

investinegotin

- 1089 km²
- 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
- Greenfield
- Brownfield

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



Greenfield
Infrastructure available

- **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**



Greenfield
Infrastructure available

- **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



Greenfield
Infrastructure available

- **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.**



Greenfield
Infrastructure available

- **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



Brownfield
Infrastructure available

- **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



Brownfield
Infrastructure available

- **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



Brownfield
Infrastructure available

- “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

Thank you

**Local rural and development office
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