

# CITY OF ŠIROKI BRIJEG

It is our goal to provide ongoing care to each investor. Come to us in full trust and together we will make your investment project even more successful



## INVESTMENT BROCHURE



# INTRODUCTORY REMARKS FROM THE MUNICIPAL MAYOR

Dear investors,

It is my pleasure to present to you the investment brochure with all the benefits of investing in Široki Brijeg.

The City of Široki Brijeg has recognised the importance of creating a positive business environment as one of the fundamental prerequisites for attracting investments. The investors in our City have access to excellent business conditions crucial for the provision of services and the development of products competitive in both domestic and international markets.

Our dedication to this goal has already been acknowledged by numerous domestic and foreign investors who have been conducting successful business in our City for many years now.

## MAIN BENEFITS OF INVESTING IN THE CITY OF ŠIROKI BRIJEG:

- Extremely favourable geographical and traffic location of the City of Široki Brijeg
- Vicinity of the EU market with a population of 500 million
- Quick access to markets with affordable transport costs
- Continued economic growth and strong entrepreneurial spirit
- Favourable business environment for entrepreneurship
- Well-trained labour force with competitive pricing
- Competitive business costs
- Attractive investment locations
- Continuous support of the City of Široki Brijeg for the investors
- Facilitated obtaining of the construction permit
- Quality of life

It is our goal to provide each investor with continuous care. I would, therefore, like to invite you to come to us with full trust, and together we will make your investment project an even bigger success.

***Welcome to the City of Široki Brijeg!***

Mayor  
***Miro Kraljević***

# WHERE ARE WE?

## GEO-TRAFFIC POSITION OF THE CITY OF ŠIROKI BRIJEG

The City of Široki Brijeg is situated in the southwest part of Bosnia and Herzegovina (BiH) in the West Herzegovina County pertaining to the Federation of Bosnia and Herzegovina near the border of Bosnia and Herzegovina and the Republic of Croatia (European Union). Good quality transport infrastructure gives access to global markets straight from the City of Široki Brijeg. Široki Brijeg is an administrative, economic, cultural, educational and religious centre of the West Herzegovina County and is located in extremely important roads: Mostar-Split and Mostar-Livno-Banja Luka-Zagreb. It connects

to the regional centre of Mostar and the Mostar-Sarajevo main road M17 via the main road M6 Posušje-Široki Brijeg-Mostar.



## INTERNATIONAL ROAD TRAFFIC

The vicinity of the A1 Motorway (Vrgorac 47km, Zagvozd 55km) running through Croatia, part of the Pan-European Corridor Vb (connecting the north and south of Europe with Croatian ports) and the future Pan-European Corridor Vc (connecting Central Europe with the Adriatic Sea) and Adriatic-Ionic motorway (Trst-CRO-BiH-Montenegro-Albania-Greece) provides the investors with a fast access to regional, European and other markets.

## INTERNATIONAL AIR TRAFFIC

The City of Široki Brijeg is connected to regional, European and world markets by air traffic through international airports in Mostar (28 km), Split (136 km), Sarajevo (145 km), Dubrovnik (168 km), and Zagreb (504 km).

## INTERNATIONAL RAIL TRAFFIC

The investors have the opportunity to access rail cargo traffic via railway station in Mostar (23 km) and Čapljina (44 km) as well as regional, European and other markets via Railtrack 11 from the City of Široki Brijeg (Sarajevo - Čapljina - port Ploče (CRO)), which is connected to all other parts of BiH, the neighbouring countries and further through the railway track in Sarajevo.

## INTERNATIONAL PORTS

The City of Široki Brijeg is connected with regional, European and world markets by sea and river transport through international seaports in Split (124 km) and Ploče (71 km), and international river port of Brčko (316 km).

## INTERNATIONAL BORDER CROSSINGS

### Border crossings with the Republic of Croatia

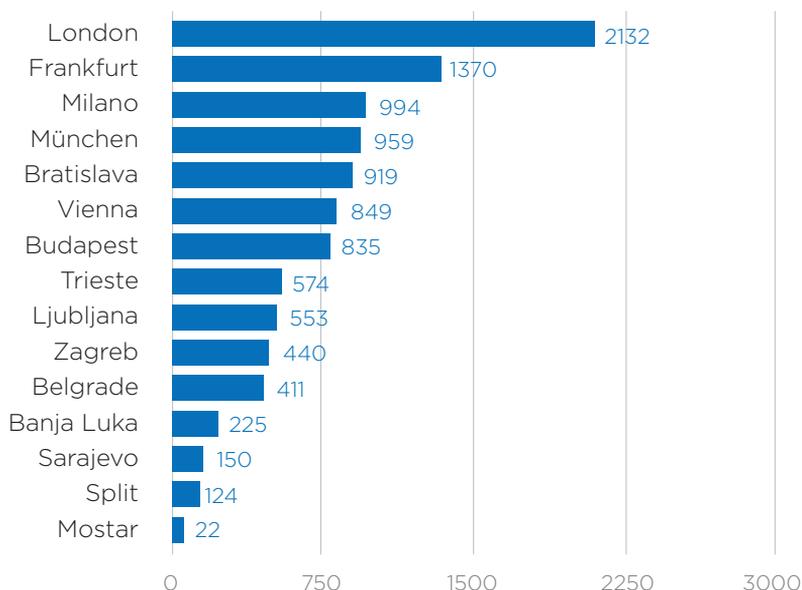
**Border crossing Gorica (Grude) – Vinjani Donji (CRO) / 32 km** Category I border crossing in the road transport of people, all types of goods and transport means. This border crossing provides for the transport of fruit and vegetables that, in line with the legislation of the contracting parties, is subject to the market standards compliance control and health safety control during transport over the joint state border.

**Border crossing Bijača (Ljubuški) – Nova Sela (RH) / 44 km** Category I border crossing for international road transport – one of two Schengen crossings in BiH (passengers and goods that, in line with the contracting parties' legislation, is subject to inspection controls of transport through the joint state border).

### Border crossings with Montenegro

**Border crossing Klobuk (BiH) – Ilino Brdo (MNE) / 163 km** Border crossing for international road, goods and passenger transport.

## Distance of the City of Široki Brijeg from regional and European centres (in km)



Source: City of Široki Brijeg

# CITY OF ŠIROKI BRIJEG

## GENERAL INFORMATION

Surface (in km <sup>2</sup> )	387.6 km <sup>2</sup> (0,76 % surface of BiH)
Centre	Široki Brijeg (35 settlements in total)
Population	28,929 (census from 2013)
Population	30,000 (latest estimates)
Terrain	The wider area of the City of Široki Brijeg is situated on typically complex structural forms that pertain to the High karstic zone in geotectonic terms. Limestone rock is the main basis and it comes in numerous karstic forms (abysses, caves, sinkholes, karst fields etc.) and deep-cut valleys with occasional torrential streams.
Climate	The City of Široki Brijeg is at the edge of the Mediterranean climate towards the continental climate area.
Altitude	271 m
Time zone	GMT +1
Currency	BAM (1€ =1.95583 BAM)
GDP per capita (€)	4.072 €
Budget (€)	5.749.937 €
Unemployment rate (%)	35 %
Employed population	7.288
Unemployed population	3.920
Average gross salary (€)	597 €
Average net salary (€)	390 €
Profit tax (%)	10%
Value added tax (%)	17%
Income tax (%)	10%

*Source: City of Široki Brijeg*

## LOCATION OF THE CITY OF ŠIROKI BRIJEG IN BIH

### ECONOMIC PROFILE OF THE CITY OF ŠIROKI BRIJEG

The business sector is the leader of economic development in the City of Široki Brijeg. The economy is based on micro and small enterprises and trades and on several medium and large enterprises that are regional leaders in

the processing industry, trade and civil engineering. The total number of legal entities is 394. The City of Široki Brijeg is in the 6th place in the Federation of BiH on the Development Index, with continued growth.

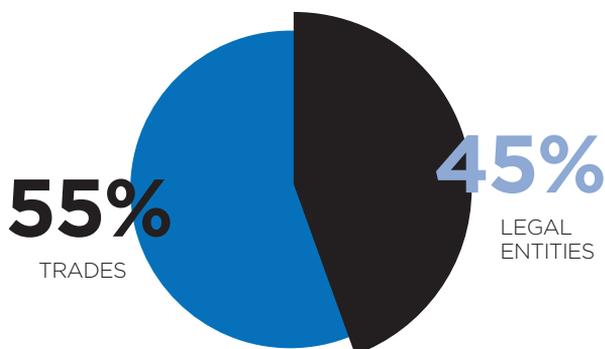
## Business sector in numbers

Number of active legal entities (ltd and plc)	<b>394</b>
Number of companies per 1,000 inhabitants	<b>53,3</b>
Micro and small enterprises (up to 50 employees)	<b>369</b>
Medium enterprises (50-250 employees)	<b>20</b>
Large enterprises (over 250 employees)	<b>5</b>
Number of independent trades	<b>489</b>
Index of development ranking in the Federation of BiH	<b>6 (index 197,6)</b>
Number of days required for registration (estimate)	<b>30</b>
Number of days required for the closure of legal entity (estimate)	<b>60</b>
Number of days required for location permit issuance (estimate)	<b>15-30</b>
Number of days required for construction permit issuance (estimate)	<b>15-30</b>
Number of days required for use permit issuance (estimate)	<b>15-30</b>

Source: City of Široki Brijeg

## Structure of economic entities

Source: City of Široki Brijeg



## THE MOST PROMINENT ENTERPRISES

Company	Sector	Number of employees	Activity and market position
<b>FEAL d.o.o.</b>	Metal processing sector	393	Leader in the production of aluminium profiles in BiH. Also engaged in the designing of aluminium systems. Exports over 80% of its production. In the process of spreading to the EU market in terms of industrial profiles.
<b>MEPAS d.o.o.</b>	Trade	278	One of the leading distributors of consumer merchandise in the BiH market. Represents a large number of global and regional brands.
<b>MCI d.o.o.</b>	Trade, production	344	Distributor of renowned world brands. The distribution network covers 7,152 selling points. Also produces top wines and cheeses in BiH.

<b>LUKAS TP NAKIĆ d.o.o.</b>	Trade	165	One of the leading importers and distributors in BiH in terms of a wide range of groceries and household items.
<b>TT KABELI d.o.o.</b>	Production	168	Leader in the production of power cables up to 1kV in BiH. Exporter in more than 50 countries. Well positioned in the Scandinavian market (TT Cables Bordic). Also deals with trade and execution of works.
<b>NEMEKS d.o.o.</b>	Trade	371	The leading supermarket chain in Herzegovina (27 stores). It has its own production of cakes and bakery products "Nam-Pek".
<b>HERING d.d.</b>	Civil engineering	344	Engaged in construction activities and provision of technical services. Realization of numerous projects in BiH, region and eastern Europe.
<b>BERNINA d.o.o.</b>	Processing and trade	42	The main activity is wholesale trade and import and export of fresh fruits and vegetables. Wider activity includes processing, packaging and distribution of dry fruits and vegetables, nuts, seeds and grains (leaders in the region). Exporter to the EU market.
<b>KRAŠ TRGOVINA d.o.o.</b>	Trade	59	A commercial subsidiary based in Široki Brijeg and with its representative offices in Sarajevo and Banja Luka. Continuously increases the placement of confectionery products by Kraš in the BiH market.
<b>SJEMENARNA d.o.o.</b>	Trade	128	Leader in the distribution of seeds, planting material, plant protection products and professional agricultural material. Distributor of glass packaging, pet food and equipment and other consumer goods.

*Izvor: Grad Široki Brijeg*

## HUMAN RESOURCES

The investors have at their disposal various labour force profiles with professional and technical qualifications. The Secondary Vocational School provides education for general, expert and craft professions. Special emphasis is placed on professions relevant for the production companies: computer technicians in machine engineering, electrical technicians and

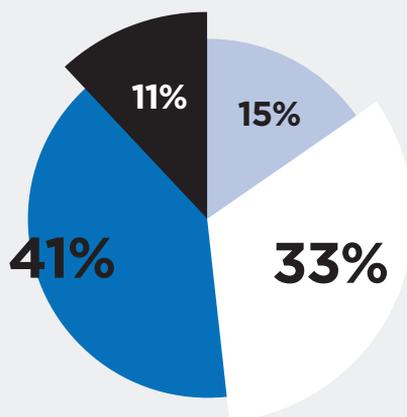
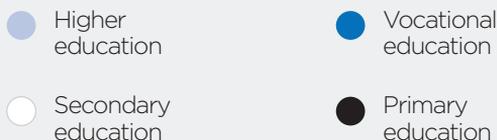
CNC operators. Široki Brijeg has four registered private secondary schools for the education of adults with various education profiles offered in full-time studies and programmes of additional studies and retraining. Students from the City of Široki Brijeg are attending universities across BiH (700) and the Republic of Croatia (300).

## EDUCATIONAL INSTITUTIONS IN THE CITY OF ŠIROKI BRIJEG

Type of educational institution	Number / Professions	Number of enrolments in the 1st grade in 2017/18	Number of enrolments in the 4th grade in 2017/18
Primary Schools	4 (21 fields)	300	307
Secondary Schools			
Grammar School	1	144	169
Vocational school	1	129	183
	Electrical technician	18	32
	Computer technician in machine engineering	26	28
	Technician for logistics and shipping	22	-
	Economist	20	30
	Commercial agent	17	34
	CNC operator	26	-
	<i>Vocations</i>		
	Waiters	-	11 (3rd grade)
	Hairdressers	-	28 (3rd grade)
Electricians	-	20 (3rd grade)	

Source: City of Široki Brijeg

## Structure of unemployed by education



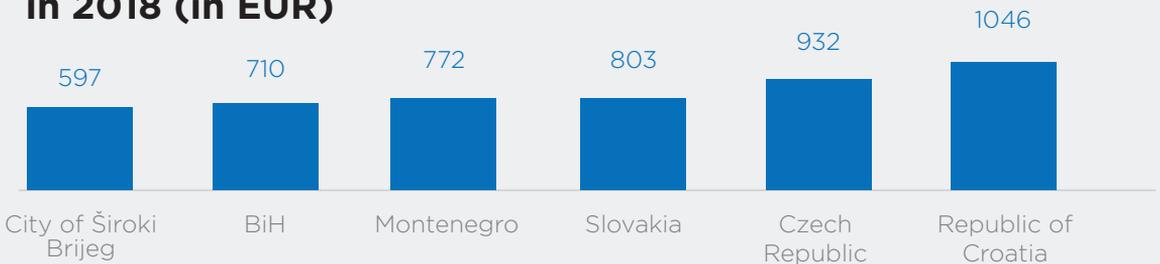
Source: City of Široki Brijeg

# COMPETITIVE COSTS OF LABOUR

The City of Široki Brijeg, as an investment destination, has gross salaries comparatively equal to the average gross salaries in the West Herzegovina County that are competitive with the salaries from neighbouring countries (average gross salary in the West Herzegovina County was 634 EUR in 2018). The labour market offers

young and qualified labour force of technical, expert and general profile (engineers, electrical technicians, computer technicians in machine engineering, logistics and shipping technicians, commercial agents, economists, CNC operators, electricians, waiters and hairdressers).

## Average gross salary in 2018 (in EUR)



The City of Široki Brijeg carries a tradition of processing industry (metal industry, plastic mass processing), civil engineering and services (wholesale and retail). In terms of employment, the largest companies in the City of Široki Brijeg are from the sector of metal processing, trade and civil engineering.



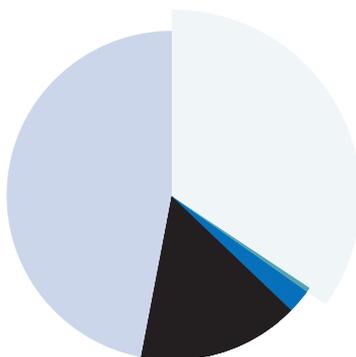
Proof of keeping with the trends is that the students are studying for professions that are in demand on the market. Twenty-six students have enrolled in 4-year studies for computer technicians in machine engineering, and 26 students have started 4-year studies for the profession of CNC operator.

# AGRICULTURAL RESOURCES

There are 11,622 ha of total agricultural land available in the City of Široki Brijeg. Out of this amount the investors have 3,707 ha of arable land at their disposal. Clean air, unpolluted soil and favourable

climatic conditions of moderate Mediterranean and moderate continental climate are beneficial for investing in agricultural production and food sector.

## AGRICULTURAL AREAS BY USAGE CATEGORY (ha)



Source: City of Široki Brijeg

## THE MOST COMMON CROPS

Source: City of Široki Brijeg

Type of crop	Surface area (ha)	Structure (%)
Cereals	820	42,85%
Vegetables	513	26,82%
Fruit and grapes	380	19,86%
Aromatic and medicinal plants	170	8,89%
Industrial crops	30	1,57%
<b>Total</b>	<b>1913</b>	<b>100,00%</b>

# POTENTIAL INVESTMENT SECTORS

NAME	DESCRIPTION
Processing and service sector, trade sector	In the structure of legal entities, the share of companies in the trade sector is 39%, and the share of manufacturing companies is 24% (aluminium products, construction products and stone processing, insulation material production, graphics etc.). In the structure of natural persons-craftsmen, the majority are business entities from the catering and hotel sector (30%).
Business opportunities	Investments with special emphasis on the manufacturing sector and export-oriented enterprises. Investing in development of so-called creative services (ICT sector, video and graphic production, scientific-technical and technical activities, etc.) Investments in manufacturing and industrial plants with environmentally sound production. Investments in the retail, distribution and service sectors.
Construction sector	Construction is the third sector by the representation companies (7%), and contributes significantly to the income of the economy and the number of jobs of the City of Široki Brijeg.
Business opportunities	Numerous sites of technical-construction and architectural-building stone favour the development of the sector and represent a significant investing potential. Affordable business environment provides business cooperation with existing companies.
Agriculture sector	In the town of Široki Brijeg, about 3,707 ha of cultivable land are available for investors. A clean environment, fertile soil and favourable climatic conditions of Mediterranean and moderate-continental climate favour investments in this sector. Completion of the project for reconstruction of irrigation system provides efficient irrigation of additional land surfaces and increase of productivity.
Business opportunities	Possibilities of investment in fruit growing (cherry, maraschino cherry, peach, pomegranate, melon and watermelon) and vegetables (potatoes, cabbage, corn, tomatoes, onions). Investments in viticulture and ecological production of vegetables and cereals. Possibility of development of agrotourism - multipurpose use of agricultural resources with emphasis on traditional autochthonous products. Investment in beekeeping - honey production.
Mineral ore exploitation	In the area of the City of Široki Brijeg there is a great potential for exploration, exploitation, processing and export of mineral raw materials, in particular the sites for stone exploitation (technical-construction and architectural-building stone), bauxite and coal (lignite).
Business opportunities	Investments in bauxite exploitation (large confirmed red bauxite supply of exceptional quality, about 60% of unexplored supplies in shallow horizons, experience in bauxite exploitation, proximity of separation site and final processing of aluminium in Mostar). Investments in exploitation and processing of technical-construction and architectural-construction stone (sites, approved exploitation fields) and lignite (large stock).
Tourist sector	The town of Široki Brijeg has a beautiful landscape and numerous natural and cultural and historical sights. The excellent geographical position and the vicinity of tourist markets such as the attractive Adriatic coast, the shrine of Medjugorje, the Mostar City (Old Bridge), the Blidinje Nature Park and the ski resort make the City of Široki Brijeg an attractive tourist destination, suitable for a stay in nature and for rural, adventurous and religious tourism.
Business opportunities	Potential investment projects include the improvement and construction of accommodation facilities, catering facilities and various entertainment and service facilities. Possibilities of using natural and cultural-historical sites for the development of sports-recreational and service activities. Possibilities of using paleontological resources, archaeological sites and a large number of rare plant and animal species for the development of scientific and educational activities. Investment in rural tourism (service, food, hunting and fishing, etc.).
Energy sector - renewable energy sources	The city of Široki Brijeg has the potential of investment in numerous renewable energy sources: wind power plants, solar energy, mini hydro power plants and electricity generation from biomass. It represents one of the best locations in Europe for investing in the renewable energy sources from sun.
Business opportunities	Investments in wind farms (2 locations available) and solar power plants (4 locations available). An additional possibility of installing solar capacities on existing facilities (halls, schools, kindergartens, buildings, etc.). Possibility of investment in the construction of multi-purpose water accumulation for the production of electricity (2 locations available). Investments in the production of electricity from biomass produced in agriculture.

Source: City of Široki Brijeg

# NATURAL AND CULTURAL RESOURCES

## NATURAL RESOURCES

### **Borak-spring of the River Lištica and Pravče cave -**

The Borak-spring of the Lištica River is a phenomenal natural environment protected as a geomorphological natural site by the 1965 Law on Natural and Cultural Historical Heritage of the SR BiH, as well as Pravče Cave (protected in 1968). The spring of the Lištica River is situated at an altitude of 295 m alt. It is about 2.5 km from the city. Borak is an attractive and picturesque area with many interesting natural forms and details, whose source represents a kind of refugium for tertiary flora and fauna. It is one of the symbols of Široki Brijeg. Borak connects the mountain Čabulja, and through the canyon of Borka through Bogodol, it connects with Mostar. The River Lištica runs from five strong springs and several weaker springs, which emerge from rocky boulders and smaller cave openings and flow to the creek where they flow into the river. These are not the classic springs of the river, where water flows from the spring caves; it flows from the rubble of stones and goes down to the canyon which is also the riverbed of the Lištica River. The sources found in the Lončarevo mills never go dry. There were some twenty mills in the source area, some of which are still functional today.

**“Mostarsko blato”** - Mostar Blato is a flooding oval shaped field crossed by the River Lištica, whose backwaters are the shelter of various plant and animal species. It gives pleasant relaxation to its visitors who can enjoy the untouched natural environment. It is rich with springs of drinking water, which are responsible for the cuts in the River Lištica thus creating beautiful sand beaches. They do not dry out even during the fierce summer droughts. Mostar mud is a karstic field created by mountainous streams running towards the sea for millions of years. It stretches all the way from the City of Široki Brijeg to the City of Mostar, from which it is divided by the hill Žovnica. Two thirds of the area belong to the City of Široki Brijeg. Most of it is on the right bank of the river Lištica, which goes underground at the end of the field in the area of the Mali otok and Stupi, and re-emerges as the river Jasenica and flows into the river Neretva.

**River Ugrovača Canyon (Brine Canyon)** - The canyon of the river Ugrovača represents a significant and well-preserved natural landscape with several smaller lakes. There are numerous and almost unexplored caves and pits, some of which have some underground spaces. There are five gazebos that offer visual experience of the canyon of the river Ugrovača, which can be reached by car.

**Dobrinjska Draga** - Tamed and fertile valley in Crnač, the watershed area of the local waterfall Crnač. Immediately above the town of Široki Brijeg, it represents a potential tourist destination for mountain biking, recreational tourism and hiking. Fossils of marine animals can be found at the site. The site called Pečina is located at the intersection of large canyons, while the eastern canyon towards Grabova Draga hides a lesser known waterfall. At the location of Pečine and around there are grey and blue marlstone rocks with fossils from the shallow sea of Eocene age.

**Canyon of the Bačina stream** - In the canyon of the Bačina stream there are completely vertical layers of chalk limestone, which form several waterfalls within the canyon. The most attractive waterfall is Grkuš, at the foot of the main acropolis of Zvonigrad, at a height of about 50 m. With the visually impressive natural features of karst relief and endemic vegetation full of medicinal herbs, the archaeological remains of Zvonigrad and the newly discovered site called Zvonigrad 2 give off a formidable impression.

## CULTURAL RESOURCES

### **Remains of the late antiquity town of Mokriskik with an old Christian basilica from the 5th century**

- The town of Mokriskik is located in Mokro. It is mentioned in the 950s as the city of Zahumlje by the Byzantine writer Porphyrogenite. The walls of the old town still stretch above the ground 1.5 m high and, in some places, are up to 80 cm wide. There are visible remains of three smaller residential buildings and one barn. The foundations of the church built in the 10th century were found in Podgradina, which was built on the remnants of an older church in the period from 5th - 7th century

**Gradina in Biograci** - Gradina in Biograci, after which the village of Biograci was named, is in fact a hill that is about 90 m long, 40 m wide and 15 m high. Gradina's position was suitable for the observatory and the signal fort used to oversee the valley below and its roads.

**The Medieval Town of Borak** - The medieval town of Borak is situated on a rocky cliff, next to several springs that together form the river Lištica. The remains of this fortress are today 1 to 6 m high and wall thickness is 1 to 1.5 m. Archaeological research was carried out on two occasions (1975 and 1976). At the foot of the town, in the place called Sajmište, there is an old cemetery with tombstones (stečak). The area around was the crossroads of mountain roads in the late Middle Ages. In addition to its sacral role, this place also had a significant economic role as a fair venue.

**Zvonigrad** - Zvonigrad is a medieval fortress located at the foot of Mount Bila between Grabova Draga and Polog, near the Grkuš spring. It is located near the Malo polje where there are several ancient graves and a large number of medieval monuments of tombstones.

**Franciscan monastery and Church of the Assumption of the Blessed Virgin Mary** - The Church of the Assumption of the Blessed Virgin Mary is located on the hill after which the town was named. It is the only national monument on the territory of the City of Široki Brijeg with a 150 m wide safety belt. The foundation stone was laid in 1905, and the construction lasted until 1969. It was built by the builders from Dalmatia and Italy. This church represents a powerful, spiritual, educational and cultural symbol of Široki Brijeg.

**Kočerin tombstone** - The Kočerin tombstone from 1404. is a tombstone brought from the Kočerin field more than 130 years ago and was inserted into the parish house of Kočerin. Written in Croatian Cyrillic, it has a great value, not only in terms of precious historical data but also in terms of language originality. It is now stored in the artefacts collection of the parish of Kočerin.

**Nekropole stečaka** - Široki Brijeg has several tombstone necropolises: Lipovci, Sajmište, Šarampovo, Barevište, Izbično etc. Tombstone necropolises are a significant tourist potential.

**Franciscan Gallery** - The exhibition of the Franciscan Gallery is best known for the preserved richness of spirit. The treasury consists of several groups of exceptionally valuable, permanent exhibits: paintings, metal objects, books and garments.

**Stone bridge over the river Ugrovača** - The stone bridge on the river Ugrovača is a monument of county-level culture. The bridge builder was Fr. Jakov Markota, according to the plans of Fr. Matteo Lorenzoni. Thanks to the bridge, the shops gradually moved from Brig to the settlement along the river Lištica.

**Mediterranean Film Festival (MFF) and West Herzegovina Fest (WHF)** - MFF is one of the most significant events of this kind, not only in BiH but also in the wider region. With its character and importance, MFF puts Široki Brijeg on the world map of film festival cities. The festival brings together filmmakers from the Mediterranean countries every year. It contributes to the development of culture tourism.

WHF is a festival of amateur creativity that seeks to encourage young and creative people to present their films, music and literary achievements to the public. A recognizable cultural brand of Široki Brijeg.

**“Briješka zvona”** - Programme of cultural events taking place in Široki Brijeg throughout the year (literary evenings, theatre performances, concerts, paintings colonies and exhibitions).

*Source: City of Široki Brijeg*

## COMPETITIVE BUSINESS COSTS

The national treatment of foreign investors in BiH and an extremely favourable tax environment - VAT rate of 17% and profit and income tax of 10%, are among the lowest in the region and Europe.

### CONSTRUCTION PERMITS

The Service for Physical Planning and Environmental Protection of the City of Široki

Brijeg is the competent municipal service for issuing permits. The forms with detailed information can be obtained from the competent service or downloaded from the following link: <http://www.sirokibrijeg.ba/index.php/dokumenti/viewcategory/11-sluzba-za-prostorno-uredenje-i-zastitu-okolisa>

## ISSUANCE OF CONSTRUCTION PERMITS

No.	Type of permit	Time of issue	Cost (in BAM/EUR)
1.	Location permit	15-30 days	<p>Price for business buildings:</p> <ul style="list-style-type: none"> <li>• Price for business buildings on a construction lot: up to 0,4 Ha, from 0,4 ha to 1 ha, from 1 ha to 5 ha costs from 300 BAM to 700 BAM (153-358 EUR);</li> <li>• Price for complex compounds is 700 BAM (358 EUR).</li> </ul> <p>Price for residential and business buildings:</p> <ul style="list-style-type: none"> <li>• Price for residential/business buildings up to 150 m<sup>2</sup>, residential/business buildings from 150 m<sup>2</sup> to 300 m<sup>2</sup> and residential/business buildings from 300 m<sup>2</sup> is from 150 BAM to 250 BAM (77 EUR-153 EUR);</li> <li>• Price for multi-residential buildings with business amenities that take up to 50% of the building surface for use is 500 BAM (256 EUR).</li> </ul>
2.	Construction permit	15-30 days	<p>Price for multi-residential buildings with business premises, complex buildings, buildings under protection and business premises:</p> <ul style="list-style-type: none"> <li>• For buildings of construction surface less than or equal to 1,000 m<sup>2</sup> - 0.5% of the construction price;</li> <li>• For buildings of construction surface higher than 1,000 m<sup>2</sup> and less than or equal to 5,000 m<sup>2</sup> - 0.35% of the construction price;</li> <li>• For buildings of construction surface higher than 5,000 m<sup>2</sup> - 0.25% of the construction price;</li> </ul> <p>Price for residential/business buildings:</p> <ul style="list-style-type: none"> <li>• Price for residential/business buildings: up to 150 m<sup>2</sup>, from 150 m<sup>2</sup> to 300 m<sup>2</sup> and over 300 m<sup>2</sup> is from 150 BAM to 300 BAM (77 EUR-153 EUR).</li> </ul>
3.	Use permit	15-30 days	<p>Use permit:</p> <ul style="list-style-type: none"> <li>• 80% of the total construction permit price.</li> </ul>

Source: City of Široki Brijeg

## UTILITY PRICES FOR ECONOMIC ENTITIES

### WATER

[http://www.viksba.com/images/yootheme/slike/Cjena\\_vode.pdf](http://www.viksba.com/images/yootheme/slike/Cjena_vode.pdf)

### SEWAGE

[http://www.viksba.com/images/Cijena\\_prikljucka\\_na\\_komunalnu\\_infrastrukturu.pdf](http://www.viksba.com/images/Cijena_prikljucka_na_komunalnu_infrastrukturu.pdf)

### POWER SUPPLY

<http://www.ephzba.ba/kupci/cijene-elektricne-energije/>

### WASTE DISPOSAL

- Crafts shops, photography shops, clothing shops, jewellery shops etc - 20 BAM (10,23€);
- Hair salons - 25 BAM (12,78€)
- Flower shops - 30 BAM -70 BAM (15,34€-35,79€)
- Medical practices and pharmacies - 30 BAM (15,34€)
- Trade business up to 50m<sup>2</sup> - 30 BAM (15,34€)
- Trade business from 50 to 100 m<sup>2</sup> - 50 BAM (25,56€)
- Trade business over 100 m<sup>2</sup> - 70 BAM (35,79€)
- Hospitality business up to 50 m<sup>2</sup> - 40 BAM (20,45€)
- Hospitality business from 50 to 100 m<sup>2</sup> - 60 BAM (30,68€)

- Hospitality business over 100 m<sup>2</sup> - 80 BAM (40,90€)
- containers 1.100 l - 40 KM (20,45€)
- containers 5m<sup>3</sup> - 110 KM (56,24€)

### Telecommunication services

Telecommunication services are offered by three different companies. Various service packages are available for investors to select directly from the chosen company.

### LANDLINES

Pricelist of J.P. HT Mostar d.d.

<http://www.hteronet.ba/poslovniki-korisnici/fiksna-telefonija/paketi-telefoninternet/>

### MOBILE PHONES

Pricelist of J.P. HT Mostar d.d.

<http://www.hteronet.ba/poslovniki-korisnici/mobilna-telefonija/biznis-tarife/>

### BROADBAND INTERNET

Pricelist of J.P. HT Mostar d.d.

<http://www.hteronet.ba/poslovniki-korisnici/internet/adsl-internet/cjenik/>

Source: City of Široki Brijeg

# APPEALING INVESTMENT SITES

GREENFIELD SITE **BUSINESS ZONE TRN**

## BASIC INFORMATION ON THE ZONE

Ownership structure	Mixed ownership
Zone surface (ha)	50 ha
Number of plots	40
Zone purpose	Production/service
Permitted business activities in the zone	Utility services, production activities
Zone investment preparedness	Yes

## TRAFFIC CONNECTIONS

### DISTANCE (in km)

Access road	on M 6.1
Motorway	44 km
Railway (industrial rail track)	Railway Ploče (CRO)-Sarajevo passing through Mostar (26 km)
Airport	Airport Mostar (31 km); Airport Split (133 km)
Seaport	Port Ploče (72 km); Port Split (121 km); Port Dubrovnik (155 km)
River port	Port Brčko (319 km)

## INFRASTRUCTURE

### AVAILABILITY OF INFRASTRUCTURE / SERVICES

Water	Yes
Sewers	No
Power supply	Yes
Gas	No
Telecommunication network	Yes

## OTHER ZONE INFORMATION

Number of enterprises	11
Enterprises	Feel d.o.o.
Number of employed	479
Local incentives for investors	Yes

Type of incentive: Lower land prices for investors planning to open new jobs in the zone – can be up to 40% of the real price.

Plots available for sale	Available for sale 35.97 ha
Price/m2	30.00 KM/m2 (15,34 EUR/m2)
Plot size (min/max)	Min 4.400 m2, max 60.000 m2
Permitted construction coefficient	0,5
Maximum permitted number of levels /stories	PO+S+P+1 for production activities, PO+S+P+3 for business activities
Permitted construction height (m)	Up to 22 m for business and 18 m for production activities
Minimum distance from the neighbouring plot	5.0 m
Plot development	20% of the plot must be green area
Maximum permitted fence/hedge height	max 2,5 m
Minimum number of park places	1 PP/50m2 for production purpose, 1 PP/30m2 for business purposes
Access road width	5.0 m
Water cost (BAM/m3)	1.40 BAM/m3
Contact tel.	039/702-838

Source: City of Široki Brijeg

## GREENFIELD SITE BUSINESS ZONE KNEŠPOLJE

### BASIC INFORMATION ON THE ZONE

Ownership structure	Mixed ownership
Zone surface (ha)	65,34 ha
Number of plots	25
Zone purpose	Production
Permitted business activities in the zone	Production activities
Zone investment preparedness	Yes
<b>TRAFFIC CONNECTIONS</b>	<b>DISTANCE (in km)</b>
Access road	on M 6.1 (500 m)
Motorway	52 km
Railway (industrial rail track)	Railways Ploče (CRO)-Sarajevo passing through Mostar (19 km)
Airport	Airport Mostar (24 km); Airport Split (142 km)
Seaport	Port Ploče (77 km); Port Split (131 km); Port Dubrovnik (148 km)
River port	Port Brčko (312 km)
<b>INFRASTRUCTURE</b>	<b>AVAILABILITY OF INFRASTRUCTURE / SERVICES</b>
Water	No
Sewers	No
Power supply	Yes
Gas	No
Telecommunication network	Yes

### OTHER ZONE INFORMATION

Number of enterprises	5
TT kabeli d.o.o., Sjemenarna d.o.o., Presal Extrusion d.o.o., Nevals d.o.o., Candy mix d.o.o.	
Number of employed	293
Local incentives for investors	Yes
Type of incentive: Lower land prices for investors planning to open new jobs in the zone – can be up to 40% of the real price.	
Plots available for sale	On request
Price/m <sup>2</sup>	On request
Plot size (min/max)	Min 5.580 m <sup>2</sup> , max 15.570 m <sup>2</sup>
Permitted construction coefficient	0,3
Maximum permitted number of levels /stories	PO+S+P+1 for production activities, PO+S+P+2 for business activities
Permitted construction height (m)	16 m
Minimum distance from the neighbouring plot	10 m
Plot development	20-30 % of the plot must be green area
Maximum permitted fence/hedge height	Max 2,5 m
Minimum number of park places	1 PM/50m <sup>2</sup> for production purposes, 1 PM/30m <sup>2</sup> for business purposes
Access road width	6 m
Water cost (BAM/m <sup>3</sup> )	1.40 BAM/m <sup>3</sup>
Contact tel.	039/702-838

# CONTACT FOR INVESTOR SUPPORT



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