# MUNICIPALITY OF ŽEPČE

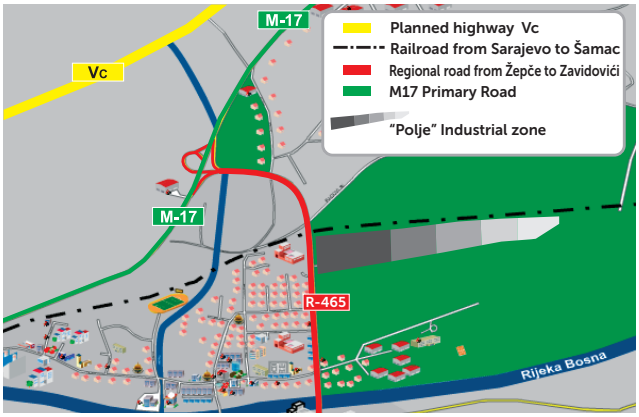
# "POLJA" INDUSTRIAL ZONE

## Basic information on the location

- Type of the zone: greenfield, construction land for industrial use.
- Area: 10.7 hectares (free area: 6 hectares, 4 free parcels).
- Ownership: 100% in the ownership of the Municipality of Žepče
- Starting price of the land (subject to changes): BAM 6-8 / m2
- Target activities: metal processing, textile industry, food processing, information technologies, and other clean industries.

## Transport connectedness on the location

- 1 kilometer from the M17 Primary Road leading from Bosanski Šamac (border crossing with Croatia) to Žepče and then to Sarajevo
- 0.5 kilometers from the R-465 Regional Road on the route Žepče–Zavidovići–Tuzla.
- 0.1 kilometers from the Railway on the route Budapest–Bosanski Šamac–Sarajevo–Ploče (port).
- 2 kilometers from the future Pan-European Corridor Vc.
- 0.5 kilometers from the future Tuzla–Žepče–Sarajevo Highway.
- 0.5 kilometers from the center of the town.




## Infrastructure

- Road: Yes, access road and road constructed to each of the parcels.
- Power: Yes, high voltage electricity, TS 10(20) 0.4 kV, 2x630 kVA.
- Water supply: Yes, drinking / technological water, pipes with diameter of ø100).
- Sanitation: Yes, for waste water and precipitation water (pipes with diameter ranging from ø200 to ø600), access to wastewater purification plans.
- Solid waste collection: Yes.
- Telephone / internet: Yes, telephone switchboard with 100 connections.
- District heating: No.
- Gas: No.

## Review of deadlines for delivery with freight trucks to main European destinations

(pauses in driving stipulated under the EU Law taken into account)

| Destination | Time necessary |
|---|---|
| Rotterdam (The Netherlands) | 55h |
| Munich (Germany) | 24h |
| Berlin (Germany) | 36h |
| Vienna (Austria) | 24h |
| Budapest (Hungary) | 24h |
| Brussels (Belgium) | 48h |
| Milan (Italy) | 24h |

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## Advantages

- Municipality subsidy on the level of lease and the fee for regulation of construction land in the "Polja" Industrial Zone is 75% of the total amount (now collectively they amount to BAM 7.93 / m2 of the facility).
- Fast issuance of the construction permit – within the timeframe of 3 days (pending all necessary documentation).
- Functional Center for Investors of the Municipality of Žepče based on the "one stop shop service" principle
- Functional Center for Construction Permit Issuance of the Municipality of Žepče.

## Existing investors in the Zone

Car Trim (Germany) – textile industry. Main products of the company are leather and textile covers for car seats for brands such as Volkswagen and Audi. The subsidiary in Žepče was founded in 2007. Since 2014 it has been operating on 40,360 m2 in the "Polja" Industrial Zone and employing 1200 workers. www.cartrim.de

Teknotherm Engineering (Norway) – metal processing industry. The company deals with engineering and manufacturing of cooling systems for ships, off-shore and industrial installations. Active in the Zone since 2014 (plant in construction). Operates on the area of 6,815 m2 in the "Polja" Industrial Zone. Plans to employ around 50 new workers in the initial phase.
www.teknotherm.com

## Services of the Center for Investors:

- Information on parcels available in municipal and private ownership.
- Information on the condition of infrastructure and ballpark figures for the price of individual parcels.
- Information on procedures and costs relating to the purchase of land and construction on the subject parcel.
- Visits to potential locations.
- Intermediation in contacts with private owner and real-estate agencies.
- Support in realization of exemptions and incentives in the course of investment into a certain micro location.


Center for Investors
Razvojna Agencija Žepče
Development Agency Žepče

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Municipality of Žepče

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Razvojna Agencija Žepče d.o.o.
Development Agency Žepče d.o.o.

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