



REPUBLIC OF SRPSKA  
CITY OF GRADIŠKA  
MAYOR

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

## 7. THE CITY OF GRADIŠKA INVESTMENT OFFER

Gradiška, March 2023





## 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

### Economic 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 cca 50 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: 27.6 BAM/m<sup>2</sup>, for agricultural production facilities: 13.80 BAM/m<sup>2</sup>.

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

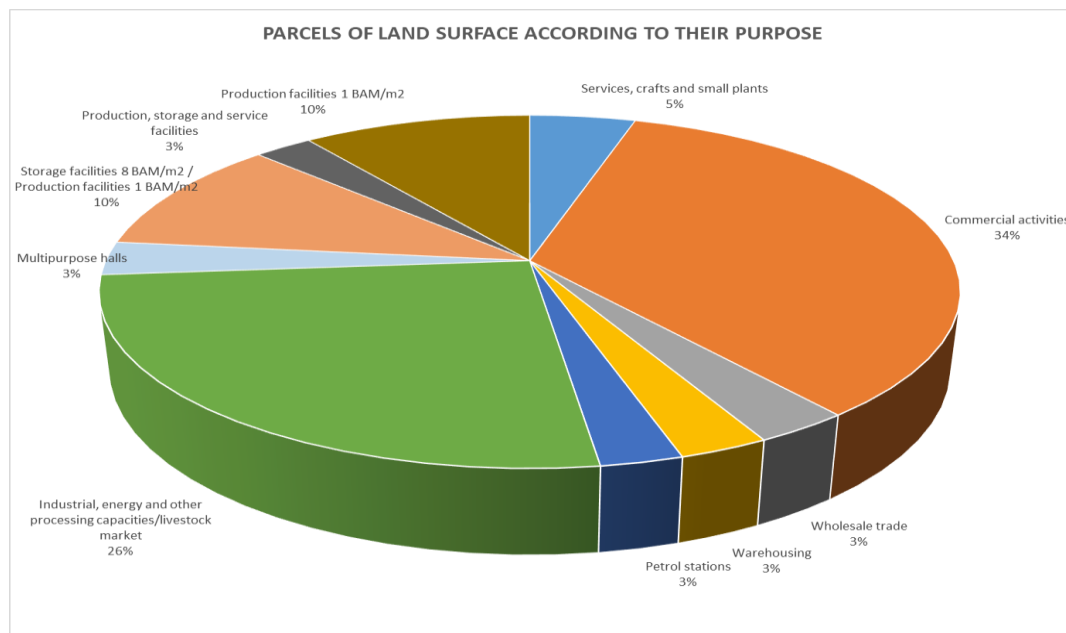
**Procedure and conditions for entry into the zone:** Land auction, conclusion of purchase and sale contract and entry into possession.

**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

Purpose	Number of parcels of land	Surface (m <sup>2</sup> )	Value (BAM)
Services, crafts and small plants	4	12,101	96,808
Commercial activities	19	89,035	3,278,990
Wholesale trade	4	7,919	95,028
Warehousing	1	7,425	59,400
Petrol stations	1	6,822	545,760
Industrial, energy and other processing capacities/livestock market	2	66,840	66,840
Multipurpose halls	1	7,880	7,880
Storage facilities 8 BAM/m <sup>2</sup> / Production facilities 1 BAM/m <sup>2</sup>	18	27,024	216,192
Production, storage and service facilities	2	6,726	53,808
Production facilities 1 BAM/m <sup>2</sup>	6	26,185	26,185
<b>Total</b>	<b>58</b>	<b>257,957</b>	<b>4,446,891</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	28,164.0	purchase, lease	warehousing and keeping of fruit and vegetables	Đurđević Mladen (+387 51 535 716)
6.	"TWINS PROM" d.o.o.		private	632.8	purchase, lease	manufacturing and warehousing	Vladan Zeljaja, Banjalučka 5 (+387 65 855 795)



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No.	Title of location	Photograph	Ownership	Surface of land/facility (m <sup>2</sup> )	Investment opportunities	Suitable purposes	Contact
7.	GARNI HOTEL "VENI"		Gordana Todorović	500.00 / 360.00	purchase, lease	hospitality services	Gordana Todorović (+387 66 247 143)

**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.	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.	Incentive for the development of newly established entrepreneurs	financial	subvention	general	direct	220,000.00	Ivan Radenović (ivan.radenovic@gradgradiska.com; +387 51 810 363)
2.	Incentive for the development of existing small and medium enterprises	financial	subvention	general	direct		Ivan Radenović (ivan.radenovic@gradgradiska.com; +387 51 810 363)
3.	Incentive for the development of small entrepreneurs	financial	subvention	general	direct		Ivan Radenović (ivan.radenovic@gradgradiska.com; +387 51 810 363)
4.	Incentive for youth employment and self-employment projects	financial	subvention	general	direct		Ivan Radenović (ivan.radenovic@gradgradiska.com; +387 51 810 363)
5.	Support for construction of new greenhouses	financial	subvention	sector	direct	10,000.00	Branko Stojnić (branko.stojnic@gradgradiska.com; +387 51 810 331)
6.	Support for young married couples living in the countryside	financial	subvention	sector	direct	40,000.00	Branko Stojnić (branko.stojnic@gradgradiska.com; +387 51 810 331)
7.	Support for contracted cooperative production and purchase of fruit and vegetables	financial	subvention	sector	direct	30,000.00	Branko Stojnić (branko.stojnic@gradgradiska.com; +387 51 810 331)
8.	Support for production of oilseeds	financial	subvention	sector	direct	30,000.00	Branko Stojnić (branko.stojnic@gradgradiska.com; +387 51 810 331)
9.	Support for the construction of watering systems	financial	subvention	sector	direct	30,000.00	Branko Stojnić (branko.stojnic@gradgradiska.com; +387 51 810 331)



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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.	Registered breeding of heifers	financial	subvention	sector	direct	30,000.00	Branko Stojnić (branko.stojnic@gradgradiska.com; +387 51 810 331)
11.	Registered breeding of gilts	financial	subvention	sector	direct	20,000.00	Branko Stojnić (branko.stojnic@gradgradiska.com; +387 51 810 331)
12.	Registered breeding of sheep and goats	financial	subvention	sector	direct	10,000.00	Branko Stojnić (branko.stojnic@gradgradiska.com; +387 51 810 331)
13.	Registered beekeeping	financial	subvention	sector	direct	10,000.00	Branko Stojnić (branko.stojnic@gradgradiska.com; +387 51 810 331)
14.	Support to ensuring agricultural production	financial	subvention	sector	direct	10,000.00	Branko Stojnić (branko.stojnic@gradgradiska.com; +387 51 810 331)
15.	Support for organic agricultural production	financial	subvention	sector	direct	5,000.00	Branko Stojnić (branko.stojnic@gradgradiska.com; +387 51 810 331)
16.	Support for the development of competitiveness in rural areas in cooperation with the Ministry of Agriculture, Forestry and Water Management of the Republic of Srpska	financial	subvention	sector	direct	15,000.00	Branko Stojnić (branko.stojnic@gradgradiska.com; +387 51 810 331)
17.	Support for reimbursement of contributions to independent entrepreneurs in agricultural production	financial	subvention	sector	direct	5,000.00	Branko Stojnić (branko.stojnic@gradgradiska.com; +387 51 810 331)
18.	Support for the development of rural tourism	financial	subvention	sector	direct	15,000.00	Branko Stojnić (branko.stojnic@gradgradiska.com; +387 51 810 331)



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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
19.	Support for the establishment and operation of agricultural cooperatives and agricultural associations	financial	subvention	sector	direct	20,000.00	Branko Stojnić (branko.stojnic@gradgradiska.com; +387 51 810 331)
20.	Support to organizing of professional trainings and excursions, visits to agricultural fairs and other	financial	subvention	sector	direct	30,000.00	Branko Stojnić (branko.stojnic@gradgradiska.com; +387 51 810 331)
21.	Support for the promotion and sale of agricultural products	financial	subvention	sector	direct	5,000.00	Branko Stojnić (branko.stojnic@gradgradiska.com; +387 51 810 331)
22.	Support for the production and sale of animal products	financial	subvention	sector	direct	5,000.00	Branko Stojnić (branko.stojnic@gradgradiska.com; +387 51 810 331)
23.	Support for the issuance of construction documentation for facilities used for agricultural purposes	financial	subvention	sector	direct	10,000.00	Branko Stojnić (branko.stojnic@gradgradiska.com; +387 51 810 331)
24.	Support for emergency needs	financial	subvention	sector	direct	10,000.00	Branko Stojnić (branko.stojnic@gradgradiska.com; +387 51 810 331)
25.	Favorable price of land in the Economic Zone Nova Topola	non-financial	other	general and sector	indirect	-	Zorica Marković (zorica.markovic@gradgradiska.com; +387 51 810 365)
26.	Exemption of payment of costs for regulation of construction land in the Economic Zone Nova Topola	non-financial	exemption of payments	general	indirect	-	Biljana Radičić (biljana.radicic@gradgradiska.com; +387 51 810 315)
27.	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)



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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
28.	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)
29.	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)
30.	Reduced fees for the development of other construction land (50% of the development fee)	non-financial	exemption of payments	sector	indirect	-	Biljana Radičić (biljana.radicic@gradgradiska.com; +387 51 810 315)



#### 4. CONTACT

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