



# INVEST IN NOVI GRAD

Investment profile



## Dear investors and entrepreneurs,

It is my pleasure to greet you on behalf of the Municipality of Novi Grad, a place that offers numerous opportunities for investment and long-term collaboration. Our municipality is proud of its rich tradition, natural resources, and strategic location near the border with the European Union, making it an attractive destination for investments across various sectors.

With this brochure, we aim to present the wide range of investment and development opportunities that Novi Grad offers. Our goal is to improve the business environment, encourage entrepreneurial initiatives, and strengthen the socio-economic status of our community. Through the Investment Profile, we provide essential information about Novi Grad, along with a range of valuable information that will assist you in preparing and executing business ventures in our area, making your investments more efficient and easier.

We offer investors various advantages, including favorable natural resources and a strategic location close to major transportation routes, facilitating logistics and trade flows. Our industrial zone is fully equipped to meet the needs of modern businesses, with access to key infrastructure and flexible business conditions. In addition, Novi Grad invests significant resources in infrastructure development, modernization of public services, and support for small and medium enterprises.

Our local administration is actively working to improve the business environment through the digitalization of administrative processes, transparency, and fast response times in resolving requests.

Novi Grad is also known for its rich cultural and tourist offer and represents a growing market for investment in tourism. Our river Una, beautiful forests, and mountain landscapes provide ideal conditions for the development of tourism and the opportunity to diversify businesses and create new tourist attractions.

We proudly call ourselves a "partner city" because the Municipality of Novi Grad is committed to open and proactive cooperation with investors and entrepreneurs. We are ready to respond to any of your inquiries, provide you with all the necessary information regarding investment conditions, and offer comprehensive support through every step of the investment process, including post-investment assistance. Your success is our shared goal.

We invite you to explore the opportunities we offer and become part of our success story.

Together we can create a better future for our community and achieve your business goals. Our team is ready to provide you with all the information and advice you need to realize your plans with ease.

Thank you for choosing Novi Grad as your next investment destination!

Welcome to Novi Grad – a city of opportunities and new perspectives!



### Miroslav Drljača, mayor

- 📍 Opština Novi Grad
- 📍 Petra Kočića 2, 79220 Novi Grad
- ☎ +387-52-720-900
- ✉ nacelnik@opstina-novigrad.com



**Novi Grad Municipality  
— a place for new  
investments, unique  
experiences, and a  
healthy environment!**

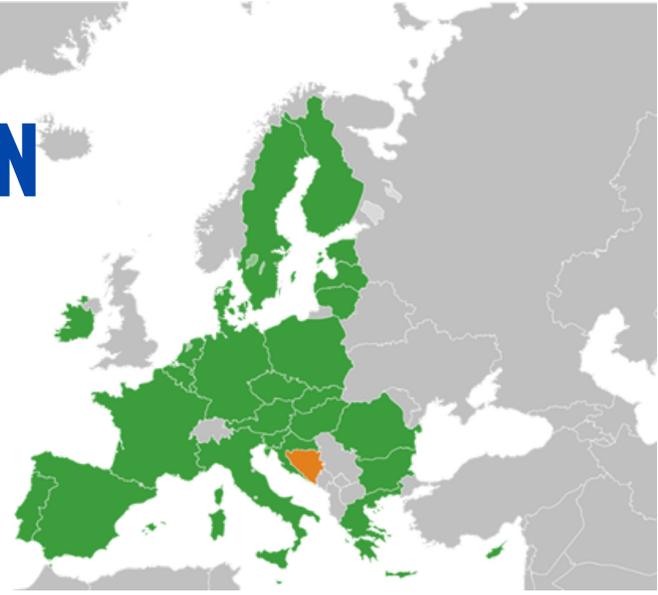


# Identity card of Novi Grad Municipality

	<b>Official name</b>	Novi Grad Municipality
	<b>Administrative Affiliation</b>	Republic of Srpska, Bosnia and Herzegovina
	<b>Population</b>	21.902 (Estimated by the Republika Srpska Institute of Statistics for 2024)
	<b>Area</b>	470 km <sup>2</sup>
	<b>Mayor</b>	Miroslav Drljača, B.Sc. in Forestry
	<b>Municipal Budget</b>	15.463.369,04 € (plan for 2026.)
	<b>Address</b>	Petra Kočića 2, 79220 Novi Grad
	<b>Phone/Fax</b>	+38752/720-900, 720-901
	<b>E-mail, WEB</b>	<a href="mailto:nacelnik@opstina-novigrad.com">nacelnik@opstina-novigrad.com</a> <a href="http://www.opstina-novigrad.com">www.opstina-novigrad.com</a>

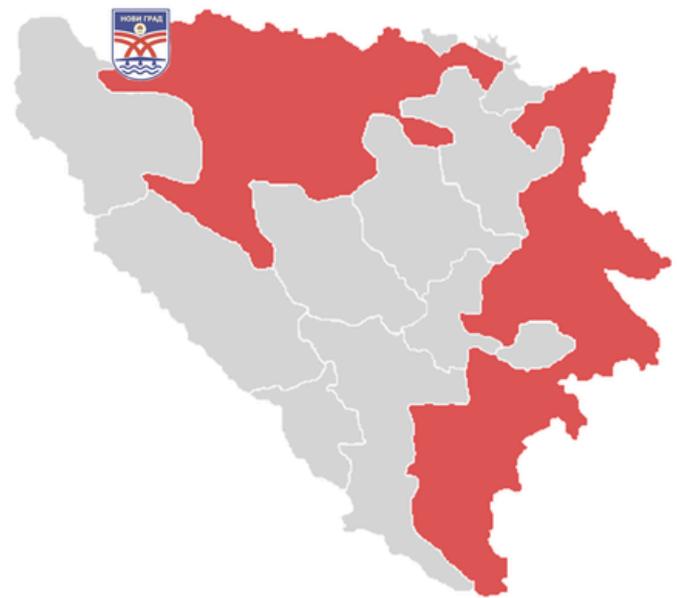


# GEOSTRATEGIC POSITION



• Novi Grad is located in the far northwest of Bosnia and Herzegovina and the Republic of Srpska. It borders the Republic of Croatia, on the south-eastern border of the European Union. In Novi Grad there is a border crossing for passenger traffic between Novi Grad (BiH) and Dvor (HR). The nearest first category border crossings for road traffic are Gradiška (87 km) and Izačić (80 km), through which the movement of people, vehicles and goods is permitted. The municipality of Novi Grad also has a border crossing for rail traffic: Dobrljin (Dobrljin-Volinja), which falls under the category of an international border crossing for rail traffic. The nearest international airports are located in:

- Banja Luka (distance: 87 km),
- Zagreb (distance: 106 km),
- Tuzla (distance: 238 km),
- Split (distance: 280 km),
- Zadar (distance: 220 km),
- Sarajevo (distance: 320 km)
- Beograd (distance: 380 km)



# Advantages of Novi Grad Municipality:



## Favorable geographical position

The municipality of Novi Grad is located in the northwestern part of the Republic of Srpska, Bosnia and Herzegovina, bordering the Republic of Croatia and the European Union market of 494 million consumers.



Connection to the main road M-14 (Kozarska Dubica-Novi Grad-Bihać), as well as 75 km from the highway A3 (Belgrade-Zagreb) and 100 km from the highways Banja Luka-Gradiška and Banja Luka-Doboj.



Access to the railroad junction with connections to: Dobrljin (border crossing – 15 km), Zagreb, Banja Luka, and Sarajevo.



Located 100 km from the airport in Banja Luka and 170 km from the airports in Zagreb and Tuzla.



Direct access to the international border crossing point for road passenger traffic Novi Grad (BiH) - Dvor (HR), 64 km from the international border crossing point for road passenger and goods traffic Gradina (BiH) - Jasenovac (HR).

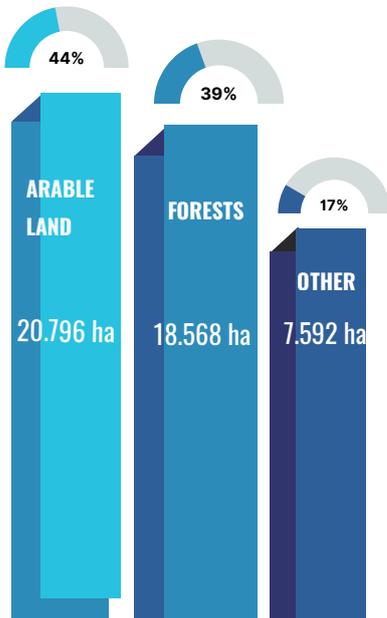


Distance from Port Šamac (Sava River) – 215 km; Port Brčko (Sava River) – 257 km; Port Rijeka (HR) – 236 km; Port Split (HR) – 268 km; and Port Ploče (HR) – 370 km.

## Natural resources

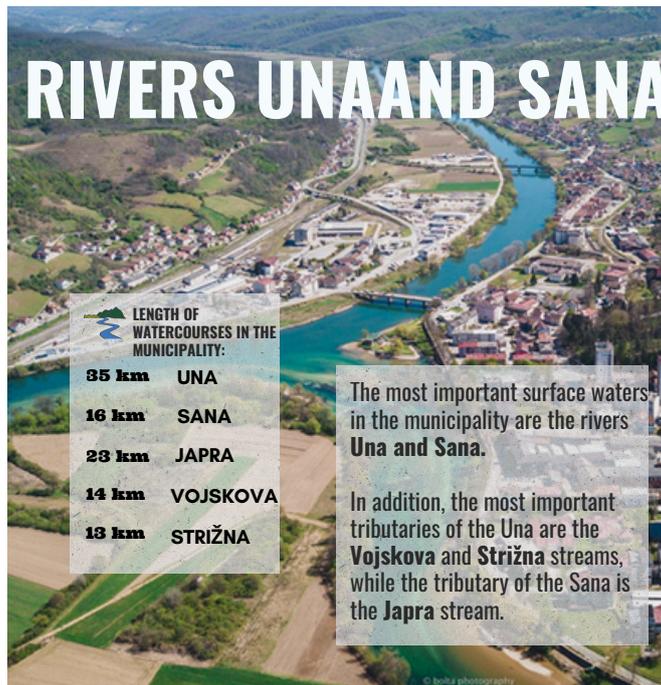
### 46.956 ha

TOTAL AREA OF THE MUNICIPALITY



### 230 km

TOTAL LENGTH OF SURFACE WATERCOURSES



## RIVERS UNA AND SANA

LENGTH OF WATERCOURSES IN THE MUNICIPALITY:	
35 km	UNA
16 km	SANA
23 km	JAPRA
14 km	VOJSKOVA
13 km	STRIŽNA

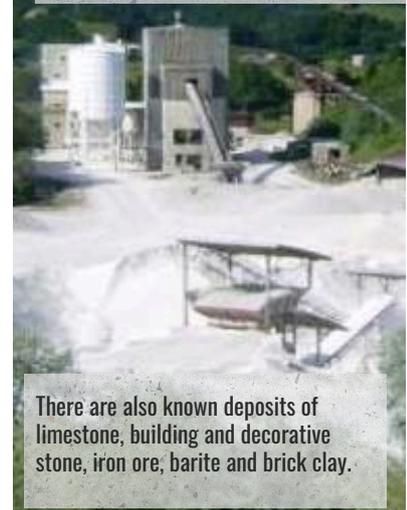
The most important surface waters in the municipality are the rivers **Una** and **Sana**.  
In addition, the most important tributaries of the Una are the **Vojskova** and **Strižna** streams, while the tributary of the Sana is the **Japra** stream.

## ORES AND MINERALS



ESTIMATED RESERVES:

- 52 mil.tons DOLOMITE
- 10 mil.tons GYPSUM
- 7,5 mil.tons BROWN COAL
- 2,2 mil.tons BENTONITE



There are also known deposits of limestone, building and decorative stone, iron ore, barite and brick clay.

## THERMAL MINERAL SPRING LJEŠLJANI

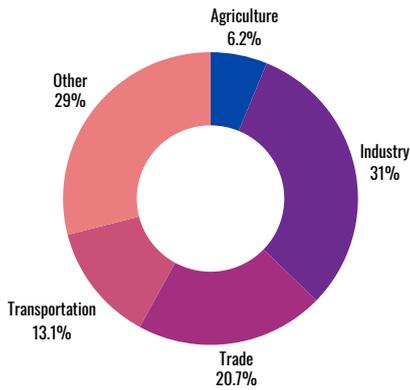
The thermal mineral water in Banja Lješljani belongs to a unique and very rare type of water in the world. It is a hyperalkaline water which, unlike other rare hyperalkaline waters in the country and the world, is also a thermal mineral water, with a mineralization about ten times higher than waters with similar properties.

This thermal mineral water contains sodium, chlorides, bicarbonates, sulfates and peloids and has a beneficial effect, especially on skin diseases.

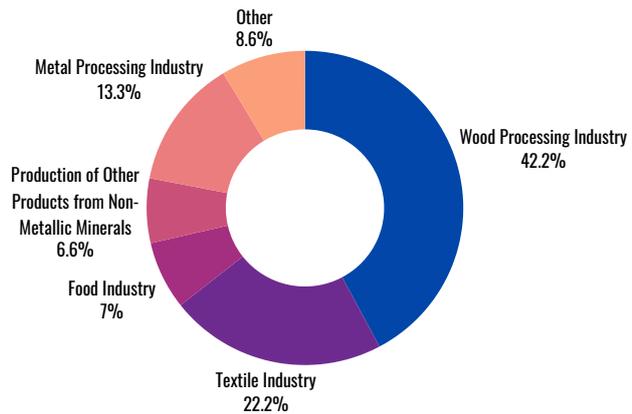
The temperature of the spring is between 31 and 35°C.

# ECONOMIC STRUCTURE

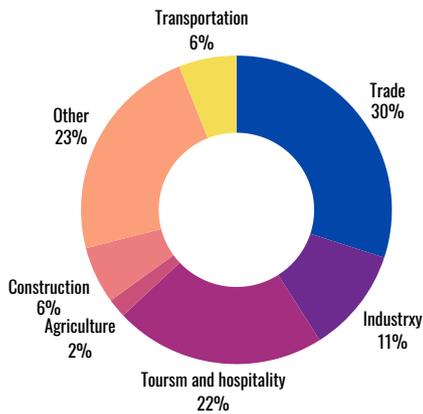
Structure of companies in 2024.



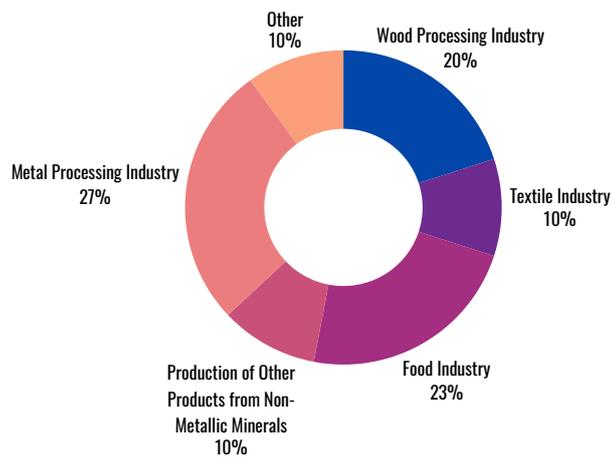
Structure of Industry- companies in 2024.



Structure of entrepreneurs in 2024.



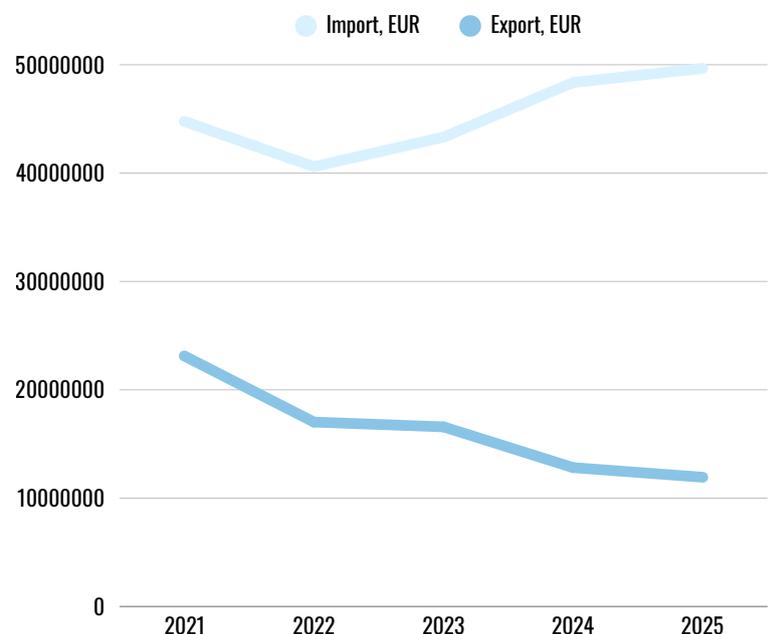
Structure of Industry- entrepreneurs in 2024.



## Overview of total revenues and expenditures of companies from 2021 to 2024

Year	Revenues (EUR)	Expenditures (EUR)
2021	141.470.280	132.993.858,27
2022	163.974.586,87	152.808.208,92
2023	173.234.363	163.074.220,27
2024	184.727.621,94	174.388.231,41

## Foreign trade exchange in the period from 2021 to 2025 (EUR)





Total revenue of companies in 2024.

**184.727.621,94 EUR**



Average net salary in Novi Grad in 2024

**649,35 EUR**



Number of economic entities in 2024

**581**

**Industrial zone "Poljavnice," which hosts 30 entities**

- The location is connected by main roads to all European cities, routes, and highways of the European Union. It is located near the Croatian border and the construction of the Banja Luka — Novi Grad highway is planned (construction of the Banja Luka-Prijedor section began in 2021).
- The Novi Grad – Dobrljin – Zagreb railroad line, the Novi Grad – Banja Luka – Dobož line and the main roads Novi Grad – Kostajnica – Sisak, Novi Grad – Banja Luka – Sarajevo and Novi Grad – Bihać – Split run alongside the zone itself.



Manufacturing/Industry, 2024.

**92 economic entities**



Wholesale and retail trade, repair of motor vehicles and motorcycles, 2024.

**161 economic entities**



Accommodation and food service activities, 2024.

**99 economic entities**



Transportation and storage, 2024.

**43 economic entities**

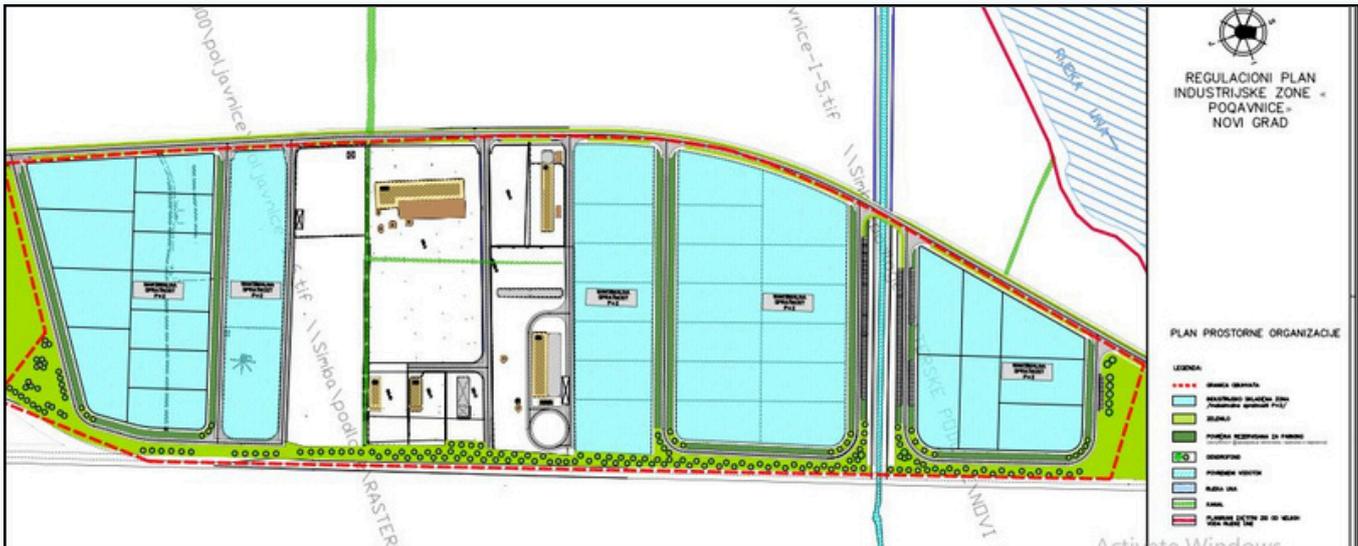


**ECONOMIC PROFILE OF  
NOVI GRAD  
MUNICIPALITY**



**SECTORS FOR  
INVESTMENT**

# INDUSTRIAL ZONE POLJAVNICE



<p>Size and yppe of the zone</p>	<p>The "Poljavnice" industrial zone was established by the decision to create a 75-hectare industrial zone. A feasibility study was carried out for this area, predicting the development of a modern industrial zone. The regulatory plan for the Poljavnice industrial zone covers an area of approximately 17 hectares.</p> <p>Type: greenfield, brownfield, industrial-commercial.</p>
<p>Location</p>	<p>The industrial zone is located on the outskirts of the city between the Una River and the main road M14 (the section from Kozarska Dubica to Kostajnica, Novi Grad and Bihać), 4 km downstream from the center of Novi Grad. The Novi Grad – Dobrljin – Zagreb railroad line and the main roads Novi Grad – Kostajnica – Sisak, Novi Grad – Banja Luka – Sarajevo and Novi Grad – Bihać – Split run along the zone.</p> <p>The industrial zone "Poljavnice" is located on the outskirts of the city between the Una River and the main road M14, 4 km downstream from the center of Novi Grad. The border crossing for railroad traffic for international transportation of passengers, vehicles and goods (Dobrljin, BiH - Volinja, HR) is 15 km away, while the border crossing for international road traffic (Novi Grad, BiH - Dvor, HR) is only 4 km away.</p>
<p>Infrastructure to the Zone</p>	<p><b>Roads:</b> The main road M14 (section from Kozarska Dubica to Kostajnica, Novi Grad and Bihać) passes directly by the area. The distance from Novi Grad is 3 km, from Kostajnica 24 km. In addition, the main road M4 (section from Novi Grad to Prijedor and Banja Luka) provides further connections. Railroad connections: Novi Grad serves as a railroad junction with connections to Banja Luka, Bihać (BiH) and Zagreb (HR). Border crossings: The border crossing for rail traffic for international transportation of passengers, vehicles and goods is located in Dobrljin (BiH) - Volinja (HR), 15 km away. The border crossing for passenger transportation is located in Novi Grad (BiH) - Dvor (HR), only 3 km away. The border crossing for passenger and freight traffic is in Gradina (BiH) - Jasenovac (HR), 25 km away.</p> <p><b>Electricity:</b> There is a main substation of JP Elektro distribucije Novi Grad (TS Poljavnice 110/20/10 kV), which is about 700 meters away from the industrial area.</p> <p><b>Water supply:</b> Available. <b>Sewage:</b> Not available; there is no sewage network in the industrial zone or its immediate surroundings, so septic tanks are used.</p> <p><b>Telecommunications:</b> Available; the Poljavnice settlement has its own telecommunications network for Internet and landline telephone services. The area of the Poljavnice industrial zone will be provided with about 120 new connections for potential new users (residents) of the industrial zone. As this is a new telephone exchange, an ADSL Internet connection is also included.</p>

<p>Infrastructure within the Zone:</p>	<p><u>Roads</u>: Within the industrial zone there is an unpaved section of a macadam road totaling 1,050 meters (consisting of three sections of 500 m, 350 m and 200 m). It is necessary to asphalt this section and create new connecting roads within the zone. <u>Electricity</u>: In 2020, a new substation with a capacity of 230/400 kV was built in the industrial zone, effectively solving the problems of companies in the new part of the zone with electricity supply. <u>Water supply</u>: In recent years, the water supply in the industrial zone has been insufficiently addressed. However, in 2020, a secondary water supply network was built and put into operation, partially solving the water supply problem for businesses in the zone. Nevertheless, the water supply problem has not been completely solved, as it is a technical challenge for some companies to connect to the new secondary water network. <u>Wastewater</u>: Not available. <u>Telecommunications</u>: Available.</p> <p><u>Regulatory plan for the zone</u>: In 2018, the Novi Grad City Assembly adopted the Novi Grad City Spatial Development Plan, which is valid from 2009 to 2039. The regulatory plan for the Poljavnice industrial zone covers an area of approximately 17 hectares. This regulation plan was adopted by the Assembly's resolution on the approval of the regulation plan for the "Poljavnice Industrial Zone" in Novi Grad, together with a resolution on the adoption of amendments and additions to the regulation plan, which covers a period of 10 years (from 2011 to 2021).</p>
<p>Priority investment sectors in the "Poljavnice" Industrial Zone</p>	<p>Agriculture, Wood processing industry, Textile industry, Metal processing industry, Food industry</p>
<p>Procedure and conditions for entry into the Zone</p>	<p>The Municipality of Novi Grad manages and disposes of urban construction land owned by it in the manner and under the conditions specified by law and the Decision on Spatial Planning and Construction Land. The Municipality of Novi Grad trades undeveloped urban construction land owned by it through:</p> <ul style="list-style-type: none"> <li>• Sale by public auction</li> <li>• Sale by direct agreement to complete a construction parcel</li> <li>• Exchange with natural and legal persons</li> <li>• Lease for the construction of temporary buildings</li> </ul> <p>The trade of undeveloped urban construction land owned by the Municipality is conducted in accordance with the Law on Real Rights and other regulations governing the trade of construction land. The procedure, conditions, and manner of granting temporary use of undeveloped urban construction land owned by the Municipality are regulated by a special decision of the Municipal Assembly.</p>



# SECTORS FOR INVESTMENT



## WOOD PROCESSING INDUSTRY

- Export-Oriented,
- 18 companies and 10 independent entrepreneurs with 254 employees,
- The total revenue of the wood processing industry accounts for 5% of the total revenue of companies and 33,5% of the revenue of the manufacturing industry.
- The share of total exports of wood and wood products to the total exports of the municipality is 37,42%.
- The Municipality of Novi Grad can be considered a center for the production and placement of beekeeping equipment in Bosnia and Herzegovina, as over 15 mainly export-oriented companies operate in this field in Novi Grad.



## TEXTILE INDUSTRY

- Export-Oriented,
- 10 companies and 5 independent entrepreneurs with 345 employees,
- The total revenue of the textile industry accounts for 2,5% of the total revenue of companies and 17% of the revenue of the manufacturing industry,
- The share of total exports of textiles, textile products, footwear, hats, etc., to the total exports of the municipality is 28,32%, with more than a third of the total production being sold on foreign markets. This mainly involves so-called "lohn" contracts.



## TOURISM

- The Una and Sana rivers in the Novi Grad area are home to 95% of freshwater fish, and Japra and Vojskova are natural spawning grounds for the protected Danube salmon species, which is a rarity in Europe.
- "Unska lađa" as a potential brand, with a special management style (with paddles and oars).
- The Una Nautre Park is a protected area in category V—protected landscapes, with specific geological and hydrological phenomena and exceptional biological diversity,
- Investment opportunities: Revitalization of the accommodation facility in SRC "Mlakve", establishment of an accommodation capacity hostel, and construction of the spa and recreation center in Lješljani.
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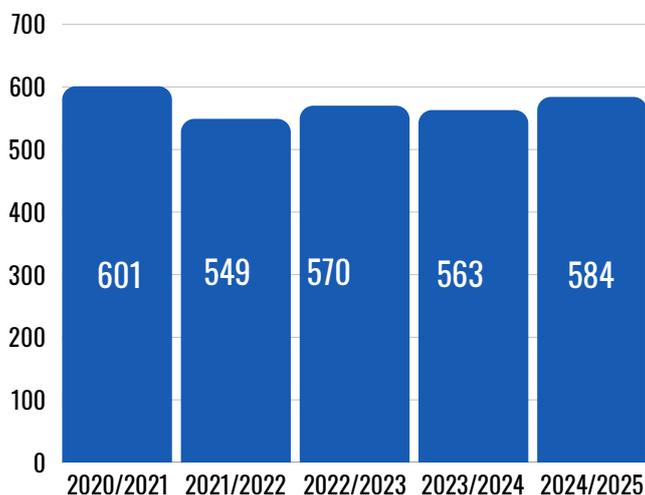


## AGRICULTURE

- Agriculture, fruit growing, and milk production
- Krajina cheese: a traditional cheese produced in two mini cheese factories located in rural households
- Cooperative sector: Agricultural Cooperatives "Agrojapra" and "Agronova."
- Beekeeping: the records indicate 73 beekeepers and 3.836 beehives. The average annual honey production in the municipality is about 40–50 tons.

# EDUCATIONAL STRUCTURE AND EDUCATIONAL PROFILES

Number of students in secondary schools in the area of the municipality of Novi Grad:



Secondary education in Novi Grad takes place in two educational institutions:

- Public Secondary School Center “Đuro Radmanović” Novi Grad and
- Grammar school “Petar Kočić” Novi Grad.

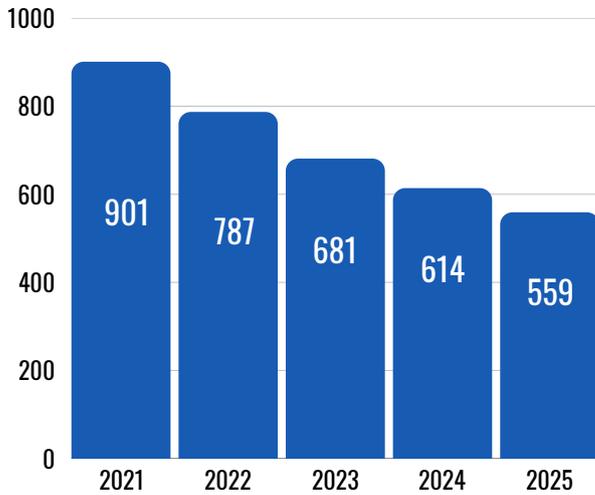
The Public Secondary School Center “Đuro Radmanović” has 522 students enrolled for the school year 2024/2025, while the Grammar school “Petar Kočić” has 63 students.

The number of students by fields of study in secondary education in the municipality of Novi Grad for the 2024/2025 school year:

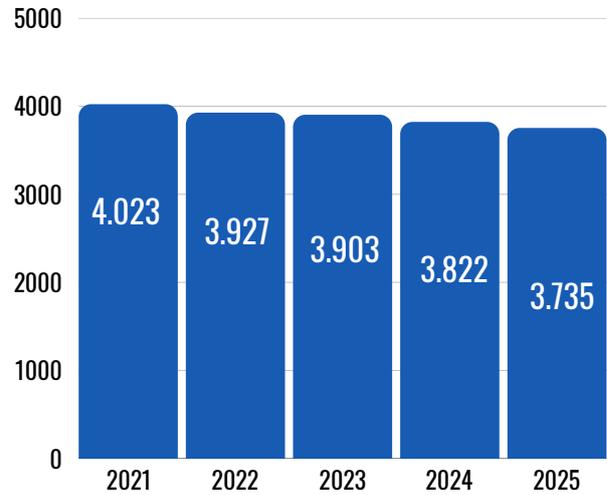
Educational Institution	Subject area	Occupation	Total number of students	Students in the final year
Grammar school “Petar Kočić”	Grammar school	General	59	16
Public Secondary School Center “Đuro Radmanović” Novi Grad	Mechanical Engineering and Metal Processing	Mechanical Technician for Computer Design	44	23
		Locksmith - Welder	36	20
		Auto Mechanic	21	0
	Electrical Engineering	Technician for Information Technologies	72	21
		Electrician - Electrical Installer	34	18
	Hospitality and Tourism	Waiter	18	6
		Cook	16	8
		Tourism Technician	54	19
	Economics, Law, and Trade	Business-legal technician	22	0
	Health	Pharmaceutical technician	27	0
Physiotherapy technician		44	22	
Dental Technician		24	0	
Transportation	Logistics and Freight Technician	19	0	
	Road traffic technician	43	22	
		<b>TOTAL:</b>	<b>552</b>	<b>152</b>

# WORKFORCE

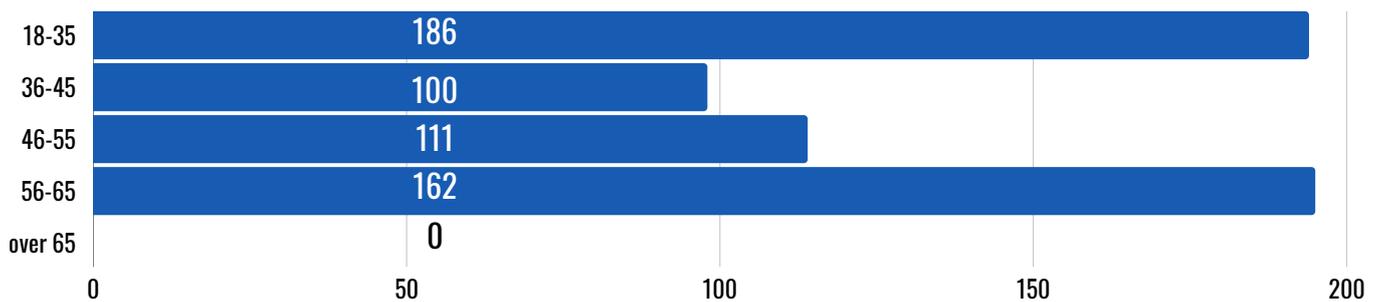
Number of Unemployed from 2021 to 2025



Number of employed from 2021 to 2025



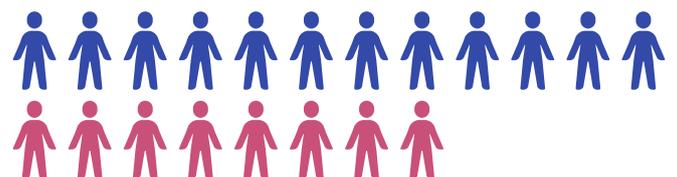
Structure of the unemployed according to the age, 2025.:



Qualification structure of the unemployed, December 2025:

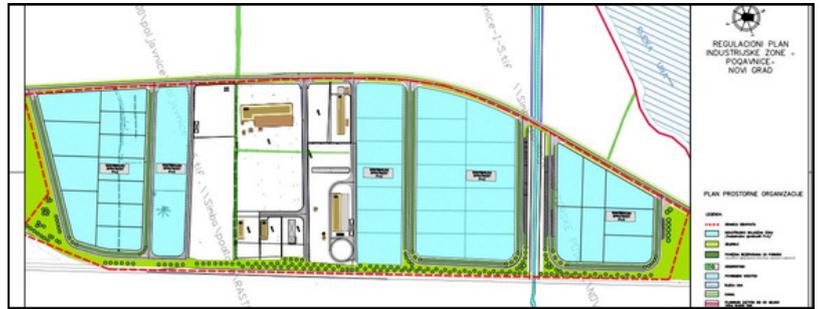
Qualification	Total	M	F
Unqualified Workers (NKV)	100	67	33
Semi-qualified workers - Lower professional qualifications (PK-NSS)	3	1	2
Qualified workers (KV)	192	125	67
Technicians (SSS)	206	86	120
Highly qualified workers (VKV)	0	0	0
3-year Bachelor's programme, 180 ECTS credits, (VŠS)	6	3	3
4-year Bachelor's programme: 240 ECTS credits (VSS)	52	17	29

**On December 31st, 2025:**  
**559 UNEMPLOYED**  
 299 OF MEN      260 OF WOMEN



# INVESTMENT OPPORTUNITIES

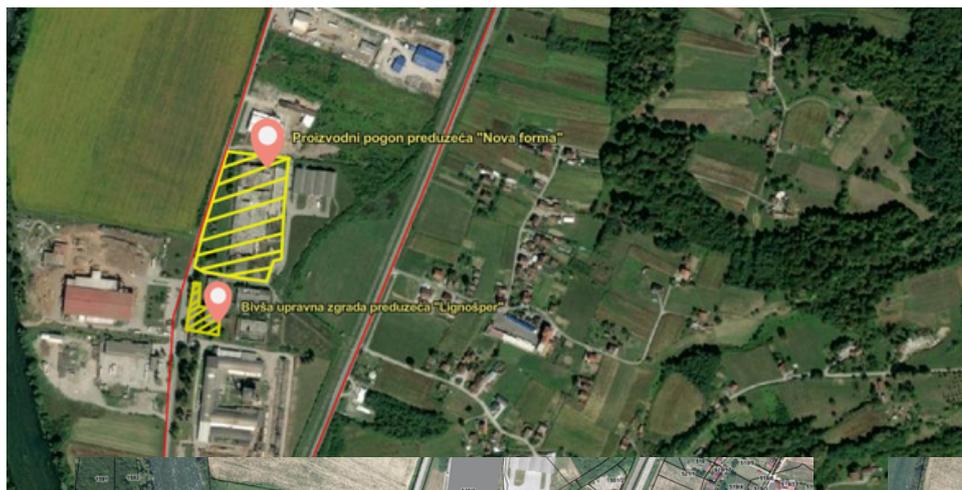
## Greenfield locations in the Industrial Zone



Ownership	<b>Novi Grad Municipality</b>
Available parcels	In October 2021, the Municipal Assembly of Novi Grad adopted a decision to purchase land totaling 2 hectares to ensure available parcels for future investors. Currently, there are 9 parcels owned by the Municipality of Novi Grad, ranging in size from 0.04 ha to 0.37 ha.
Infrastructure	Access road, water - partially available (only in the old part of the Industrial Zone), high-voltage electrical energy, gas, telecommunications, sewage - not available
Price and type of land purchase:	The starting sale price of the land is 1.53€/m <sup>2</sup> , with a mandatory Appraisal Review by certified appraiser, based on which the final price is determined
Suitability of use	Locations suitable for agricultural and food industry, metal processing, wood processing, textile, and electrical industries
CONTACT	Department for spatial planning and housing- communal affairs, Phone: +387 52/720-468, E-mail: <a href="mailto:duska.zgonjanin@opstina-novigrad.com">duska.zgonjanin@opstina-novigrad.com</a>



# Brownfield locations in the Industrial Zone



<p>Properties</p>	<ul style="list-style-type: none"> <li>• <b>Wood industry facility of the company Nova forma d.o.o. Šamac</b></li> <li>• <b>Former administrative building of the company 'Lignošper'"</b></li> </ul>
<p>Description of Properties</p>	<p><b>Wood industry facility for sale:</b> (Production facility of the company 'Nova forma' - part of the former complex 'Lignošper') - The possibility of selling the wood industry facility of Nova forma d.o.o. Šamac, with an area of 1,352 m<sup>2</sup>, and a factory yard area of 17,655 m<sup>2</sup>. An enforcement procedure has been initiated against the wood industry plant of Nova forma d.o.o. to collect a monetary claim that ZP Elektro Doboj has against this company. Since ZP Elektro Doboj has no interest in acquiring this property, the only way to transfer the property is through the enforcement procedure, where a potential investor could acquire it through the enforcement process ongoing in the District Court in Prijedor. The facility is currently devastated and requires complete renovation. Cadastral parcel: 548/2 in K.O. Poljavnice.</p> <p><b>Residential-Commercial Building for Sale:</b> (Former administrative building of the company 'Lignošper') - A residential-commercial building (former administrative building of the company 'Lignošper'), with an area of 1,000 m<sup>2</sup>, including parking. The property is in good condition, but several rooms require renovation, and a number of window panes need to be replaced. It is suitable for a nursing home, residential building, business facility, or college. Price: 450 KM/m<sup>2</sup>. Cadastral parcels: 548/7 and 548/3 in K.O. Poljavnice, owned by 'Drvo-Commerce' d.o.o. Pribinić, Teslić.</p>
<p>CONTACT</p>	<p>1. DOO "NOVA FORMA", Bukovica Mala bb, Bukovica Mala, Doboj, Marijan Mišić, direktor, Phone: +387 54/611-953, +387 54/ 997 i +387 54/612-992,                  2. DOO "DRVO-COMMERCE", Teslić, Pribinić bb, Phone: +387 53/423-405, +387 65/526-231,+387 65/ 812-388, Fax: +387 53/423-2053 i +387 53/ 723-210</p>

## Brownfield locations in the Industrial Zone



Property	<b>SZR „Izolater“ Novi Grad</b>
Property description	<p>SZR „Izolater“ is a specialized insulation company with a 30-year tradition, recognized for its expertise in waterproofing, thermal, and sound insulation. The commercial facility is located in the “Poljavnice” industrial zone, on cadastral parcel no. 556/9 (C.M. Poljavnice), in an attractive and easily accessible location. The property is offered for sale, long-term lease, or joint investment / strategic partnership.</p> <p>The building was constructed in 2008 and has been used for the production of sheet metal products, panels, and semi-panels. It consists of a ground floor and one upper floor (G+1), with a total gross area of 393.75 m<sup>2</sup> (length: 37.5 m; width: 10.5 m), situated on a 1,403 m<sup>2</sup> plot.</p> <p>Ownership: Bojan Kostadinović.</p> <p>The facility is fully equipped with all necessary installations, including electricity, water supply, sewage, telecommunications (PTT), fire alarm system, and ventilation. The structure is monolithic, and the property includes its own transformer station connected to a 400 kV high-voltage transmission line.</p>
CONTACT	<p>BOJAN KOSTADINOVIĆ, Industrijska zona „Poljavnice“ bb , 79220 Novi Grad          Tel./viber: +38765580172, +38765800993          e-mail: izolatertartufanovigrad@gmail.com ,          WEB: <a href="http://izolater-novigrad.50webs.com">http://izolater-novigrad.50webs.com</a></p>



**Overview of available parcels for sale in the Poljavnice Industrial Zone**



**Steps to location in the Poljavnice Industrial Zone**



**Instructions: "From land purchase to building construction in the Poljavnice Industrial Zone"**



**Data on available infrastructure in the Poljavnice Industrial Zone**



**List of entities operating in the Poljavnice Industrial Zone, 2024**



**Estimated investment costs in the Poljavnice Industrial Zone**

# Greenfield and brownfield locations outside the Industrial Zone

## Land in Dobrljin



Location	<b>Land “Dobrljin 1”</b>
Position	The parcel is located 300 meters from the main road M14 Novi Grad-Kostajnica and is situated right next to the railway station in Dobrljin, featuring a loading ramp for goods. The railway customs office is at the Dobrljin station, and the nearest road customs crossing is Gradina (K. Dubica), which is 55 km away. The location is 16 km from the center of Novi Grad.
Area Ownership	Total area of 16,883 m <sup>2</sup> , cadastral parcels 558 (9,465 m <sup>2</sup> ) and 559/2 (7,418 m <sup>2</sup> ) in the cadastral municipality of Dobrljin. Ownership: Municipality of Novi Grad.
Contact	Department for spatial planning and housing-communal affairs, Phone: +387 52/720-468, E-mail: <a href="mailto:duska.zgonjanin@opstina-novigrad.com">duska.zgonjanin@opstina-novigrad.com</a>

## Facility for rent/sale



Location	<b>Facility in Novi Grad</b>
Position	The facility is located within the Cultural-Educational Center of Novi Grad (formerly a military warehouse), in the urban area of Novi Grad, and is equipped with all the necessary infrastructure.
Area Ownership	The dimensions are 36×14 m, with a single-story structure featuring a higher ceiling height. The facility is part of a complex with a total area of 13,604 m <sup>2</sup> . Ownership: Municipality of Novi Grad.
Contact	Department for spatial planning and housing-communal affairs, Phone: +387 52/720-468, E-mail: <a href="mailto:duska.zgonjanin@opstina-novigrad.com">duska.zgonjanin@opstina-novigrad.com</a>

## Land and industrial hall for rent



Location	<b>Land and industrial hall for rent in Ravnice</b>
Position	The property is located in the immediate vicinity of the M14 main road connecting Novi Grad and Kostajnica, just 8 km from the center of Novi Grad.
Property	A 1,000 m <sup>2</sup> ground-floor commercial facility is available for rent in the settlement of Ravnice, Municipality of Novi Grad. The property offers direct access from a local road and is fully equipped with infrastructure, including connections to the city water supply, electricity, and telephone network. The space is suitable for a variety of business activities, with public lighting and an asphalt access road ensuring full functionality and easy accessibility.
Contact	Mira Bašić, telefon: +387 65/256-131

## Unfinished building and land for sale



Location	<b>Building and land for sale on the banks of the Una River</b>
Position	The building and land are located right on the banks of the Una River, adjacent to the main road M14, and are situated 2.5 km from the center of Novi Grad.
Area Ownership	On a parcel with a total area of 2,431 m <sup>2</sup> (cadastral parcel number 3709/2, K.O. Novi Grad 1), there is a mixed-use residential and commercial building with an area of 114 m <sup>2</sup> , a yard covering 1,000 m <sup>2</sup> , and land measuring 1,317 m <sup>2</sup> . The mixed-use building is newly constructed but unfinished, with dimensions of 35 m x 13.5 m. The usable area of the building is 860 m <sup>2</sup> , featuring 12 rooms and a commercial space (restaurant) of approximately 389 m <sup>2</sup> . The length of the riverbank is 100 m. The building is designed for hospitality services, functioning as a motel with 12 rooms, a restaurant with 150 seating capacity, and a terrace overlooking the Una River. Ownership: Gojković Miroslav.
Contact	Gojković Miroslav, Phone: +387 65/368-004

## Motel and commercial property



Location	<b>Motel and commercial property</b>
Position	The property is located in close proximity to the City Stadium, along the main road M14, just 1.5 km from the center of Novi Grad.
Area Ownership	The parcel has a total area of 1,590 m <sup>2</sup> (cadastre parcel number 3861, K.O. Novi Grad 1) and contains two commercial buildings. One building has a total area of 926 m <sup>2</sup> (ground floor + 3 floors), while the other building is located in close proximity to the first and consists of a ground floor and first floor, with a total area of 355 m <sup>2</sup> . All buildings are multifunctional and can be utilized for a wide range of purposes, such as continuing hotel operations, opening a nursing home with minimal investment, or establishing a supermarket, among others.
Contact	Real Estate Agency "NEŠO" Nenad Stanković s.p. Laktaši, Phone: +387 65/ 884-508, e-mail: info@nekretnineneso.com.

## Adaptation of business premises at Mlakve Stadium into hostel-type accommodation



Location	<b>Accommodation facility within the Sports and Recreation Center “Mlakve”</b>
Position	the facility is located on the outskirts of the urban zone (Mlakve), upstream along the Una River, in the area of the 'Una' Nature Park and the water protection zone for supplying the city with drinking water.
Area Ownership	The total area of the facility is 1,284 m <sup>2</sup> , owned by the Municipality of Novi Grad. The Municipal Assembly of Novi Grad decided in October 2021 to purchase part of the commercial premises in the 'Mlakve' Sports and Recreational Center (three commercial spaces with areas of 493 m <sup>2</sup> , 542 m <sup>2</sup> , and 249 m <sup>2</sup> ) with the aim of converting them into hostel-type accommodation. The 'Mlakve' Sports and Recreational Center includes the football stadium of the 'Sloboda' club with stands for 6,000 spectators, a tennis court, accompanying facilities, and a parking area covering 4 hectares.
Contact	Department for spatial planning and housing- communal affairs, Phone: +387 52/720-468, E-mail: <a href="mailto:duska.zgonjanin@opstina-novigrad.com">duska.zgonjanin@opstina-novigrad.com</a>



# Spa and Recreational Center "SLATINA-LJEŠLJANI" Novi Grad



Location	<h2 style="text-align: center;">Construction of the Spa and Recreational Center Lješljani</h2>
Position	<p>The area of the Spa and Recreational Center Lješljani is located in the northeastern part of the municipality of Novi Grad. The Spa and Recreational Center Lješljani is 18 km from Novi Grad and 6 km from the main road Novi Grad-Kostajnica. The total area of the Spa and Recreational Center Lješljani zone is 595.93 ha. Since this zone is considered an area of great social significance and interest, detailed geodetic surveys have been processed according to the Special Area Regulatory Plan 'Banja Lješljani,' covering an area of approximately 30 ha. All physicochemical analyses of this water, conducted so far in various scientific research centers, including the 'Ruđer Bošković' Institute in Zagreb, the 'Jože Štefan' Institute in Ljubljana, the 'Balneological Institute' in Sarajevo, and the 'Vinča' Institute in Belgrade, have shown that it is a very rare type of water in the world.</p>
Area Ownership	<p>The spa has an outdoor pool, a massage tub, showers, a mud bath and a large area for visitors to relax. The master plan and conceptual projects include the construction of new medical facilities, 300 accommodation units and the building of private motels and apartments near the spa's medical facilities, as well as landscaped parks covering an area of approximately 130,000 m<sup>2</sup>. In addition to the pool, the medical facilities will be equipped with state-of-the-art diagnostic and treatment equipment for spa guests. The 19.5 ha area in Lješljani is managed by 'Spa and Recreational Center Slatina-Lješljani' d.o.o. Novi Grad, which is owned by 'KOZARAPREVOZ' a.d. Novi Grad, Georg Mag. Dr. Thaler.</p>
Healing properties of water	<p>The thermomineral water at the Lješljani Spa belongs to a unique and very rare type of water in the world. Specifically, it is hyperalkaline water that, unlike other rare hyperalkaline waters found in the country and worldwide, is also thermomineral, with about 10 times higher mineralization than similar waters (over 2500-2790 mg/l). According to research and practical experience, this water is used for bathing in pools, tubs, or under showers, as well as for oral consumption. It has beneficial effects on skin conditions such as psoriasis, eczema, and fungal infections, as well as on urogenital disorders, gastrointestinal diseases, upper respiratory tract diseases, rheumatic conditions, metabolic disorders, and gynecological issues.</p>
Contact	<p>"Spa and Recreational Center 'SLATINA-LJEŠLJANI' Ltd. Novi Grad"          Director: Ljubomir Klincov          Address: Lješljani bb, Lješljani, Novi Grad          Tel/ fax: +387 65 510 934, +387 65 202-398, +387 52 752-196          Email: <a href="mailto:ljubomirklincov@yahoo.com">ljubomirklincov@yahoo.com</a> , <a href="mailto:banja.ljesljani@yahoo.com">banja.ljesljani@yahoo.com</a></p>

# Support for investors in the Municipality of Novi Grad

## Institutional support

Institutional support and proactive and flexible administration- Novi Grad is a municipality with a favorable business environment and holds the BFC SEE certification, along with various support measures for the economy and investors.

- Department for Development Management
- Department for Economy and Agriculture
- E-Government



Invest in  
Novi Grad

## Financial and non-financial support

- Financial support: Grants and incentives aimed at encouraging the development of businesses, entrepreneurs, and agricultural producers through non-repayable funds.
- Non-financial support: This includes mentoring, training, consulting, providing information, technical assistance, promotion, networking, and similar support services.



Financial and  
non-financial  
support

## Fast procedures

The municipality has established a fast procedure for issuing decisions: it takes one day to obtain a permit for conducting entrepreneurial activities and three days for the registration of companies.



Registration of  
companies and  
entrepreneurs

## Business Council

Form of formalized dialogue between the municipal administration and the private sector.



Business Council  
of Novi Grad

## Detailed information about the investment climate in the Republic of Srpska and Bosnia and Herzegovina is available at:

- Government of Republic of Srpska/Invest Srpska , <https://investsrpska.vladars.net/>
- Foreign Investment Promotion Agency of Bosnia and Herzegovina, <http://www.fipa.gov.ba/>
- Chamber of Commerce and Industry of Republic of Srpska, <https://komorars.ba/>
- Foreign Trade Chamber of Bosnia and Herzegovina, <http://komorabih.ba/>
- Export Promotion Agency of Bosnia and Herzegovina (BHEPA). <https://komorabih.ba/bhepa-agencija-za-promociju-izvoza/>

## Electronic registers and an overview of permits and licenses required for investors:

- Government of Republic of Srpska/Single contact point for business operations, <https://pscsrcpska.vladars.net/sr>
- Business Entities Registry in the Republic of Srpska, <http://bizreg.esrpska.com/>
- Entrepreneurial Portal of the Republic of Srpska, <https://www.preduzetnickiportalsrpske.net/>
- Register of Tax and Non-Tax Benefits of the Republic of Srpska, <https://fiskalniregistar.vladars.net/>
- Register of Tax and Non-Tax Benefits of the Municipality of Novi Grad, <https://www.opstina-novigrad.com/invest/troskovi-poslovanja/>
- Administrative Procedures for the Business Sector of the Municipality of Novi Grad, <https://www.opstina-novigrad.com/invest/zapocnite-posao/administrativni-postupci-za-poslovni-sektor/>

# Significant economic entities in the Municipality of Novi Grad

## Agriculture

- Poljoprivredna zadruga "Agrojapra"
- Poljoprivredna zadruga "Agronova"
- Poljoprivredna djelatnost RASADNIK ČULIĆ Veljko Čulić s.p. Novi Grad
- Farma "Brkić M.G." Milan Brkić s.p. Novi Grad



## Food industry

- COMP-ASTOR Rakani d.o.o.
- VINO PRODUKT d.o.o. Novi Grad



## Mining and quarrying

- A.D. "JAPRA" Novi Grad
- GVOZDEN-KOP d.o.o. Novi Grad



## Wood processing industry

- D.O.O. "LIGNO-PROGRES" Novi Grad
- bioConcept d.o.o. Novi Grad
- BRAĆA STJEPANOVIĆ d.o.o. Novi Grad
- LIGNO TEHNA CO d.o.o.
- LUNA NUKLEUS d.o.o.
- "Zlatna pčela" d.o.o.
- Apis d.o.o. Novi Grad
- MELLIFERA d.o.o. Novi Grad



## Textile industry

- Firecat d.o.o.
- SANA-ELVIS a.d. Svodna Novi Grad
- DOO "PADRINO-BP"
- KORS-3000 d.o.o. Novi Grad



## Machinery and metal processing industry

- GVOZDEN M d.o.o. Novi Grad
- SMS - IE d.o.o.
- FRIGOMEHANIKA d.o.o. Novi Grad

## Construction

- Elektrospin d.o.o. Novi Grad
- Građevinski radovi „MB GRADNJA“ Goran Goronja s.p. Novi Grad
- Zanatsko-uslužna djelatnost "GVOZDEN-KOP" Mladen Gvozden s.p. Novi Grad



## Wholesale and retail trade, repair of motor vehicles and motorcycles

- ZU - Apoteke "B PHARM" Novi Grad
- INTERPROMET d.o.o. Novi Grad
- EURO FANY d.o.o. Novi Grad

## Transportation and storage

- TOPING TRADE AD Novi Grad
- DOO "Tehnošped"
- UNAMETAL PLAST d.o.o. Novi Grad
- D.O.O. "Savia"





# CONTACT US:

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