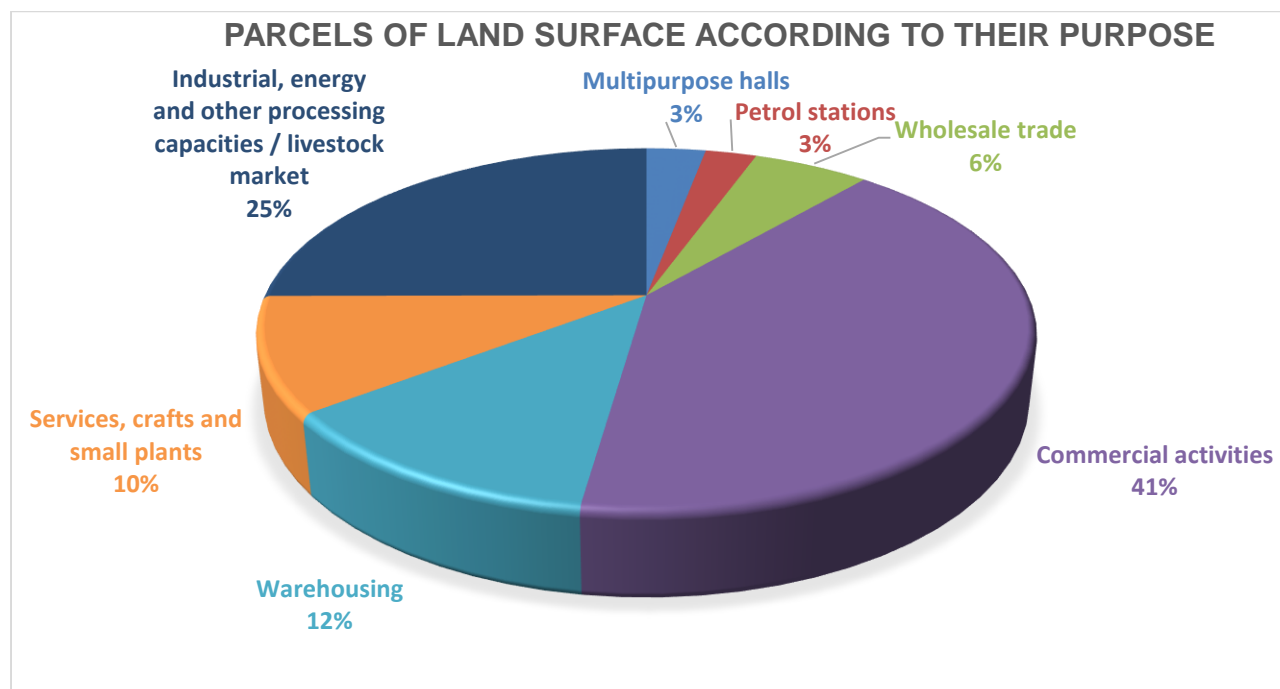
**Procedure and conditions for entry into the zone:** Land auction, conclusion of purchase and sale contract and entry into possession.

**Suitable purposes:** The locations are suitable for the agro-food industry, metal-processing and wood-processing industry, textile, leather and footwear industry, services, shopping centers, technical and engineering services, etc.



### Structure of parcels of land intended for sale

No.	Parcels of land purpose according to type of activities	Number of parcels of land	Surface (m <sup>2</sup> )	Price (BAM/m <sup>2</sup> )
1.	Multipurpose halls	1	7,880	1
2.	Petrol stations	1	6,822	80
3.	Wholesale trade	8	15,509	12
4.	Commercial activities	23	109,247	30-50
5.	Warehousing	9	32,975	8
6.	Services, crafts and small plants	9	27,495	8
7.	Industrial, energy and other processing capacities/livestock market	2	66,840	1
<b>TOTAL</b>		<b>53</b>	<b>266,768</b>	<b>-</b>





### 3. BROWNFIELD LOCALITIES

#### Overview of the brownfield localities on the territory of the City of Gradiška

No.	Title of location	Photograph	Ownership	Surface of land/facility (m <sup>2</sup> )	Investment opportunities	Suitable purposes	Contact
1	"PPP GAMATEKS" - FACILITY 1		private	550.0	lease	textile industry	Borislav Gajić (+387 65 409 009, b.gajic@hotmail.com)
2	"ZZ GRADIŠKA"		agricultural cooperative	1,064.0	purchase, lease	warehousing premises for water transport, hospitality industry and tourism	Zdravka Kalajdžić (+387 51 813 327)
3	"AGROEKSPORT KOMPANI" d.o.o.		private	15,968.0	lease	meat processing with a line for slaughtering, appropriate cold storage and warehousing space	Bogdan Sladojević (+387 51 813 956)





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No.	Title of location	Photograph	Ownership	Surface of land/facility (m <sup>2</sup> )	Investment opportunities	Suitable purposes	Contact
4	"CIGLANA" a.d.		private	4,100.0	purchase, lease	warehousing space, plants for manufacturing and processing	Nenad Ninković (+387 51 813 359, info@evropa92.net)
5	"MILKA-AGRO"		private	11,745.0	purchase, lease	warehousing and keeping of fruit and vegetables	Vojinović Vukašin (+387 65 517 888)
6	"TWINS PROM" d.o.o.		private	632.8	purchase, lease	manufacturing and warehousing	Vladan Zeljaja, Banjalučka 5 (+387 65 855 795)

**Note:** All facilities have electricity, water supply, sewage and the internet.




#### 4. BUSINESS PREMISES IN THE OWNERSHIP OF THE CITY OF GRADIŠKA WHICH ARE INTENDED FOR SALE OR LEASE

No.	Address	Photograph	Condition of the facility	Surface (m <sup>2</sup> )	Suitable for
1	Lepe Radić 15, Gradiška		satisfactory, facility acceptable for use, has to be renovated	142.21 m <sup>2</sup>	crafts, trade or services
2	Dragoje Lukića 11, Gradiška		satisfactory, facility acceptable for use, has to be renovated	65.58 m <sup>2</sup>	trade or services





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No.	Address	Photograph	Condition of the facility	Surface (m <sup>2</sup> )	Suitable for
3	Vidovdanska 36, Gradiška (building "Most")		excellent, new facility, has to be renovated periodically	456.38 m <sup>2</sup>	suitable for various types of business activities, business premises on three floors

**Note:** All business premises, in terms of infrastructure, have electricity, water supply, sewage and the internet.

**Contact:** Tanja Katalina (+387 51 810 327, [tanja.katalina@gradgradiska.com](mailto:tanja.katalina@gradgradiska.com))



## 5. INVESTMENT INVENTIVES ON THE LOCAL LEVEL

No.	Title of incentive	Category	Type	General / sector	Does it include direct or indirect transfer of funds	Planned funds for 2020 (in BAM)	Contact
1	Incentives for procurement of plants and equipment	financial	subvention	general	direct	150,000	Slavko Mekinjić (slavko.mekinjić@gradgradiska.com; +387 51 810 341)
2	Incentive for business counseling	financial	subvention	general	direct	45,000	Slavko Mekinjić (slavko.mekinjić@gradgradiska.com; +387 51 810 341)
3	Incentive for business networking	financial	subvention	general	direct	10,000	Slavko Mekinjić (slavko.mekinjić@gradgradiska.com; +387 51 810 341)
4	Incentive for purchasing of software	financial	subvention	general	direct	20,000	Slavko Mekinjić (slavko.mekinjić@gradgradiska.com; +387 51 810 341)
5	Support to long-term development – investments in plant production	financial	subvention	sector	direct	80,000	Zoran Tubin (zoran.tubin@gradgradiska.com; 387 51 810 344)
6	Support to direct production – cattle breeding	financial	subvention	sector	direct	55,000	Zoran Tubin (zoran.tubin@gradgradiska.com; +387 51 810 344)
7	Support to ensuring agricultural production	financial	subvention	sector	direct	10,000	Zoran Tubin (zoran.tubin@gradgradiska.com; +387 51 810 344)
8	Support to organizing agricultural festivals	financial	subvention	sector	direct	40,000	Zoran Tubin (zoran.tubin@gradgradiska.com; +387 51 810 344)
9	Support to the work of agricultural associations	financial	subvention	sector	direct	10,000	Zoran Tubin (zoran.tubin@gradgradiska.com; +387 51 810 344)



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No.	Title of incentive	Category	Type	General / sector	Does it include direct or indirect transfer of funds	Planned funds for 2020 (in BAM)	Contact
10	Support to organizing of professional trainings and excursions, visits to agricultural fairs and other	financial	subvention	sector	direct	10,000	Zoran Tubin (zoran.tubin@gradgradiska.com; +387 51 810 344)
11	Other means of support	financial	subvention	sector	direct	15,000	Zoran Tubin (zoran.tubin@gradgradiska.com; +387 51 810 344)
12	Favorable price of land in the Agroindustrial Zone Nova Topola	non-financial	other	general and sector	indirect	-	Zorica Marković (zorica.markovic@gradgradiska.com; +387 51 810 365)
13	Exemption of payment of costs for regulation of construction land in the Agroindustrial Zone Nova Topola	non-financial	exemption of payments	general	indirect	-	Biljana Radičić (biljana.radicic@gradgradiska.com; +387 51 810 315)
14	Reduced rent for business entities in the field of agricultural production for 50%	non-financial	exemption of payments	sector	indirect	-	Biljana Radičić (biljana.radicic@gradgradiska.com; +387 51 810 315)
15	Reduced costs of regulation of construction land for business entities from the field of processing industry and processing crafts for 50%	non-financial	exemption of payments	sector	indirect	-	Biljana Radičić (biljana.radicic@gradgradiska.com; +387 51 810 315)
16	Reduced costs of regulation of construction land for agricultural production for 70%	non-financial	exemption of payments	sector	indirect	-	Biljana Radičić (biljana.radicic@gradgradiska.com; +387 51 810 315)



#### 4. CONTACT

City Administration of the City of Gradiška  
Vidovdanska 1a, 78400 Gradiška  
Republic of Srpska, Bosnia and Hercegovina

Mayor:

Telephone: +387 51 810 353

Fax: +387 51 814 689

E-mail: [gradonacelnik@gradgradiska.com](mailto:gradonacelnik@gradgradiska.com)

Head of Department for Development and International Projects:

Telephone: +387 51 810 333

E-mail: [danijela.miletic@gradgradiska.com](mailto:danijela.miletic@gradgradiska.com)

Center for Investors:

Telephone: +387 51 810 334

E-mail: [darko.vrhovac@gradgradiska.com](mailto:darko.vrhovac@gradgradiska.com)

[ivana.pecanin@gradgradiska.com](mailto:ivana.pecanin@gradgradiska.com)

Websites:

[www.gradgradiska.com](http://www.gradgradiska.com)

[www.investingradiska.com](http://www.investingradiska.com)