



# THE BROCHURE FOR INVESTORS

*„We will find the  
right path or we  
will make it“*

The Municipality  
of Bojnik

2016

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[www.rgz.gov.rs](http://www.rgz.gov.rs)

[www.geosrbija.rs](http://www.geosrbija.rs)

[www.nsz.gov.rs](http://www.nsz.gov.rs)

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## Introduction

### **Serbia – *The door to the Balkans and bridge to other markets***

Why invest in Serbia?

- Exceptionally favourable geographical location in the centre of South-Eastern Europe, which makes favourable environment for production and export of goods to more developed markets such as Russia, Turkey, Belarus as well as for export to the countries of ex-Yugoslavia due to the signed free trade agreements.
- Duty-free exports to the countries of South-Eastern Europe, Russia, Belarus, Kazakhstan.
- Favourable tax system with one of the lowest corporate tax rate in Europe of 15% and value added tax of 20%.
- Educated workforce available at competitive prices.
- Low price of electricity and other energy supplies.
- Developed road network.

### ***Incentives for investors offered by the Republic of Serbia which are applicable in the territory of the Municipality of Bojnik***

Since the Municipality of Bojnik belongs to the group V regarding its development, the necessary conditions for allocation of funds are at rather low level:

- Creating a minimum of 20 job positions and
- Minimum of 150.000 EUR of eligible costs of investment<sup>1</sup> in units of local government.

*Types of incentives that can be allocated:*

- Incentives for eligible costs of gross salaries for new job positions in the amount of 40% and 7.000 euros per new job position created.
- Incentives for eligible investment costs in fixed assets - an increase in the amount of grants may be approved up to 30%.
- Additional incentives for labour-intensive projects - an increase in the amount of grants may be approved for 10% of the eligible costs of gross salary (for any increase in the number of new job positions created over a number of 200 new job positions),

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<sup>1</sup> Eligible investment costs are investments in fixed assets, or costs of gross salaries for new jobs related to investment project in the two-year period, after achieving full employment estimated by the investment project



15% (for any increase in the number of new job positions created over a number of 500 new job positions) and 20% (for any increase in the number of new job positions created over a number of 1,000 new job positions).

It should be further noted that the mentioned funds cannot be used for financing the investment projects in the transport sector, hospitality industry, gambling, trade, production of synthetic fibres, coal and steel, tobacco and tobacco products, weapons and ammunition, shipbuilding (building seagoing commercial vessels on their own propulsion-at least 100 gross registered tons), airports, utilities sector and the energy sector, broadband networks.

Also, the following investors are excluded from the right to have funds awarded:

- Business entities in difficulties,
- Those with outstanding obligations towards the Republic of Serbia,
- Those that reduced the number of employees for 10% and more in the last 12 months preceding the application submittal.

### ***Corporate Profit Tax Holiday***

Companies are exempted from Corporate Profit Tax for a period of 10 years starting from the first year in which they report taxable profit if they invest an amount exceeding approximately €9 million in fixed assets, and employ at least 100 additional employees throughout the investment period.

### ***Avoiding Double Taxation***

If a taxpayer has already paid tax on the profit generated abroad, he is entitled to a Corporate Profit Tax credit in Serbia for the amount that had already been paid. The same right is the beneficiary of a taxpayer who earns revenue and pays Personal Income Tax in another country, provided there is a Double Taxation Treaty with that country.

### ***Annual Income Tax Deductions***

For non-Serbian citizens, the annual income is taxed if exceeding the triple amount of the average annual salary in Serbia. The tax rate is 10% for the annual income in the amount of up to 6 average annual salaries in Serbia, and 15% for the annual income above the amount of 6 times average annual salary in Serbia. The taxable income is further reduced by 40% of an average annual salary for the taxpayer and by 15% of an average annual salary for each dependent member of the family. The total amount of deductions cannot exceed 50% of the taxable income.



### ***Duty-Free Imports of Raw Materials and Semi Finished Goods***

Foreign investors in Serbia can enjoy the benefit of customs free import of raw material and semi-finished goods for export oriented production. This benefit can be achieved by a permit from custom office for outward processing production. Finished products must be 100% designated for export.

### ***Duty-Free Imports of Machinery and Equipment***

Foreign investors are exempted from paying customs duty on imported equipment and machinery which represent the share of a foreign investor in a capital of a company in Serbia.

### ***Local Incentives offered by Municipality of Bojnik***

A wide array of incentives is also available at the local level. The main incentives are emphasized in Table 1:

**Table 1. Local communal fees for displaying business names on the business premises**

Activity \ City	Bojnik	Niš	Leskovac
Banking	120.000	240.000	460.000
Personal and property insurance	60.000	240.000	460.000
Trade with oil and oil products	120.000	240.000	460.000
Wholesale of tobacco products	120.000	240.000	460.000
The post office	120.000	240.000	460.000
Mobile and phone services	180.000	240.000	460.000
Electric Power Industry	240.000	240.000	460.000
Casinos, gambling houses and betting	60.000	240.000	460.000
Bingo halls and provision of gambling services	60.000	240.000	460.000
Night bars and discos	48.000	240.000	460.000

The following activities are exempted from paying company name display fees within 3 years from the establishment: the cultivation of vegetables and melons, roots and tubers, growing of other perennial crops - including the growing of flowers and flower seeds, growing seedlings, breeding of dairy cows, other cattle breeding and buffaloes, sheep and goats, pigs, poultry and egg production, breeding of other animals, mixed farming, service activities in crop production, ancillary activities in cattle breeding, activities after the harvest and processing of seeds.

Also, the municipality is ready to provide the investors with all the necessary support and as much as possible facilitate the construction of the necessary infrastructure.



## About the municipality of Bojnik

Although the municipality of Bojnik belongs to the group of underdeveloped municipalities in RS, its geographical location offers great potential for further growth and development. The proximity of urban centres such as Leskovac, Lebane, Nis and a small distance from the highway A1 put the municipality in a very favourable logistical location. Population is mostly agricultural-oriented due to the arable land of exceptional quality, which combined with the favourable climate, allows the production of various agricultural crops. All this represents a good basis for the development of manufacturing industry. Natural resources also provide potential for development of tourism, where localities on Mount Radan, with rich flora and fauna, and preserved natural environment of the accumulation lake "Brestovac" should be pointed out. Through a variety of development programs levied by the European Union, United Nations, USAID - United States Agency for International Development, a large number of infrastructure projects were realized, which elevated the living standards in the municipality and created potential for many other investments.



Figure 1. *Bojnik, Trg slobode*

## The Municipality of Bojnik profile

### General information:

- Area: 246 km<sup>2</sup>
- Population: 11.073 (census in 2011)
- Population density: 49 people per km<sup>2</sup>
- Number of settlements: 36
- Location: 17 km Lebane, 21 km Leskovc, 45 km Niš, 21 km from the international highway A-1, Regional road 2A order no. 226 in length of 45 km from Brestovac through Bojnik to Leskovac, 45 km from the nearest airport in Niš..

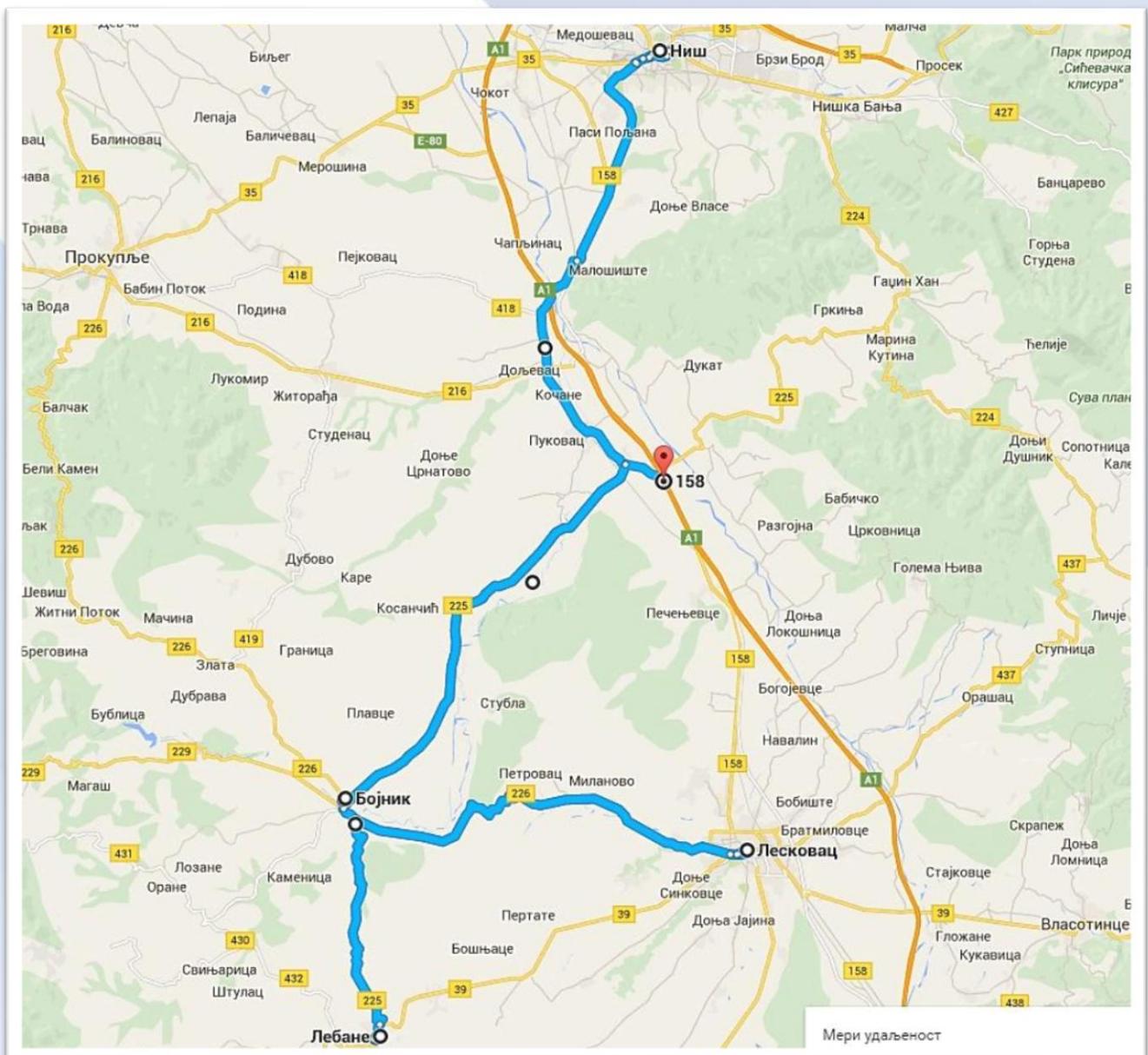


Figure 2. Distance between Bojnik and nearby cities and highway A-1



**Road infrastructure:**

- Total length of roads is 168,5 km
- Total length of regional roads is 79 km (asphalt 71 km)
- Total length of local roads is 90 km (asphalt 44 km)

There is a plan for building an asphalt road in length of 20 km over Mount Radan, which would allow interconnection of 5 municipalities, which include: *Kursumlija, Prokuplje, Bojnik, Lebane* and *Medvedja*.

**Telecommunications infrastructure:**

- There is a digital central with optical fibre cables which connects almost all settlements in the municipality,
- Access to the Internet is mainly via ADSL, and only a small part of the territory is covered by wireless signal.

**Energy:**

- The number of power substations 10/0.4 kv – 69,
- The total length of high-voltage lines is 110 km (48,5 km on concrete, and 71,5 km on wooden poles),
- The total length of low voltage lines is 197 km (184 km on concrete, and 13 km on wooden poles).

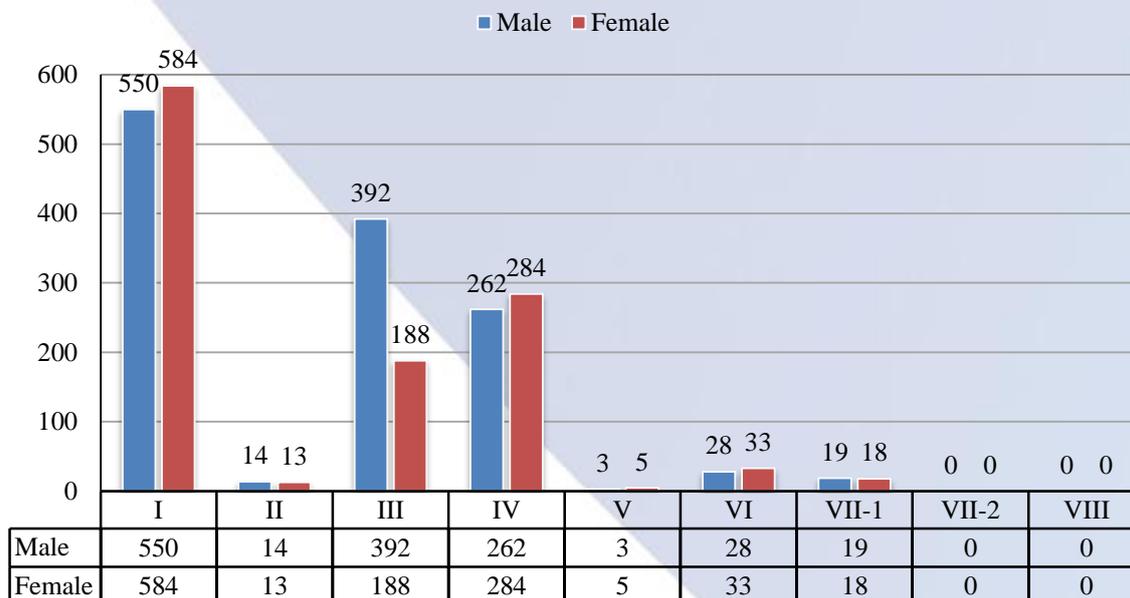
**Water supply network:**

- The base is hydro-accumulation lake “Brestovac” with surface of 70 ha,
- Purification facility (water plant) with capacity of 100 l/s,
- Interregional pipeline Brestovac-Bojnik is 20,9 km.

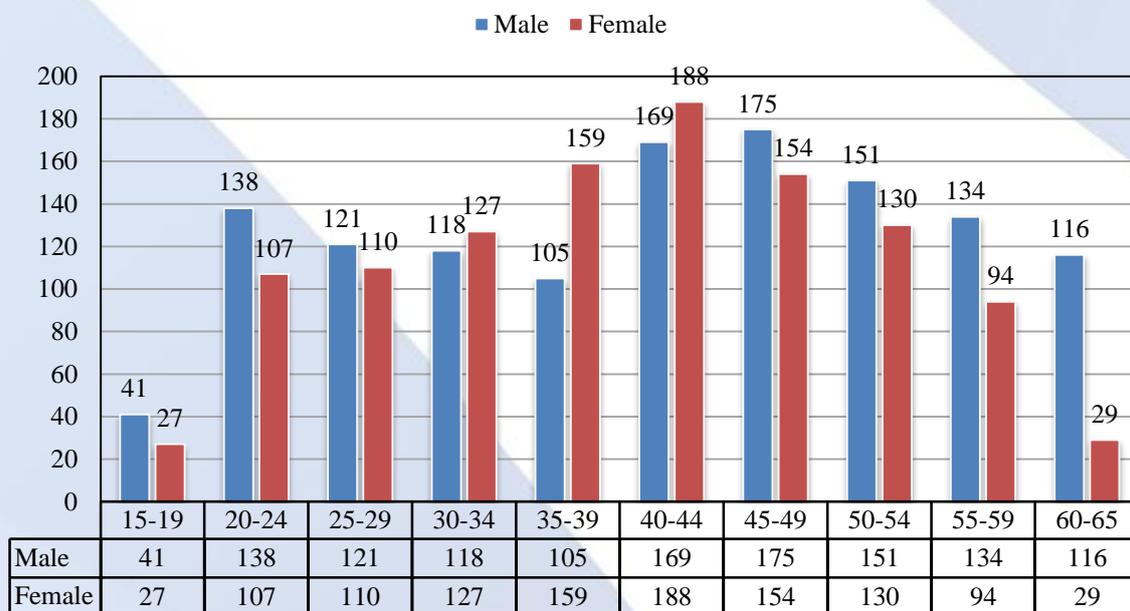
**Business entities:**

- In the municipality there are 30 registered companies. (year 2015)
- Within the territory of the municipality, 223 entrepreneurs operate who are mainly engaged in agriculture. (year 2015)



**Human Resources:****Unemployed persons by level of education and gender**

Source: National Employment Service, 31<sup>st</sup>, May, 2016.

**Unemployed persons by age and sex**

Source: National Employment Service, 31<sup>st</sup>, May, 2016.



**Tourism:**

There are very favourable conditions for development of tourism in the municipality of Bojnik. The most important resources are sites on Mount Radan, with rich flora and fauna and preserved natural environment and accumulation lake "Brestovac".



**Figure 3. Lake „Brestovac“**

In the researched area, 954 species of vascular plants have been found, with 726 species found in the gorge of Mount Radan, which represent the 22% of total flora in Serbia. In the area of Radan, the existence of 99 species of birds has been noted.

Geo-natural characteristics such as climate, wealth of watercourses, fertile soil and forest complexes represent a favourable habitat for many plant and animal species, whose research forms the basis for the protection and preservation of the area.

On the north-eastern slopes of Mount Radan, there is a hunting ground "Sokolovica", characterized by the altitude of 384 to 1400 m, with the following wildlife species: deer, roe deer, wild boar.

There are detailed regulation plans for the use of space at these locations:

- A plan for detailed regulation for accumulation Brestovac (79 ha)
- A plan for detailed regulation for the commercial and tourism complex Radan (100 ha)



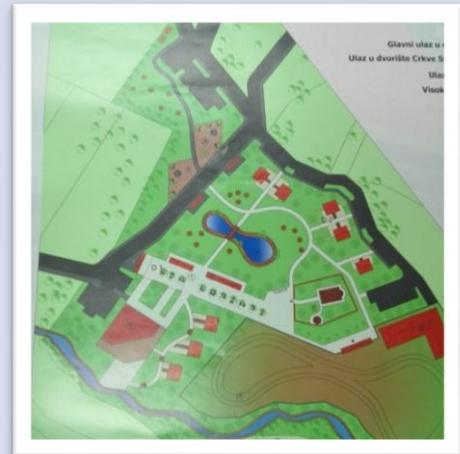
**Figure 4. Mount Radan**



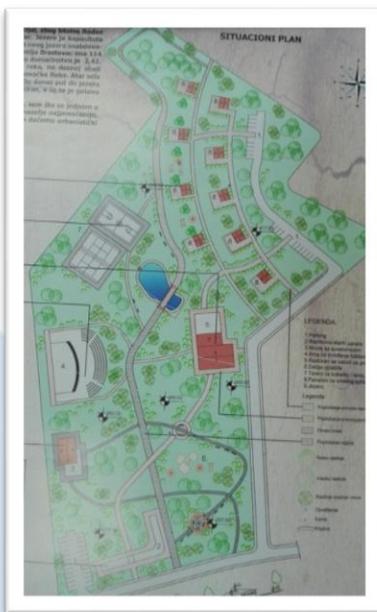
***Preliminary design for the space regulation for the construction of ethno village at locations:***

***LC Obražda***

Planned surface for building an ethno village is 3.2 ha. The project ethno village includes: tourist accommodation, restaurant with summer terrace, souvenir shops, a horse farm with riding school, old crafts workshops.



**Figure 5. Preliminary design, Obražda**



**Figure 6. Preliminary design, Brestovac**

***LC Brestovac***

The village Brestovac has a natural tourism potential due to its proximity to Mount Radan and accumulation lake Brestovac. It is planned that ethno village includes: pensions for tourists, outdoor basketball and tennis courts, restaurant, museum and exhibition space and a souvenir shop, workshops of traditional crafts. The goal is to bring the country life closer to the visitors.

***LC Mijajlica***

Ethno village can contribute to the creation of quality rural area in the functional and environmental terms, and increasing potential for further development of the area. The things anticipated to be within the ethnic village are: living and recreation space, workshops, ethno house and a restaurant with a playground, sports courts, jogging trails, with a separate area of the site that is designed for camping.



**Figure 7. Preliminary design, Mijajlica**

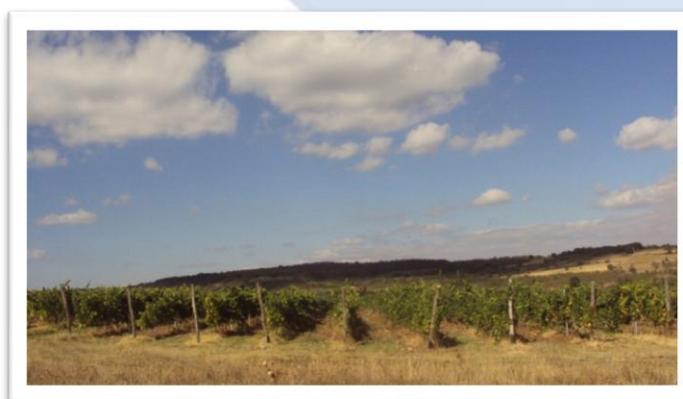
**Agricultural potential:**

- 71,5% of the total area of the municipality is agricultural land (18.861 ha)
- 8,8% of the total area of the municipality is agricultural land under state ownership (2.317 ha)
  - 740 ha of land are in state ownership which is being leased for a period of one year by the annual program for protection, development and use of agricultural land.

**Table 2. Surface of total agricultural land in the municipality of Bojnik by class and culture**

CULTURE	CLASS								Σ
	I	II	III	IV	V	VI	VII	VIII	
Arable land	338,64	762,99	2.260,66	3.040,45	4.435,53	1.930,38	403,67	40,48	13.212,80
The gardens	0,63	2,13	0,00	0,00	0,00	0,00	0,00	0,00	2,76
orchards	68,65	218,95	330,04	147,93	25,16	0,58	0,00	0,00	791,31
vineyard	18,40	175,83	254,50	13,32	4,93	0,07	0,00	0,00	467,05
meadows	60,36	268,68	267,25	524,90	567,29	427,74	129,11	0,00	2245,33
grasslands	142,35	507,95	612,72	582,52	281,37	14,83	0,00	0,00	2141,74
Reed - marshes	0,06	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,06
<b>IN TOTAL</b>	<b>629,08</b>	<b>1.936,53</b>	<b>3.725,17</b>	<b>4.309,12</b>	<b>5.314,28</b>	<b>2.373,61</b>	<b>532,78</b>	<b>40,48</b>	

- Planting grape vines is particularly advantageous because the whole municipality territory falls under the protected geographical area for planting grape vines.

**Figure 8. Plantations of vineyards**

- *Rubin Kruševac* has leased 158 ha of arable land under the administration state lease program, and planted vineyards.
- In recent years there has been a significant increase in agricultural production out of which the increase of plantings berries is especially emphasized (strawberries, raspberries, blackberries). The current area under plantations of strawberries is more than 50 ha, while the raspberry plantings are estimated at 25 ha, with good possibilities of increasing production areas.

- On the territory of municipality, two cold storages operate:



**Figure 9. Cold storage „Jugvoće“**

- Cold storage "Fortis" - cold storage capacity is 3,000 t one-time storing of frozen goods at temperatures of  $-25^{\circ}\text{C}$  (6 chambers). During the season, it employs a large number of workers and encourages the growth and development of agricultural production in the municipality.



**Figure10. Cold storage „Fortis“**

***It should be noted that the municipality has an irrigation system covering over 500 ha agricultural land which is currently in poor condition and its renovation is being anticipated. Also, its upgrade is being planned which would cover the surface of additional 200 - 300 ha of agricultural land.***

Taking into account all the above features of the municipality of Bojnik, it can be said that municipality has a great potential for growth and development in every given aspect, where agricultural potential is especially emphasized with the following characteristics: large areas of quality land, favourable weather conditions and adequate supporting infrastructure. Continuous increase of areas under plantations over the years tells us that the agricultural potential has been recognized both by domestic and foreign investors, and that investments should follow the maintenance of existing and creation of new plantations. Also, the tourist potential of Mount Radan and lake Brestovac should be noted, which could become centres of tourism and regional development with adequate investments and thus encourage further development and attract new investments.



## Potential BROWNFIELD objects

### 1. IGM Euro Atlantik S.C. Bojnik

St.and no.: Pridvorica

Cadastral no.: 74/1 ; CM Pridvorica

Total land area: 115.001 m<sup>2</sup>

Total area under objects in basis: 7.213 m<sup>2</sup>

Ownership: Public/Private<sup>2</sup>

Status: In bankruptcy

Previous activity: Manufacture of bricks, tiles, construction products from baked clay

Object information:

- 1) Building for production of stone, gravel, sand and building materials (3.633 m<sup>2</sup>) – Public property
- 2) Building for production of stone, gravel, sand and building materials (3.072 m<sup>2</sup>) – Private property (IGM „Mladost-Rad“ L.L.C.Vlasotince)
- 3) Building for production of stone, gravel, sand and building materials (439 m<sup>2</sup>) – Public property
- 4) Space for transformer-station (26 m<sup>2</sup>) – Public property
- 5) Space for transformer-station (19 m<sup>2</sup>) – Public property
- 6) Auxiliary Building (24 m<sup>2</sup>) – Public property

Existing infrastructure:

- From the power grid there is only a connection (the object is without transformer-station)
- Building is without any equipment (the subject of tender is land and commercial buildings at the facility)
- Distance from the centre of the Municipality: 2.5 km

Note: Due to the enforced collection, the part of the building is in private property of IGM „Mladost-Rad“ L.L.C. Vlasotince



Figure 11. Location of object „IGM Euro Atlantik S.C.“



Figure 12. Production hall „IGM Euro Atlantik S.C.“ Bojnik

<sup>2</sup> Data on ownership and surface taken from the website [www.rgz.gov.rs](http://www.rgz.gov.rs)

## 2. „Bambi“ enterprise

St. and no.: Donje Konjuvce

Cadastral no: 2686 ; CM Donje Konjuvce

Total land area <sup>3</sup>: 5065 m<sup>2</sup>

Total area under objects in basis: 797 m<sup>2</sup>

Ownership: State property (Republic Property Directorate)

Status: Ceded to preservation and use to municipality of Bojnik

Previous activity: Textile industry

Object information:

- 1) Building of local government (128 m<sup>2</sup>) – Public property
- 2) Building of local government (669 m<sup>2</sup>) – Public property

Land:

- 1) 1st class pasture (1.827 m<sup>2</sup>) – Public property
- 2) 1st class pasture (2.441 m<sup>2</sup>) – Public property

Existing infrastructure:

- There is an electric power grid on the plot object, but the installations at the locality are removed



Figure 13. Location of object „Bambi“



Figure 14. Production complex „Bambi“

<sup>3</sup> Data on ownership and surface taken from the website [www.rgz.gov.rs](http://www.rgz.gov.rs)

### 3. 21 Maj

St.and no.: Bojnik

Cadastral no: 1066 ; CM Zeletovo

Total land area: 40.534 m<sup>2</sup>

Total area under objects in basis: 6.017 m<sup>2</sup>

Ownership: Public/Private (Expert L.L.C.)

Status: In Bankruptcy

Previous activity: Metal processing industry

Object information:

- 1) Metal processing industry building (2.732 m<sup>2</sup>) – Public property
- 2) Metal processing industry building (2.208 m<sup>2</sup>) – Private property (Expert L.L.C.)
- 3) Metal processing industry building (957 m<sup>2</sup>) – Public property
- 4) Metal processing industry building (43 m<sup>2</sup>) – Public property
- 5) Metal processing industry building (53 m<sup>2</sup>) – Public property
- 6) Metal processing industry building (24 m<sup>2</sup>) – Public property
- 7) Land next to the building and other facility (34.517 m<sup>2</sup>) – Public property

Existing infrastructure:

- There is an electric power grid but the electrical power is turned off because the facility is unused
- Bunkers for water
- Connected to the sewage and water supply network
- Fully equipped with equipment



Figure 15. Location of object „21 Maj“



Figure 16. Interior of the object equipped with machinery



Figure 17. Production hall „21 Maj“

#### 4. PIK Pusta Reka

St.and no.: Bojnik

Cadastral no: 3877/3 ; 3983/1 ; CM Bojnik

Total land area: 24.520 m<sup>2</sup>

Total area under objects in basis: 4.378 m<sup>2</sup>

Ownership: Public<sup>4</sup>

Status: In Bankruptcy

Previous activity: Agricultural production

Object information:

Cadastral no. 3877/3

- 1) Building of agriculture (298 m<sup>2</sup>) – Public property
- 2) Land next to the building and other facility (1.046 m<sup>2</sup>) – Public property

Cadastral no. 3983/1

- 1) Building of agriculture (180 m<sup>2</sup>) – Public property
- 2) Building of agriculture (526 m<sup>2</sup>) – Public property
- 3) Building of agriculture (455 m<sup>2</sup>) – Public property
- 4) Building of agriculture (190 m<sup>2</sup>) – Public property
- 5) Building of agriculture (1.045 m<sup>2</sup>) – Public property
- Building of agriculture (850 m<sup>2</sup>) – Public property
- 6) Building of agriculture (283 m<sup>2</sup>) – Public property
- 7) Building of agriculture (280 m<sup>2</sup>) – Public property
- 8) Building of agriculture (180 m<sup>2</sup>) – Public property
- Building of agriculture (82 m<sup>2</sup>) – Public property
- 9) Auxiliary building (9 m<sup>2</sup>) – Public property
- 10) Land next to the building and other facility (19.096 m<sup>2</sup>) – Public property

Existing infrastructure:

- There is no existing network installation, water and sewage on the object.
- On the territory of municipality and in ownership of „PIK Pusta Reka“, there is an irrigation system covering over 500 ha agricultural land which is currently in poor condition and its renovation is anticipated. Also, there are plans for its upgrade which would cover the surface of additional 200 - 300 ha of agricultural land



Figure 18. Location of object „PIK Pusta Reka“



Figure 19. Old buildings and hangars „PIK Pusta Reka“

<sup>4</sup> Data on ownership taken from the website [www.rgz.gov.rs](http://www.rgz.gov.rs)

## 5. Elan Kosančić

St. and no.: Kosančić

Cadastral no: 1106 ; 1107 ;

CM Kosančić

Total land area: 94.887 m<sup>2</sup>

Ownership: State/Public/Private<sup>5</sup>

Previous activity: Industrial production

### Object information:

Cadastral no. 1107

- 1) Auxiliary building (546 m<sup>2</sup>) – Public property
- 2) 2nd class pasture (21.815 m<sup>2</sup>) – State property

Cadastral no. 1106

- 1) A part of the surface (6.000 m<sup>2</sup>) – Private property
- 2) A part of the surface (17.204 m<sup>2</sup>) – Public property
- 3) A part of the surface (49.322 m<sup>2</sup>) – State property

### Existing infrastructure:

- There are no water, electricity and sewage on the state ownership,
- 2 arterial wells on private property
- 8 production halls with supporting equipment on private property
- Water, electricity and sewage on private property
- Hotel within the complex has water, electricity, sewerage and it is owned by the state



Figure 20. Location of object „Elan Kosančić“



Figure 21. Hotel „Elan Kosančić“



Figure 22. Storage space „Elan Kosančić“

<sup>5</sup> Data on ownership and surface taken from the website [www.rgz.gov.rs](http://www.rgz.gov.rs)

## 6. Office space in centre of municipality

St. and no.: Stojan Ljubić Street no. 1  
 Cadastral no: 3879 ; CM Bojnik  
 Total object area: 54 m<sup>2</sup>  
 Ownership: The municipality of Bojnik  
 Status: Not in use  
 Previous activity: Bank until 2014.  
 Purpose: Provision of financial services



Figure 23. Location of the office space

### Infrastructure:

- Electricity, water, sewage
- Furnished office space
- Favourable location in the centre of the municipality

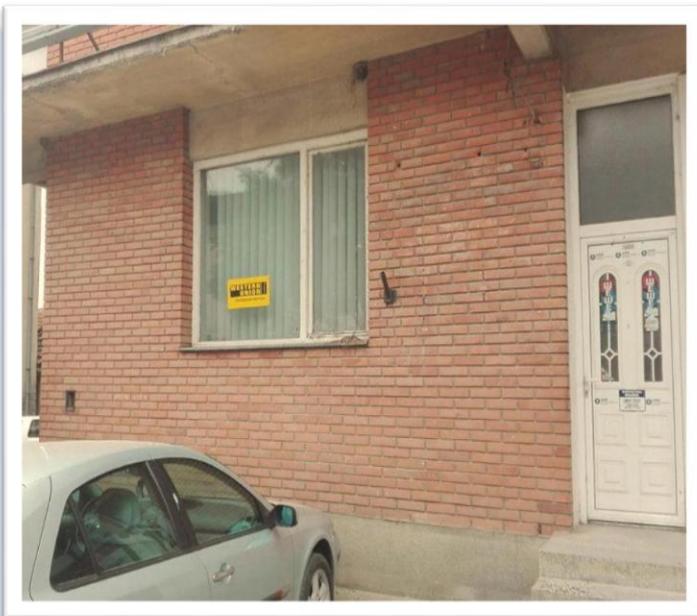


Figure 24. External appearance of the office space



Figure 25. Internal appearance of the office space

## Potential GREENFIELD surface

### 1. Agro-business zone Kosančić

„Detailed regulation plan“ is currently in the process of making, and it will precisely describe the purpose of entire surface of Agro-business zone in Kosančić.

Cadastral no: 1312/1 ; 1311 ; 633 ; 632 ; 634 ; 635.

Surface: 49ha 81a 97 m<sup>2</sup>

Ownership: State property

Direct exit to the state road 225 (direction Brestovac – Bojnik – Lebane)

Distance from the railway station 13 km Brestovac , distance from airport 34 km Niš

Construction index: 0

Utilization index: 0

Current degree of occupancy: 0

Description of location:

- Within the projected zone there are no built transformer-stations. There is electricity distribution line which can be used for provision of electric energy,
- Possible connection to the telecommunications network due to direct proximity of the village Kosančić
- In the immediate vicinity, the main pipeline with drinking water passes through on which the zone can be directly connected,
- There is no sewage network,
- There is no atmospheric sewage network.

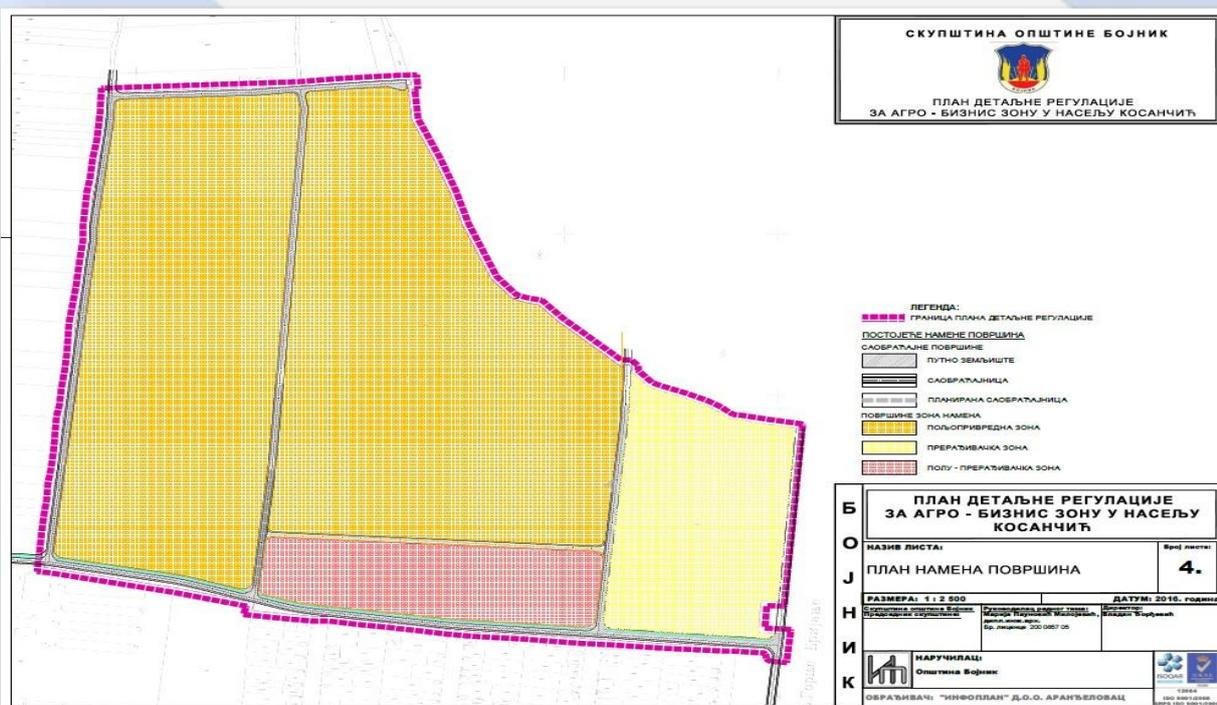


Figure 26. Proposal for use of surface of Agro-business zone Kosančić

## 2. Greenfield location

Cadastral no.: 1144/1

CM Zeletovo

Surface: 35.235 m<sup>2</sup>

Culture: 1st class pasture

Ownership: State

Construction index: 0

Utilization index: 0

Current degree of occupancy: 0

Direct exit to the state road 225 (direction  
Brestovac – Bojnik – Lebane)

Distance from the centre of the municipality: 2  
km



Figure 27. Greenfield location

## Realized BROWNFIELD investments

### 1. Termomont

St.and no.: Bojnik

Cadastral no.: 3986 ; CM Bojnik

Total land area: 8.398 m<sup>2</sup>

Total land area: 3.022 m<sup>2</sup>

Ownership: Private (Enterprise for provision of business services, trade and production

„Termomont“ L.L.C.)<sup>6</sup>

Status: In business

Previous activity: Production of the veneer doors

Object information:

- 1) Building of textile industry (1.046 m<sup>2</sup>) – Private property
- 2) Building of textile industry (73 m<sup>2</sup>) – Private property
- 3) Building of textile industry (7 m<sup>2</sup>) – Private property
- 4) Building of textile industry (1.896 m<sup>2</sup>) – Private property
- 5) Land next to the building and other facility (5.376 m<sup>2</sup>) – Private property

Existing infrastructure:

- Electricity, water,
- Sewage, Telephone



Figure 28. Location of object „Termomont“

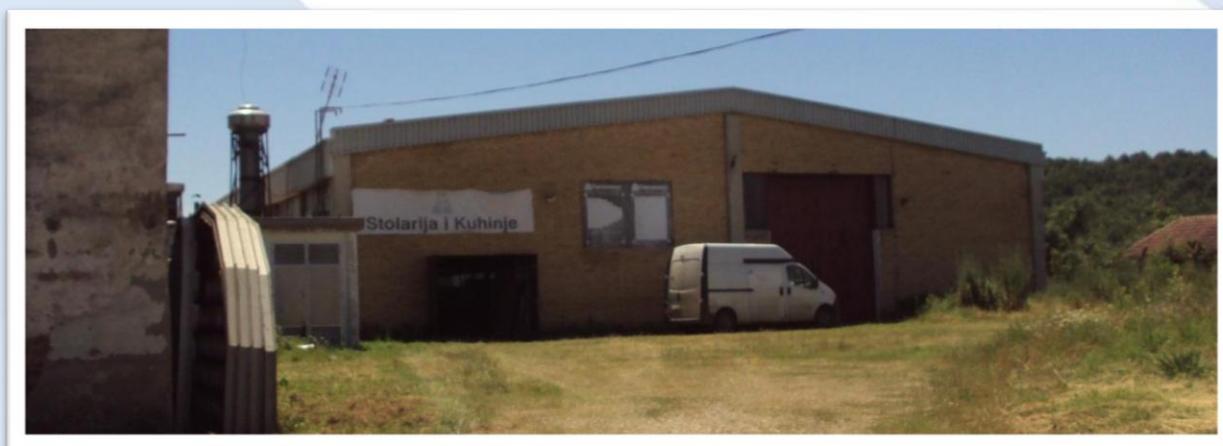


Figure 29. Production object „Termomont“

<sup>6</sup> Data on ownership and surface taken from the website [www.rgz.gov.rs](http://www.rgz.gov.rs)

## 2. Termo Pellet

St.and no.: Bojnik

Cadastral no.: 4038/1 ; CM Bojnik

Total land area: 29.000 m<sup>2</sup>

Total area under objects in basis: 4.378 m<sup>2</sup>

Ownership: Private (Company for production of wood products „Termo Pellet“)<sup>7</sup>

Status: In business

Previous activity: Wood industry

Object information:

- 1) Building of Wood, Furniture industry and paper production (223 m<sup>2</sup>) – Private property
- 2) Auxiliary Building (20 m<sup>2</sup>) – Public property
- 3) Auxiliary Building (230 m<sup>2</sup>) – Private property
- 4) Building of Wood, Furniture industry and paper production (1.706 m<sup>2</sup>) – Private property
- 5) Building of Wood, Furniture industry and paper production (804 m<sup>2</sup>) – Private property
- 6) Building of Wood, Furniture industry and paper production (116 m<sup>2</sup>) – Private property
- 7) Building of Wood, Furniture industry and paper production (144 m<sup>2</sup>) – Private property
- 8) Building of Wood, Furniture industry and paper production (84 m<sup>2</sup>) – Private property
- 9) Building of Wood, Furniture industry and paper production (990 m<sup>2</sup>) – Private property
- 10) Building of Wood, Furniture industry and paper production (24 m<sup>2</sup>) – Private property
- 11) Building of Wood, Furniture industry and paper production (37 m<sup>2</sup>) – Private property
- 12) Land next to the building and other facility (24.622 m<sup>2</sup>) – Private property



Figure 30. Location of object „Termo Pellet“

Existing infrastructure:

- Water, Electricity
- Sewage, Telephone

Note:

- The object has the capacity for artificial wood drying.



Figure 31. Production complex „Termo Pellet“

<sup>7</sup> Data on ownership and surface taken from the website [www.rgz.gov.rs](http://www.rgz.gov.rs)

### 3. *Utenzilija* (sedamnaesti februar- eng. February 17<sup>th</sup> )

St.and no.: 10. Oktobar, br. 2

Cadastral no.: 4038/9 ; CM Bojnik

Total land area: 13.225 m<sup>2</sup>

Total area under objects in basis: 3.444 m<sup>2</sup><sup>8</sup>

Ownership: Private (Stork Green L.L.C. Beograd)<sup>9</sup>

Co-owners: Start Info L.L.C. Beograd, Stork Red L.L.C. Beograd.

Status: Currently without performing any business activity

Previous activity: Automotive – Parts

Object information:

- 1) Building for other industrial activities (1.483 m<sup>2</sup>) – Private property
- 2) building for other industrial activities (1.947 m<sup>2</sup>) – Private property
- 3) Auxiliary Building (14 m<sup>2</sup>) – Private property

Land:

- 1) 3<sup>rd</sup> class arable land (9.781 m<sup>2</sup>) – Public property

Existing infrastructure:

- There is an electric power grid but the electrical power is turned off due to unused facility
- Distance to the centre of the municipality:0,5 km



Figure 32. Location of object „Utenzilija“



Figure 33. Office space „Utenzilija“

<sup>8</sup> Data on surface taken from the website [www.rgz.gov.rs](http://www.rgz.gov.rs)

<sup>9</sup> Data on ownership taken from the website [www.apr.gov.rs](http://www.apr.gov.rs)

### *Summary*

*A good geographical position, favourable climate, quality arable land, tourism potential, qualified and available workforce are just some of the characteristics that make the municipality of Bojnik stand out of the rest.*

*Tendency for continuous growth and development can be seen through a large number of infrastructure projects realised by the municipality of Bojnik independently, and in cooperation with other organizations in the last few years, with a goal to improve the standard of living and create good working conditions for investors.*

*The brochure before you determines all the relevant features of the municipality from every aspect, and offers an overview of potential brownfield and greenfield locations that some municipality can offer to potential investors, which, with adequate investments, can bring significant results for both investors and for the population..*

*Come, so that we can grow and develop together!*

