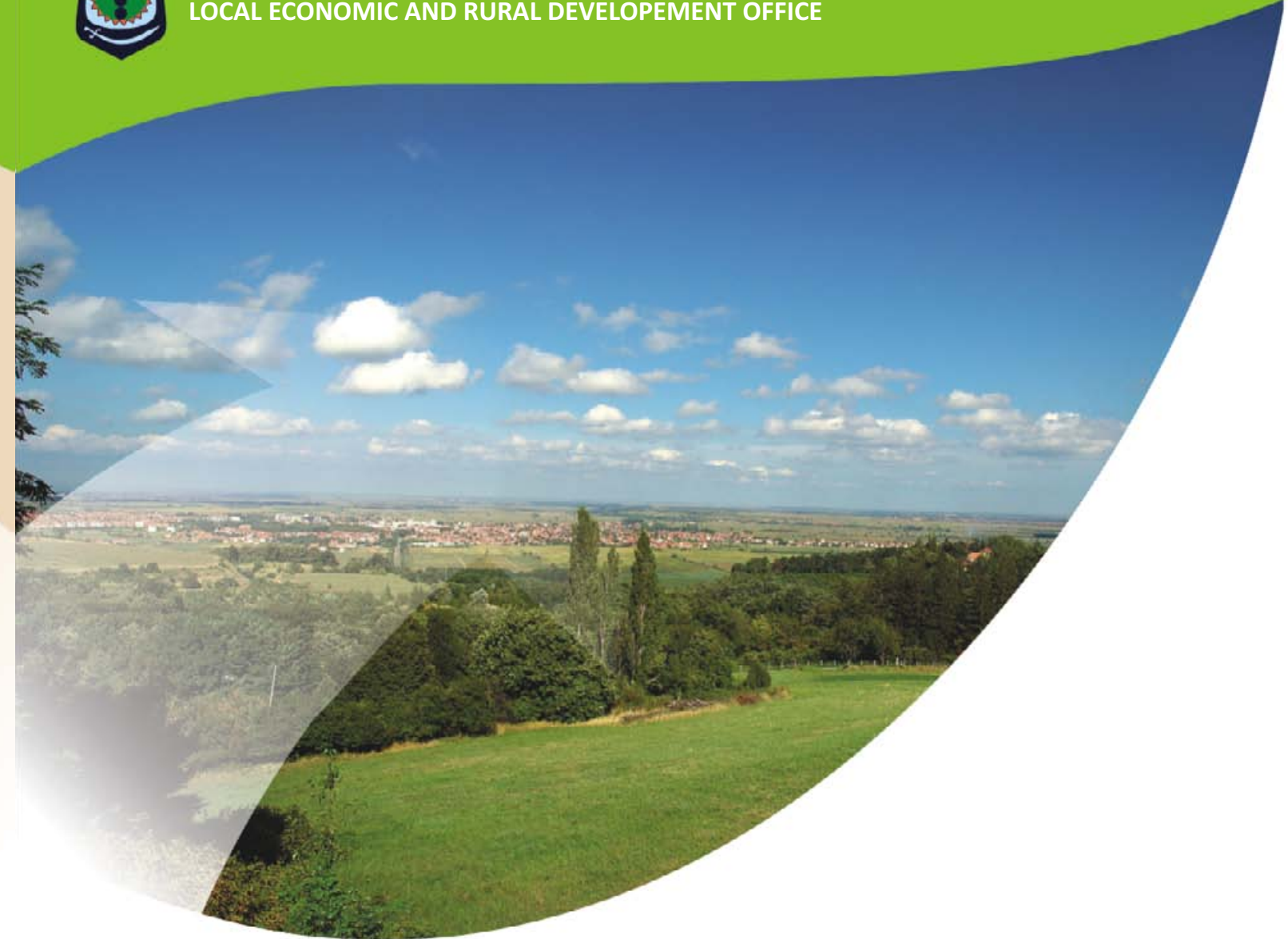




The Municipality of Negotin
LOCAL ECONOMIC AND RURAL DEVELOPEMENT OFFICE



Negotin municipality
Local economic and rural development office
Stevana Mokranjca Square 1
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INVESTMENT GUIDE

Vratna-The Greatest Gates of Stone



Negotin is a modern city which is building its economic future of the natural and geographical features: ideal conditions for growing grapes and making wine, tourism development, and closeness of the Danube River as an important corridor at the European Union border. With this in mind, a number of projects are implemented in Negotin, which make the town desirable for living, investing, and return of young people.

In Negotin, we are working on the construction of the industrial zone, another border crossing is established, we are stimulating agriculture development and chemical industry is producing again. We took an active role in creating favourable conditions for business, retaining existing business sector and attracting new investments.

Negotin municipality has a Local strategy for sustainable development and has established the Local Economic and Rural Development Office.

A friendly business environment in Negotin municipality allows real and safe investments in this area.

LOCATION

Exceptional strategic position of Negotin, on the border with Romania and Bulgaria, and the proximity of the Danube, Europe's corridor 7, had a crucial influence on events, development and importance of this area, known as Negotinska Krajina.

Negotin is located at the crossroads which connects East and West of Europe. It is inevitable place for tourists and nature and vine lovers. Danube is a natural boundary that separates and connects these three countries.

Negotin Municipality extends between 40 ° 00 '00 "- 44 ° 30' 00" longitude and 22 ° 15 '00 "- 22 ° 30' 00" latitude. We are 230 km away from Belgrade, from Bucharest 366km and 241km away from Sofia.

Main roads which are passing through Negotin municipality are M24 and M25 and a distance from the highway Is 140km.

You can reach Negotin by railway line from Belgrade and Niš.

CLIMATE

The region's climate is continental, and has excellent conditions for the agricultural production.

This area features a great number of sunny days during the year, even 265 days. Considering that, this area is one of the most desirable for installation of solar parks and solar energy in Serbia.

AREA

The total area of the municipality is 1089 km², which ranks Negotin in one of the largest municipalities in Serbia . The significant potential of the municipality is quality arable land.

City Center / The Church of the Holy Trinity



REASONS TO INVEST IN NEGOTIN

- **Local Sustainable Development Strategy and the Municipal Spatial Plan** are prepared;
- Negotin is joined to the Certification program made for cities and municipalities with favorable business environment, organized by NALED;
- **Free Trade Agreement** with Croatia, Bosnia and Herzegovina, Romania, Bulgaria, Macedonia, Albania and Moldova - a market of 60 million consumers;
- Free Trade Agreement with the Russian Federation - a market of **140 million consumers**;
- **Danube** - Port Prahovo, first at the entrance to Serbia;
- Exceptional geographical location - proximity EU regions - **the triangle between Romania, Bulgaria and Serbia**;
- Two international border crossings - **Mokranje** (Bulgaria) and **Kusjak** (Romania)
- Municipal compensation for land is **1 din/m²** in the industrial area;
- Educated labours;
- High quality agricultural land area of **70.445ha**;
- Many tourist sites and events;
- VAT 20%. **Income 10%**
- Long experience in cooperation with international organizations;
- **Prepared investment sites**;
- Long **agriculture and industrial tradition**;
- **Efficient** local administration;
- Local government as **good business partner**;

FRIENDS OF NEGOTIN:

- Negotino , Macedonia, twin city
- Sremska Mitrovica, Serbia, twin city
- Ivanjica, Serbia, twin city
- Beočin, Serbia, twin city



INDUSTRIJSKA ZONA

Negotin industrial zone is located on the northeast part of the city, located about 2 km from the center of the town. It is connected by railway lines to the Port Prahovo which is 7km away on the bank of the Danube River. The total surface area is 23.40 hectares and the area for sale or distributing without charge is 13.32 ha.

The purpose of the objects allowed to be build in this area is business, production, storage, service and utility.

Municipality of Negotin has The feasibility study for the industrial zone "The warehouse area" and technical documentation for the construction of the infrastructure. Complete infrastructural development of this area is going to make good conditions for further investments.

- 1 RAILWAY STATION
- 2 THE CITY CENTER
- STORAGE, SERVICE AND UTILITY
- INDUSTRY
- ▶ ROAD AND RAILWAY FOR BORDER CROSSING KUSJAK (ROMANIA), PORT AND CUSTOM PRAHOVO 11,3 KM
- ▶ BULGARIA 14,1 KM

Sports and Recreation Complex "Danube pearl" Mihajlovac

Type of investment: Greenfield

Site area: 450.000,00 m²

Owner: 70% of municipalities Negotin, 30% HE "Iron Gate" (during the process of transferring ownership to the municipality Negotin)

Distance from city center: 20.0 km

Distance of railways: 20.0 km

Distance from Prahovo port: 22.9 km

Distance from custom: 22.9 km

Distance from Highway: 153.5 km

Distance from the airport in Belgrade: 321.5 km

Distance from the border crossing "Mokranje" (Bulgaria): 35.5km

Distance from the border crossing "Kusjak" (Romania): 16.1km



- 1 / TOURIST COMPLEX WITH PORT
- 2 / SPORT AND RECREATIONAL COMPLEX
- 3 / SAND BEACH

Purpose: Construction of a tourist - recreational complex,

Conditions on the plot: unused communal landscape, water supply system, the closeness of electricity, telephone, internet and access roads. Near the port for ships.

Contact: Predić Olga, +381 19 544 171

Mail : klerr@negotin.rs

Estate „Zona skladište“ Negotin

Type of investment: Greenfield

Site area: 3028.00 m², 3479.00 m²

Owner: Negotin municipality

Distance from city center: 1.7 km

Distance from railway: 1.4 miles

Distance from Prahovo port: 11.3 km

Distance from the custom: 11.3 miles

Distance from Highway: 137.5 miles

Distance from the airport in Belgrade: 305.3 miles

Distance from the border crossing "Mokranje" (Bulgaria): 14.1 km

Distance from the border crossing "Kusjak" (Romania): 10.3 km

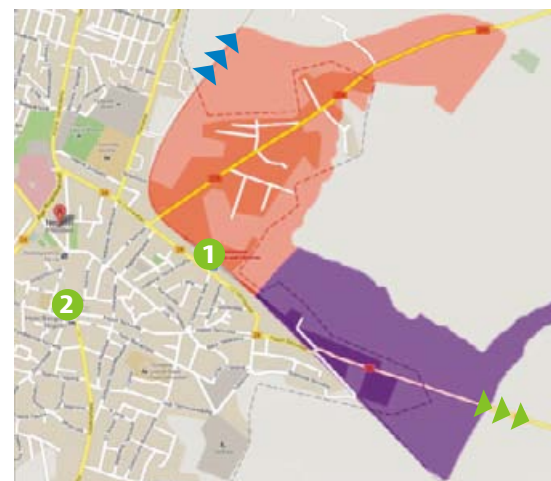
1 RAILWAY STATION

2 THE CITY CENTER

STORAGE, SERVICE AND UTILITY

BULGARIA 14,1 KM

ROAD AND RAILWAY FOR BORDER CROSSING KUSJAK (ROMANIA), PORT AND CUSTOM PRAHOVO 11,3 KM



Purpose: Zone of Economy and Industry

Status: communally undeveloped land, equipped gravel road, water supply system and sewerage system.

Occupancy index of plots: for complexes larger than 1 ha max. 40% , for complexes of less than 1 ha max. 60%

Contact: Predić Olga, +381 19 544 171

Mail: klerr@negotin.rs

Estate „Gradište“ Negotin

Type of investment: Greenfield

Number of plots: 3

Plot area: 908,00 m², 1264,00 m², 1191 m²

Distance from city center: 1.3 km

Distance from railway: 1.9 km

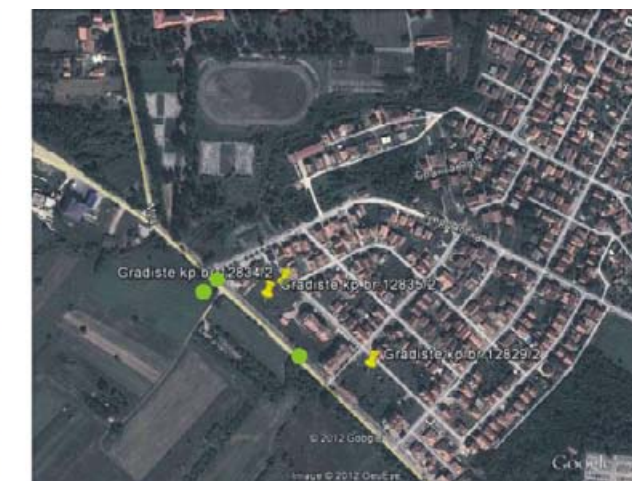
Distance from Prahovo port: 13.0 km

Distance from Highway: 140.0 km

Distance from the airport in Belgrade: 317.0 km

Distance from the border crossing "Mokranje" (Bulgaria): 15.0 km

Distance from the border crossing „Kusjak“ (Romania): 12.1 km



Purpose: large areas of housing density

Occupancy index size: up to 60%

Conditions on the plot: land with infrastructure

Contact : Predić Olga, +381 19 544 171

Mail : klerr@negotin.rs

Area Prahovo

Prahovo

Type of investment: Greenfield

Plot area: 106,506.0 m²

Owner: Wasell Feenstra

Distance from the City: 11.1 km

Distance from the railway: 11.0 km

Distance from the Prahovo port: 0.5 km

Distance from Highway: 146.5 km

Distance from the Belgrade airport: 314.5 km

Distance from the border-crossing "Mokranje" (Bulgaria): 24.1 km

Distance from the border-crossing „Kusjak“ (Romania): 9.8 km



Purpose: Economy and industry

Conditions on the plot: undeveloped land, water supply system, electric (electricity medium voltage), the access road. Near to the port and railway.

Disclaimer: rental or purchase

Contact: Predić Olga, +381 19 544 171

Mail: klerr@negotin.rs

Warehouse and refrigerator Prahovo

Prahovo

Type of investment: Brownfield

Plot area: 4800.0 m² and 1100 m² (total 5900 m²) **Area under objects:** 971.0 m²

Owner: Agricultural cooperative "Prahovo"

Distance from city center: 9.1 km

Distance from railway: 9.0 km

Distance from Prahovo port: 2.5 km

Distance from custom: 2.5 km

Distance from Highway: 144.5 km

Distance from the Belgrade airport: 312.5 km

Distance from the border crossing "Mokranje" (Bulgaria): 22.1 km

Distance from the border crossing "Kusjak" (Romania): 7.8 km



Purpose: storage and refrigerator

Conditions on the plot: the existing communal landscape, the water supply system, electricity, telephone, internet and access road.

Disclaimer: Rental

Contact : Agricultural cooperative "Prahovo", +381 19 524 051

Industrial facility „Mihajlovic“

Bukovče

Type of investment: Brownfield

Plot area: 5015.0 m²

Area under buildings: 1080.0 m²; dimensions of 19 x 55 m, height 7.2 m

Owner: Jovan Mihajlovic

Distance from city center: 5.8 km

Distance from railway: 4.4 km

Distance from Port Prahovo: 15.3 km

Distance from custome: 15.3 km

Distance from Highway: 141.2 km

Distance from the airport in Belgrade: 309.2 km

Distance from the border crossing "Mokranje"(Bulgaria):8.8km

Distance from the border crossing „Kusjak“ (Romania):13.8km



Disclaimer: rental or purchase

Conditions on the plot: Water supply system, electric high voltage system, telephone, internet, access road, air pressure 10 bar.

Contact: Jovan Mihajlović, +381 19 550 235

Mail: klerr@negotin.rs

Storage facility „Spajić“ LTD

Negotin

Type of investment: Brownfield

Plot area: 15955 m²

Area under buildings: 5781 m² (4 objects)

Owner: Zoran Spajić

Distance from city center: 3.3 km

Distance from railway: 3.5 km

Distance from Port Prahovo: 9.5 km

Distance from Highway: 138.7 km

Distance from the Belgrade airport: 306.7 km

Distance from the border crossing "Mokranje" (Bulgaria): 16.4 km

Distance from the border crossing „Kusjak“ (Romania): 7.5 km



	Area (m ²)	Dimension (m)	Floor height (m)
Industrial hall 1	2160	60x36	8.5
Industrial hall 2	1080	45x24	7
Industrial hall 3	1188	33x36	7
Industrial hall 4	720	60x12	6

Disclaimer: lease, joint venture or sale

Conditions on the plot: the existing communal landscaped, water supply system, electric energy (has its own substation and high voltage), telephone, internet, access road, air pressure 6 bar.

Type and purpose: There are several industrial facilities that are ready for use.

Contact : +381 19 542 630

Web: www.spajic.com

E-mail: info@spajic.com

“Negotinske Pivnice” settlements consisting of wine cellars



TOURISM

Negotin Region has large and worldwide recognizable tourist facilities. In line with global trends, tourist offer is attractive and affordable.

•**Special tourist locations are:**

- City Center**
- “Negotinske Pivnice” settlements consisting of wine cellars**
- Monasteries Bukovo, Koroglaš, Vratna.**
- Vratna-The Greatest Gates of Stone**
- Archeological site “Šarkamen”**
- Four Hunting areas**

A cultural and historical heritage and geographic location determines Negotin area like area with great tourism potential to be developed.

Tourist events:

- International Music Festival “Mokranjčevi dani”**
- Honey and Wine Fair**
- Festival “Krajinski običaji”**
- The May ceremonies**
- The Negotin fairsi**

NATURE

Environment of Krajina Negotin has distinctive natural characteristics. Closeness of the Danube River with all its resources is one of the most important sides of this area. Climate is exceptional, large areas of quality agricultural land suitable for all types of agricultural production base for the development of this region.



INFRASTRUCTURE

In the area of Negotin municipality, the traffic is represented by road, rail and water traffic. In this direction, there are two main routes to the most important communications with Romania and Bulgaria, as well as the rest of Eastern Europe.

Rail transport includes railway link between Belgrade and Prahovo, the first port of entry into Serbia. Port is equipped with the entire necessary infrastructure for transshipment of goods.

Negotin is significant energy center. In Negotin municipality, on the river Danube, one of the largest power plants in Serbia named the Iron Gate II is located.

The price of apartments in the city is approximately 500 euros/m².

HUMAN RESOURCES

Negotin Municipality has 49 306 inhabitants. The population of the city is 16716 inhabitants.

Area (km²)	1089
Number of inhabitants	49 306
The total number of working-age	18834
Employees	8824
Unemployed	2786
Number of unemployed people with higher education	112