

# “BIZNIS CENTAR” Prijedor

**BIZNIS**  
centar



## INVESTMENT OFFER

- ▶ Production facility with administration and storage
- ▶ Production facility surface  $\pm 4.000 \text{ m}^2$
- ▶ Storage facility surface  $1.160 \text{ m}^2$
- ▶ Land surface  $\pm 7.000 \text{ m}^2$
- ▶ Land for expansion  $9.000 \text{ m}^2$

### POSSIBILITY OF RENT OR PURCHASE

- >> flexible offer
- >> arrangement according to the needs of the investors
- >> suitable for light industry, storage, logistics, showroom...

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- Production facility with administration and storage
- Production facility surface 4.000 m<sup>2</sup> (gross surface of production facility)
- Storage facility 1.160 m<sup>2</sup> (gross surface of storage facility)
- Land surface 7.000 m<sup>2</sup>
- Facility flooring (groundfloor + 1)
- Independent buildings with complete infrastructure on the plot  
(*electrical substation with 450 kVA power, water, sawage, heating, internet...*)
- Direct access to main road M4 Novi Grad - Prijedor - Banja Luka
- Administration and kitchen with restaurant in the main facility
- Loading/unloading ramps
- Fenced area with two freight entrances, parking space and video surveillance
- Accessary facility built on the plot with surface of 170 m<sup>2</sup>
- Clear property - legal relations 1/1



## >> GROUND FLOOR:

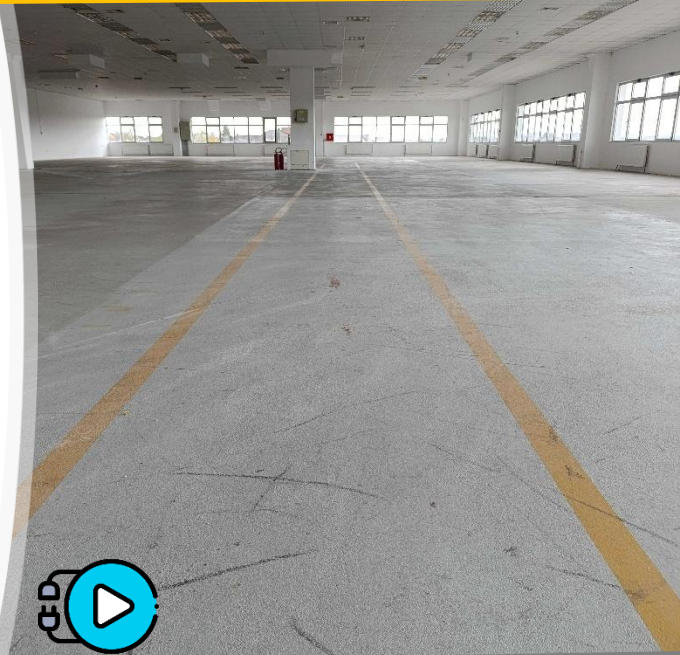
- entrance, corridor, offices, two toilets, two wardrobes, production facility and solid fuel boiler room (wood chips)

## >> FIRST FLOOR:

- administrative part (several interconnected offices/open space), kitchen, restaurant and production facility

The floors are connected by internal stairs and a freight elevator with a capacity of 1.200 kg, which makes them a unique business unit with an average height of 4 meters

Accessory facility on the plot with surface of 170 m<sup>2</sup> (additional storage) and accessory facility with surface of 1.600 m<sup>2</sup> (production or additional storage)







PRODUCTION



PRODUCTION



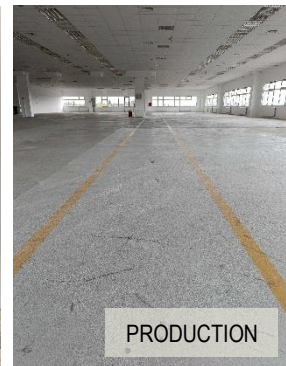
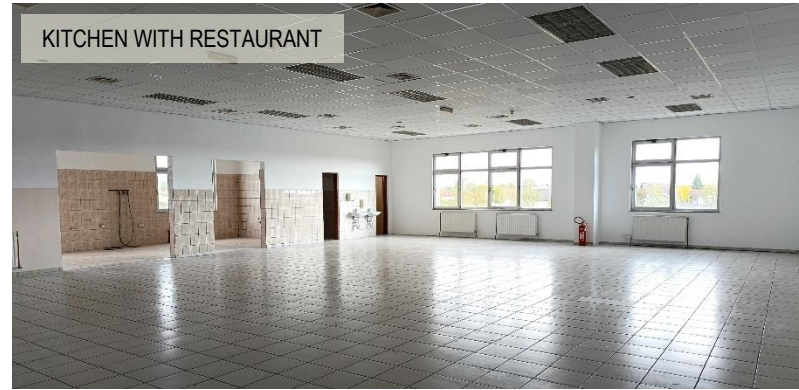
PRODUCTION



PRODUCTION



PRODUCTION



# MACRO LOCATION

## CITY OF PRIJEDOR

- ▶ NW part of Bosnia and Herzegovina/Republic of Srpska
- ▶ TOTAL AREA 834 km<sup>2</sup>
- ▶ POPULATION 80.916
- ▶ SETTLEMENT 71

- ▶ Well-developed transport infrastructure (road and railway)
- ▶ Good connections with neighboring cities and countries of the region
- ▶ Close to airports in BANJA LUKA, TUZLA and SARAJEVO (BH) with a large number of NON-STOP daily flights to European and world destinations
- ▶ Airport in ZAGREB (CROATIA) with a large number of NON-STOP daily flights to European and world destinations



## DISTANCE ▶ in km

Banja Luka (BH)	54
Tuzla (BH)	218
Sarajevo (BH)	256
Zagreb (HR)	163
Ljubljana (SI)	301
Belgrade (RS)	357
Trieste (IT)	388
Budapest (HU)	479
Vienna (AT)	531
Bratislava (SK)	576
Munich (DE)	709





# MACRO LOCATION



- ▶ Excellent geo-strategic position (fast delivery)
- ▶ Good traffic connection with the European market



# MICRO LOCATION





# MICRO LOCATION

POSITION OF FACILITIES ON PLOT (befor setup)





# MICRO LOCATION

POSITION OF FACILITIES ON PLOT (after setup)

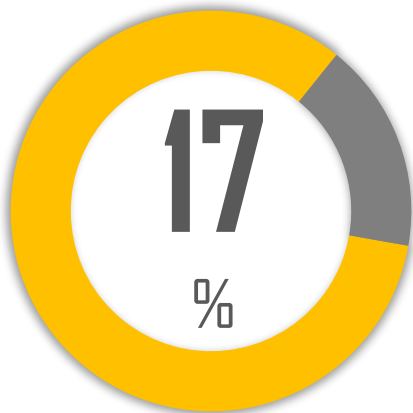


# WHY TO INVEST

IN PRIJEDOR (BH)

- ▶ Vicinity and easy access to the European Union market
- ▶ Benefits of preferences and free trade (CEFTA, EFTA, Turkey, SAA with the EU)
- ▶ Competitive costs of doing business compared to countries in the region and EU countries (workforce, energy, taxes...)

VAT



AVERAGE **NET** SALARY

BAM 1.580,00  
EUR 807,84

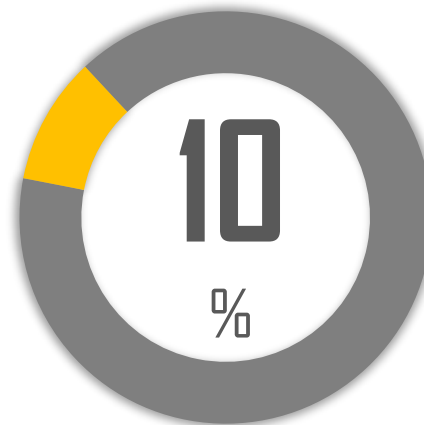
CONTRIBUTION RATE

31%  
at gross salary

WORKFORCE

2.207  
City of Prijedor

INCOME TAX



# INVESTMENT OFFER



## PREPARED FOR RENT OR PURCHASE

- >> *flexible offer*
- >> *arrangement according to the investors needs*
- >> *suitable for light industries, storage, logistics, showroom...*
- >> *all details can be agreed with the owner*
- >> *we offer full support to the investors in administrative procedures, company registration and integration into the RS/BH economic system*

