

EVENT & EXPO INVESTMENT PROJECT PROFILE



Project title	Zvirovići Economic Zone, City of Čapljina
Sector	Business
Location	Zvirovići, Čapljina, Herzegovina-Neretva County / Canton, F BiH, BiH
Location description	<p>Zvirovići, Čapljina, Herzegovina-Neretva County / Canton, F BiH, BiH is located in the south of Bosnia and Herzegovina, close to the border with the Republic of Croatia, with excellent communication to major centers and corridors in the country and this part of Europe. Proximity to major road and rail corridors, Adriatic Sea and airports in the Republic of Croatia, makes Čapljina a very attractive location for investors.</p> <p>DISTANCE FROM MAIN CENTERS IN THE COUNTRY AND ABROAD:</p> <p>Motorway A1 (HR) 0.8 km Railway station Čapljina 1 km Mostar Railway Terminal 35 km Railway terminal Split (HR) 145 km Mostar International Airport 27km Dubrovnik International Airport (HR) 130 km Sarajevo International Airport 157 km Split International Airport (HR) 157 km Port of Ploče (HR) 37 km- A1 motorway</p>

	Port of Split (HR) 147 km- A1 motorway DISTANCE FROM KEY ROADS AND PORTS Highway VC 0.8 km Mostar 34 km Medjugorje 2 km Sarajevo 162 km Banja Luka 267 km Dubrovnik (HR) 112 km Split (HR) 145 km A1 motorway Zagreb (HR) 518 km A1 motorway Belgrade (SRB) 454 km Budapest (H) 701 km Trieste (I) 595 km Vienna (A) 871 km Munich (D) 981 km
Company description	Area of the economic zone (phase I) is 14 ha. Number of currently available plots of land: 30 pcs. With the possibility of merging several plots into one
Project status	Road infrastructure: Hull of the road laid . Electricity: Transformer station set up and connection of plots to the low voltage network (medium voltage cables and low voltage networks) provided. Water supply and sewerage: single plots have secured connection to the water supply network. Investors are obliged to solve the wastewater drainage by building an impermeable septic tank. Rainwater drainage is already insured. Future facility have obligation to connect to rainwater drainage. Telecommunications: Connection of all individual plots enabled in the same way as cable TV. Ownership: Owned by the City of Čapljina: 26 plots Privately owned: 4 plots Documentation: a Zoning Plan was adopted for Zvirovići Economic Zon. Urban consent and approval for construction will be obtained by investors in the Čapljina (City administration of Čapljina) quickly and efficiently. Investment opportunities: Purchase of land.
Project description	When Investor securing a building permit, he/she pays 20 KM ~ 10.19 EUR per 1m2 of built-up usable area on the name for the costs of land development. Merging is possible for a several plots into one. The beginning of the process is initiated by a "Letter of intent" sent to address; City of Čapljina, Trg kralja Tomislava, 88 300 Čapljina, BiH, FBiH or by e-mail: gradonacelnik-vidic@capljina.ba, grad@capljina.ba or Julijana.mikulic@capljina.ba Note: The price is determined by a court expert in the field of construction, based on the parameters such as: infrastructure, proximity to roads, proximity to settlements, creditworthiness land, land prices that were determined by a municipal decision, which is no longer on in force, from the date of entry into force of the Law on Real Rights). Land is allocated at official auction. Convenience of use: Zvirovići Economic Zone, Čapljina is suitable for the following purposes: catering, tourism, service, services, warehouses, crafts and production in compliance with all prescribed environmental standards.

Estimated total investment cost	51 EUR is total investment per 1m2 Zvirovići Economic Zone into the infrastructural base. 39.23 EUR is city administration investment in infrastructure per 1m2, Investor costs are cca 11.72 EUR per 1m2 through the purchase of land.	
Inputs provided by local partner		Description
		City administration of Capljina Planning, zoning, electricity supplied to each plot, water, resolved telecommunications, rainwater as well as TV/Internet cable connection.
Inputs required from foreign partner	Value	Description
	EUR cca 11,72 EUR/m2	Purchase of a plot for a future purpose-built facility.
Form of cooperation with foreign partner	Financial	Technical
	Payment for land, ie the plot or plots Investors will use for a business	<ul style="list-style-type: none"> - Dig a septic tank for your facility - Establish connection of its rainwater drainage to the established drainage network - Solve building permits, and occupational/use permits in accordance with the purpose of the facility.

ZONE	MARK OF CONSTRUCTION UNIT	AREA OF CONSTRUCTION UNIT Pparc (m²)	LARGEST AREA UNDER THE BUILDING Pzgr (m²)	THE LARGEST DEVELOPMENT OF THE CONSTRUCTION UNIT kig (%)	THE LARGEST COEFFICIENT OF USE OF THE CONSTRUCTION UNIT, ABOVE GROUND kig (%)	THE GREATEST HEIGHT FROM THE LOWEST LEVEL OF SURROUNDING LAND m	GREATEST CONSTRUCTION (GROSS) AREA, GBP (m²)
CATE	Ug2	3,000.00	1,500.00	50	1	12	4,500.00
	Ug3	5,240.00	2,620.00	50	1	12	7,860.00
	Ug4	5,440.00	2,360.00	43	0.86	12	7,080.00
SERVICE	S1	2,500.00	1,250.00	50	1	12	3,750.00
	S2	2,500.00	1,250.00	50	1	12	3,750.00
	S3	2,541.00	1,270.00	50	1	12	3,810.00
	S4	2,500.00	1,250.00	50	1	12	3,750.00
	S5	2,500.00	1,250.00	50	1	12	3,750.00
	S6	2,500.00	1,250.00	50	1	12	3,750.00
	S7	2,500.00	1,250.00	50	1	12	3,750.00
	S8	2,575.00	1,250.00	50	1	12	3,750.00
	S9	2,636.00	1,318.00	50	1	12	3,950.00
WAREHOUSE	Sk11	2,500.00	1,250.00	50	1	12	3,750.00
	Sk12	2,500.00	1,250.00	50	1	12	3,750.00
	Sk13	2,500.00	1,250.00	50	1	12	3,750.00
	Sk14	2,500.00	1,250.00	50	1	12	3,750.00
	Sk15	2,500.00	1,250.00	50	1	12	3,750.00
		2,500.00	1,250.00	50	1	12	3,750.00
ZONE	MARK OF CONSTRUCTION UNIT	AREA OF CONSTRUCTION UNIT Pparc (m²)	LARGEST AREA UNDER THE BUILDING Pzgr (m²)	THE LARGEST DEVELOPMENT OF THE CONSTRUCTION UNIT kig (%)	THE LARGEST COEFFICIENT OF USE OF THE CONSTRUCTION UNIT, ABOVE GROUND kig (%)	THE GREATEST HEIGHT FROM THE LOWEST LEVEL OF SURROUNDING LAND m	GREATEST CONSTRUCTION (GROSS) AREA, GBP (m²)
CRAFTS	O1	2,660.00	1,330.00	50	1	12	3,990.00
	O2	2,500.00	1,250.00	50	1	12	3,750.00
	O3	2,500.00	1,250.00	50	1	12	3,750.00
	O4	2,500.00	1,250.00	50	1	12	3,750.00
	O5	2,600.00	1,300.00	50	1	12	3,900.00
	O6	2,500.00	1,250.00	50	1	12	3,750.00
	O7	2,500.00	1,250.00	50	1	12	3,750.00
	O8	2,500.00	1,250.00	50	1	12	3,750.00
PRODUCTION	P1	2,500.00	1,250.00	50	1	12	3,750.00
	P2	2,500.00	1,250.00	50	1	12	3,750.00
	P3	2,500.00	1,250.00	50	1	12	3,750.00
	P4	2,500.00	1,250.00	50	1	12	3,750.00
	P5	2,980.00	1,490.00	50	1	12	4,470.00
	P6	2,500.00	1,250.00	50	1	12	3,750.00
	P7	2,500.00	1,250.00	50	1	12	3,750.00
	P8	2,500.00	1,250.00	50	1	12	3,750.00
Note: Parts of parcels Ug2 and Ug3 are privately owned.							

Supporting information
available

For additional
information about this
project, please contact
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