



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**;

LOCATION AND AREA

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 is 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.

The total area of the municipality is 1089 km², which ranks Negotin in one of the largest municipalities in Serbia. 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



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The Municipality of Negotin
**LOCAL ECONOMIC AND RURAL
 DEVELOPEMENT OFFICE**



INVESTMENT GUIDE





INDUSTRIAL AREA

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.

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)

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.

Estate "Warehouse area", Negotin

Type of investment: Greenfield

Site area: 3028.00 m², 3479.00 m²

Owner: Negotin municipality

Purpose: Zone of Economy and Industry

Occupancy index of plots:

for complexes larger than 1 ha max. 40%

for complexes of less than 1 ha max. 60%

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

Estate "Gradište", Negotin

Type of investment: Greenfield

Number of plots: 3 (908,00 m², 1264,00 m², 1191 m²)

Owner: Negotin municipality

Purpose: large areas of housing density

Occupancy index size: up to 60%

Conditions on the plot: land with infrastructure

Area „Prahovo“, Prahovo

Type of investment: Greenfield

Plot area: 106,506.0 m²

Owner: Wasell Feenstra

Purpose: Economy and industry

Disclaimer: rental or purchase

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

Warehouse and refrigerator „Prahovo“, Prahovo

Type of investment: Brownfield

Number of plots: 2

Plot area: 4800.0 m² and 1100 m² (total 5900 m²)

Area under objects: 971.0 m²

Owner: Agricultural cooperative "Prahovo"

Contact : +381 19 524 051

Purpose: storage and refrigerator

Disclaimer: Rental

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

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

Contact: +381 19 550 235

Disclaimer: rental or purchase

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

Storage facility "Spajic" LTD, Negotin

Type of investment: Brownfield

Plot area: 15955 m²

Area under buildings: 5781 m² (4 objects)

Owner: Zoran Spajic

Contact: +381 19 542 630, **E-mail:** info@spajic.com

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 4 industrial facilities that are ready for use: HALL 1 (60x36 m), HALL 2 (45x24 m), HALL 3 (33x36 m) i HALL 4 (60x12 m)