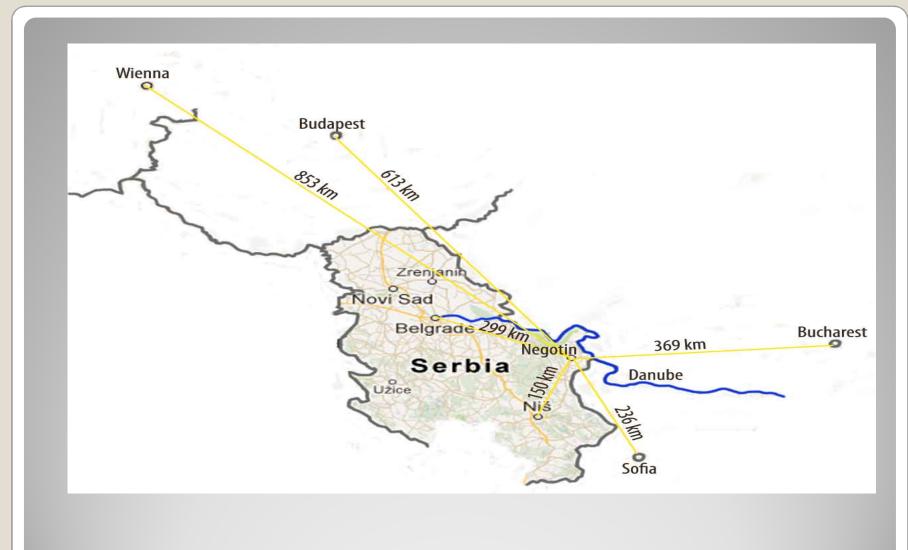
# investinegotin

- 1089 km<sup>2</sup>
- Population of 49 306 inhabitants (37056 living in Serbia)
- The total number of working-age 18834
- Continental climate
- A great number of sunny days during the year, even 265 days

### **Basic informations**



Location

- Industrial zone
- Greenfild
- Brownfild

**Investment opportunities** 

- Industrial zone
- 2 km from the center of the town
- Close to the railway lines to the Port Prahovo road M24
- The area planned for selling or renting is 13.32 ha
- In this moment two lots with surfaces of 0.3ha and 0.4ha are partly equipped with utility

## Infrastructure available Industrial zone

Sports and Recreation Complex

"Danube pearl" Mihajlovac unused communal landscape. The closeness of electricity, telephone, internet, access roads, dock for ships.

Distance from city center: 20.0 km



- Estate "Warehouse area" Negotin communally undeveloped land, equipped gravel road, water supply system and sewerage system
   Distance from city center: 2km
- In this moment two lots with surfaces of 0.3ha and 0.4ha are partly equipped with utility



 Estate "Gradište" Negotin land with infrastructure Distance from city center: 1.3 km
 Three lots with surface of 0,9ha,1,2ha,1,1ha intended for residential buildings



 Area "Prahovo" Prahovo undeveloped land, water supply system, electric. Energy (electricity medium voltage), the access road. Next to the port and railway. Distance from the city center: 11.1 km
 Owner is Wesell fenstra.



Warehouse and refrigerator "Prahovo"
 The existing communal landscaped, the water supply system, electricity, telephone, internet, access road.
 Distance from city center: 9.1 km
 Owned by cooperative Prahovo, looking for the partnership



Industrial facility "Mihajlovic" Bukovče
Water supply system, electric. High voltage system, telephone,
internet, access road, air pressure 10 bar.
Distance from city center: 5.8 km



Storage facility "Spajić" LTD Negotin
 the existing communal landscaped, water supply system, electric.
 Energy (has its own substation and high voltage), telephone,
 internet, access road.
 4 facilities with surface 5781 m2
 Distance from city center: 3.3 km



- "Negotinske Pivnice" settlements consisting of wine cellars
- Monasteries Bukovo, Koroglaš, Vratna.
- Vratna-The Greatest Gates of Stone
- Archeological site "Šarkamen"



**TOURISM** 

- Honey and Wine Fair
- Four Hunting areas
- International Music Festival "Mokranjčevi dani"
- Festival "Krajinski običaji"
- The May ceremonies
- The Negotin fairs



**TOURISM** 

- Municipal Spatial Plan and Local Sustainable Development Strategy are prepared;
- General Plan for Negotin with all building conditions is made
- Joining the Program of the certification of 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;

## Reasons to invest in NEGOTIN

- 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 and Iron Gate II;
- Compensation for land is 1din/m2 in the industrial area;
- High-quality and well-trained workers;

### Reasons to invest in NEGOTIN

- High quality agricultural land area of 70 445ha;
- Many tourist sites and events;
- Long and well experience in cooperation with international organizations;
- Prepared investment sites;
- Long agriculture and industrial tradition;
- Efficient local administration;
- Local government as good partner in business;

## Reasons to invest in NEGOTIN



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