



# INVEST IN ŠAMAC

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# → ŠAMAC MUNICIPALITY

Šamac Municipality is located in the northeast part of Republic of Srpska (RS) and Bosnia and Herzegovina (BiH). The municipality is located at the confluence of the Bosna and Sava rivers, in the central part of Posavina, at the very border with the Republic of Croatia/European Union.

Entity	Republika Srpska
The surface area of the municipality	172.8 km <sup>2</sup>
Population	16,308
Population density	94.38 citizens/km <sup>2</sup>
Arable land	110 km <sup>2</sup>
Climate	Moderate continental
Number of employees	2,137
Number of persons actively seeking employment	1,348
Average net wage	1,085 BAM
Average gross wage	1,635 BAM
Mayor	Đorđe Milićević, B.Sc.Econ.
Address	Kralja Aleksandra I Karađorđevića 4
Telephone/Fax	Tel: +387 54 611 800, Fax: +387 54 620 300
E-mail	office@opstinasamac.org
Web site	www.opstinasamac.org

Source: RS Republic Institute for Statistics, Banja Luka; data of Department for Economy and Inspections, Šamac Municipality; Republika Srpska Tax Administration, Bijeljina Regional Center, Šamac Regional Unit; Republika Srpska Employment Institute-Šamac Bureau, 31.12.2022



Position of BiH in Europe



Exceptionally suitable geographic position of Šamac Municipality within BiH



## → WHY INVEST IN ŠAMAC MUNICIPALITY?

- > Exceptionally suitable geo-strategic position, right on the border with the the Republic of Croatia/European Union and only 60 km from the border with the Republic of Serbia, and excellent conditions for developing agro-food sector - plenty of natural resources, mild continental climate, arable land, water streams, tradition in agricultural production and food processing and availability of qualified and cost competitive workforce - make the municipality of Šamac an ideal location for your investment.
- > The border crossing with the Republic of Croatia/EU with the goods and customs terminal as well as the Port of Šamac are located in the very Municipality. The structure of vertical coast of Šamac Port and the Port's connection by the industrial track and road infrastructure with the EU market and markets of Eastern Europe, Russia, Turkey and Middle East makes Šamac Municipality an excellent location for investors who want to expand their business.
- > The municipality is making available to investors built but unused processing capacities and land for brownfield and greenfield investments owned by the municipality (brownfield facilities with a total area of 14,817 m<sup>2</sup>, and only land for brownfield investments with a total area of 78,423 m<sup>2</sup>, while the land area for greenfield investments is 180,708 m<sup>2</sup>).
- > The local administration of Šamac Municipality is committed to provide maximum support to the investors through benefits and investor servicing.



View on the Šamac Port



# → TRANSPORT INFRASTRUCTURE

Attractive investment locations at the very border with the EU market and well developed road, railway and river traffic, provide for lower costs and faster transport of goods.

## Road infrastructure

- > The future corridor Vc (European road E-73) is 21 km away from Šamac Municipality. It makes part of the Pan-European corridor connected with TEN network and is recognized as the main regional transport project on the route from Budapest (Hungary) via Osijek (Croatia) and Sarajevo (BiH) to the Adriatic Sea (Port of Ploče, Croatia). The E-70 highway, a part of the Pan-European corridor X that connects East and West Europe, passes approximately parallel with the Sava river, at a distance of only 10 kilometers from Šamac.
- > In the municipality area, a dense network of roads in a total length of 168 kilometers is interconnected, of which 9.45 km are main roads, 60.26 km are regional roads and 98.50 km are local roads.
- > Šamac/ Slavonski Šamac – Category I border crossing for road transport (transport of passengers, all types of goods and transport means) is located in the very Šamac Municipality.

## Railway infrastructure

- > The railway Šamac-Sarajevo-Mostar-border with Croatia with exits to the Adriatic Sea (Port of Ploče, Croatia) and to the airports in Sarajevo (cargo) and Mostar, enables transportation of goods to all directions. The railway line with the railway station has been in existence since 1947.

## River traffic

- > The rivers Sava and Bosna and the Port of Šamac make the unit for freight transshipment and transport in the river traffic.

## Port of Šamac

- > The Port of Šamac is the only river port in BiH with the container freight transshipment. The Port is located on the Sava river between Zagreb (Croatia/EU) and Belgrade (Serbia). The Sava river is navigable for 160 days a year, when higher water level allows navigation of a vessel with a deeper board.
- > From Šamac to the confluence into the Danube river, the Sava river is 304 km long. Via the Dunav river it connects to 3,500 km long waterway from the North Sea to the Black Sea.
- > The Port of Šamac is connected to the Corridor Vc and the railway Šamac-Port of Ploče (Croatia/EU) at the Adriatic sea. The Port of Šamac extends over an area of 588,342 m<sup>2</sup>.



## Airports

Vicinity of the airports for cargo and passenger transport in BiH and the region:

- > BiH: Banja Luka - 150 km, Tuzla - 90 km, Sarajevo (cargo airport) - 210 km
- > Croatia / EU: Zagreb (cargo airport) - 213 km
- > Serbia: Belgrade (cargo airport) - 160 km

## → BUSINESS ENVIRONMENT

The economy of Šamac Municipality is fully based on micro and small enterprises with a significant share of enterprises from the processing sector (18.3%), transport and warehouses (7.2%), and agriculture (4.8%).

Business entities	TOTAL 447 ECONOMIC ENTITIES	
	225 limited liability companies	5 Public companies
	47 Joint-stock companies	5 General cooperatives
	2 Partnerhips	5 Specialized cooperatives
	Total of 260 sole proprietorships.	

Source: Republic of Srpska Institute of Statistics, Banja Luka - Publication "Cities and municipalities of RS" 2022, pages 39-41, data from the Ministry of Economy and Entrepreneurship of RS, Banja Luka (Foreign Trade and Investors in the Municipality of Šamac), Department of Economy and Inspection Affairs of the Municipality of Šamac 2022.godina

### Realized investments in new fixed assets according to the character of construction and technical structure (BAM)

Municipality Šamac	Construction of new capacities	Reconstruction, modernization, expansion	Maintenance of the existing capacity level.	Construction objects and spaces	Machines, equipment, and means of transportation	Other
	1.180.000	1.059.000	63.000	816.000	1.477.000	10.000

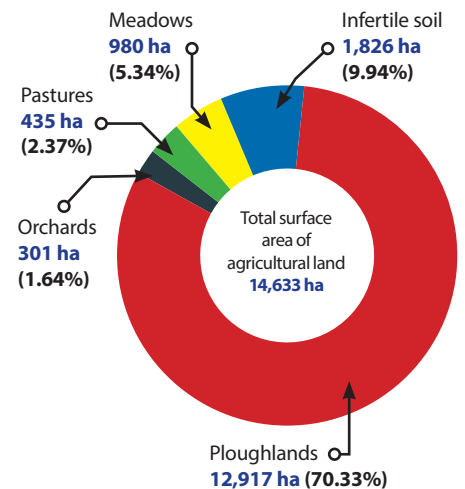
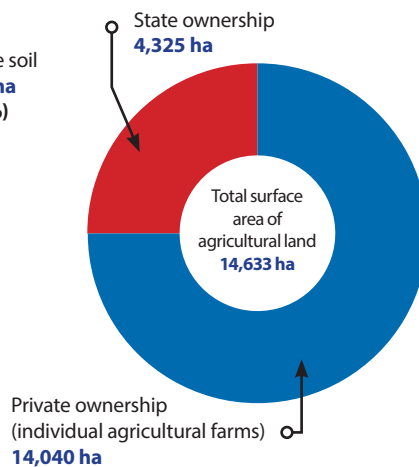
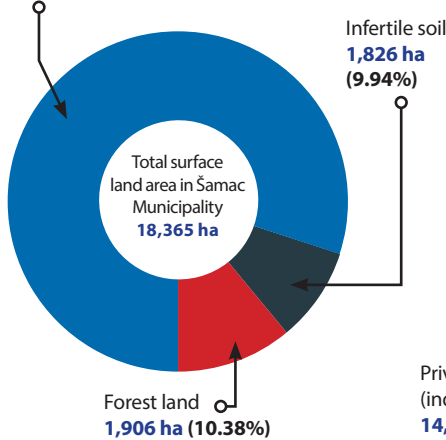
Source: Institute of Statistics of the Republika Srpska, Banja Luka - Publication of Municipalities and Cities of the Republika Srpska, 2022. page 130.

## → NATURAL RESOURCES

Large areas of high-quality agricultural land and enormous water potentials are available to investors in Šamac Municipality.

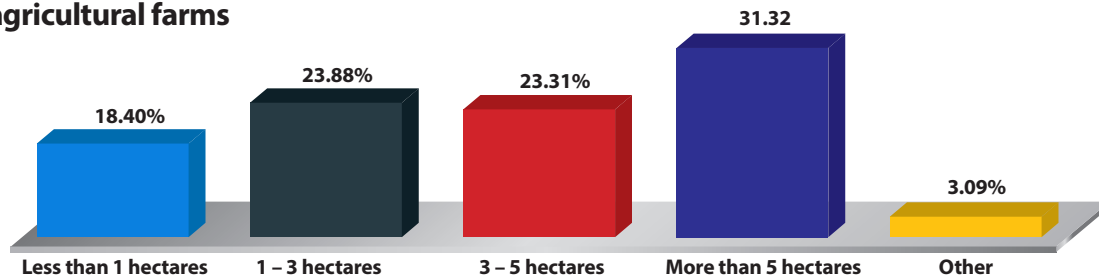
### Agricultural land

14,633 ha (79.68%)



A total number of registered households is 5,609, of which 712 are registered as agricultural farms (legal and natural persons engaged in agricultural production and processing, and entered into the register of agriculture farms).

## Size of agricultural farms



Source: Department for Economy and Inspections, Šamac Municipality

## Water and Mineral Potentials

Due to the location at the very confluence of the river Bosna into the river Sava, Šamac Municipality disposes with enormous water potentials and a wealth of underground waters, natural water sources, manmade lakes, and the swamp and marsh area of "Bara Tišina".

The two rivers, representing the natural west and north border of the Municipality, carry in their water streams large quantities of natural gravel, exploited and used in construction sector and for building roads and highways. It used to be said that Šamac had the only natural industry brought to it by the rivers – "the gravel industry".

# COMPETITIVE SECTORS

**With the natural resources and available investment locations, Šamac Municipality represents the ideal place for greenfield and brownfield investments in several competitive sectors.**

## Agricultural and food processing sector

Šamac Municipality offers significant investment opportunities in the agricultural and food processing sector: production and processing of fruits, vegetables, grains, and meat.

It is one of the leading municipalities in Republika Srpska and Bosnia and Herzegovina in the production of field crops, fresh vegetables, and fruits, including:

- > Wheat: production of 13,305 tons, with a yield of 4.3 tons per hectare
- > Maize (corn): production of 42,630 tons, with a yield of 8.5 tons per hectare
- > Barley: production of 1,738 tons, with a yield of 4.1 tons per hectare
- > potatoes: production of 1,920 tons, with a yield of 32 tons per hectare
- > Industrial crops: cultivated area of 768 hectares
- > Vegetables: cultivated area of 401 hectares
- > Fodder crops: cultivated area of 710 hectares
- > Flower and ornamental plant nurseries: 49 hectares
- > Apples: production of 164 tons, with an average yield of 15.7 kg per tree
- > Pears: production of 35 tons, with an average yield of 7.1 kg per tree
- > Plums: production of 241 tons, with an average yield of 9.1 kg per tree
- > Sour cherries: production of 49 tons, with an average yield of 9.1 kg per tree.

The source is the Statistical Office of the Republic of Srpska Banja Luka - publication 'Cities and Municipalities of the Republic of Srpska' 2022, pages 140-154.

In Šamac Municipality there are significant capacities for:

- > Production of meat: chickens (215,270 heads), pigs (4,031 heads), cattle (4,262 heads), sheep (1,070 heads), goats (148 heads)
- > Production of marketable eggs (3 million pieces) and milk (around 2.4 million liters), sheep's milk (1,700 liters), goat's milk (7,000 liters)
- > Production of honey (21.492 kg)
- > Manufacturing of concentrated livestock feed

The source is the Statistical Office of the Republic of Srpska Banja Luka 2022.

## Investment opportunities:

- > Construction of cold storage, logistics center, manufacturing and educational center – production of vegetables in closed and open spaces and production of bell peppers, tomatoes, cucumbers and cornichons. Construction of distribution center and processing capacities. Production and processing of meat on existing farms. Production of marketable eggs, milk and concentrated livestock feed.

## Wood processing sector

Wood processing and furniture manufacturing represented the backbone of development of Šamac Municipality. Insufficient levels of use of several plants for furniture manufacturing, along with tradition and experience, represent opportunities for investments and strengthening of this industry segment.

## Industrial willow production and processing

In Šamac the industrial willow plantations are currently spread on 80 hectares. The willow is used for manufacturing woven furniture, baskets, and other willow products. Yield by hectare of 8 to 10 tons with traditionally trained labor force and small family run plants represent a high-quality initial basis for future investments and development of that sector. The branding of this manufacturing method and products is envisaged, as they are autochthonous and have more than 100 years of tradition.

## Metal processing sector

Metal processing includes manufacturing of metal constructions, building joinery, water heaters, water pumps, and metal barrels. Several companies in the metal processing sector sell their products mostly in foreign markets: „E-Metal“ Ltd, „Baumont“ Ltd., „Metal-Holland“ Ltd, „ID-Plast“ Ltd. These companies provide opportunities for investing in supporting sectors of metal processing as greenfield or brownfield investments.

## Textile sector

The former textile factory „Šit“ Šamac left a high-quality base for developing textile sector. The trained labor force and the location of 6,000 m<sup>2</sup> area of constructed commercial facilities with developed infrastructure (installations, connections) represent an opportunity for investing in a high-quality textile manufacturing.

## Tourism

Tourism resources of Šamac Municipality are rivers, lakes, and swamp areas, wealth of hunting areas, picturesque rural farms, and local gastronomic specialties from naturally cultivated ingredients.

**Beauty of the landscapes, wealth of game and fish, and the picturesque surroundings with old oak forests represent attractive tourist destinations for many hunters, fishermen, and other visitors with opportunities for rural tourism development.**

At the very confluence of the Bosna River and the Sava River, the Municipality of Šamac is an ideal location for nautical tourism and water sports, leisure, and recreation.

**The wetland complex "Tišina" consists of the wetlands and marshes of Mala Tišina, Velika Tišina, Odmuť swamp and the intermittent stream Žandrak.** This is a natural reserve with typical marsh vegetation (175 plant species), habitat of important fish species (21 species) and around 150 bird species, of which 33 are endangered in Europe and protected by international conventions. The Tišina swamp is also one of the most significant feeding and resting places for migratory birds from Central and Northern Europe. It is the only continental swamp in the Republic of Srpska, covering





In October 2016, the "Society for Biodiversity Research and Protection" from Banja Luka prepared the "Study of Protection of the Wetland Complex Tišina and Odmut." The Municipality of Šamac actively participated in this project, and its Municipal Assembly was one of the few in Bosnia and Herzegovina that accepted such an initiative and initiated the legal protection process of this complex. Based on this study, it submitted an initiative to the Institute for the Protection of Cultural, Historical, and Natural Heritage of the Republic of Srpska, which then submitted this initiative to the Ministry of Spatial Planning of the Republic of Srpska. On September 26, 2019, the Government of the Republic of Srpska adopted a decision declaring this wetland complex a "protected area of the fourth category." The artificial lakes "Jekića rovanji," "Markovića rovanji," and others are abundant in fish species (catfish, pike, carp, chub, barbel) that attract fishing enthusiasts and competitors. The region of Šamac is particularly attractive for hunting various game species and international hunting competitions. Hunting grounds are rich in game birds (wild pigeon, pheasant, wild duck, quail), small game (rabbit), and big game (wild boar, roe deer).



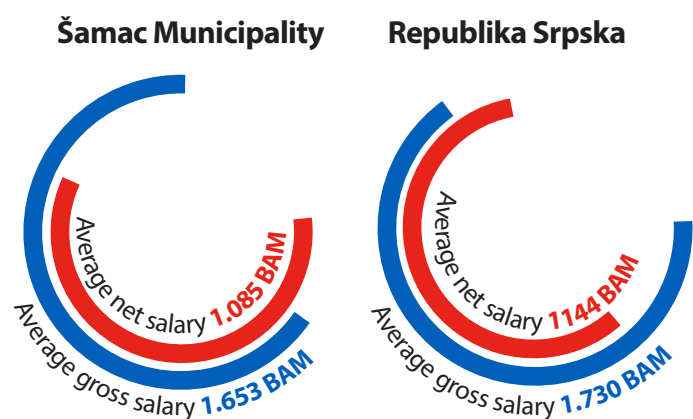
## → COST COMPETITIVE WORKING POWER

- > "Nikola Tesla" High School in Šamac educates students for metal, agricultural, administrative and medical profession.
- > As result of a traditional farming agricultural engineers and technologists and agricultural, machine and food technicians are dominant in the educational structure. Workers without appropriate professional qualifications can be engaged in the agricultural production cycle and re-trained for work in processing industries.
- > Work force with the university degree for agriculture and food industry and other strategic sectors in Šamac Municipality (metal processing, wood processing, textile industry, etc.) are mostly educated at the university of Banja Luka (link: <http://unibl.org>), Tuzla, Sarajevo, and at the universities in Belgrade and Novi Sad (Serbia).

Qualification structure of the unemployed									
NK	PK	KV	SSS	VKV	VŠS	VSS	Magistri	Doktori nauka	Ukupno
374	35	420	400	1	21	93	4	0	1,348

**Employment in Šamac Municipality, 2022**

**Ratio of average salary in Šamac Municipality and Republika Srpska, 2022**



Source: Republic Institut for Statistics of Republika Srpska, Publication: Cities and Municipalities of Republika Srpska 2022

## → REFORM ORIENTED LOCAL ADMINISTRATION

- > Šamac Municipality implemented the regulatory reform that resulted in simplified procedures and lower costs for issuance of permits and licenses under competence of the Municipality and significant savings for the private sector.
- > A legally secure and transparent electronic register of administrative procedures of Šamac Municipality was established, link: <https://eregistarsamac.com/>
- > The Economic Council and the Council for Agriculture were established to activate investment potentials, thus directly involving business people in improving local economic development.
- > Support to existing companies is provided through the Aftercare Program implemented in cooperation with institutions at all government levels in BiH within the Collaborative Network.
- > Šamac Municipality awards incentives for agriculture each year, in compliance with the "Rulebook on Conditions of Use and Allocation of Assets for Agricultural Development and Rural Development in Šamac Municipality".
- > Šamac Municipality, as per the "Rulebook on conditions and method of alienation of immovable property in ownership of Šamac Municipality, with goal to realize investment project of specific importance for local economic development" offers possibility of alienation of immovable property owned by the Municipality below the market value or free of charge, aiming at realization of investment project.

*Šamac Municipality provides support to investors to to unlock potentials and realize investment opportunities together:*

- > Subsidies for employment of new workers in the manufacturing sector for 5 or more employees
- > Subsidies for employment of new workers in the service sector for 3 or more employees
- > Subsidies for employment of new workers in the crafts sector for 3 or more employees
- > Subsidies for employment or self-employment of a person with disabilities
- > Subsidies for the purchase of machinery or equipment (up to a maximum of 15,000 BAM).
- > Subsidies for the standardization of business quality (up to a maximum of 2,000 BAM).
- > Start-up package subsidies (up to a maximum of 3,000 BAM).
- > Subsidies for the construction of new or reconstruction of existing facilities for processing agricultural products, facilities for sheep and goat breeding, freshwater aquaculture facilities (up to a maximum of 10,000 KM).

## → FAVORABLE BUSINESS COSTS

### > Costs of utilities for businesses in Šamac Municipality

No.	Service type	Price
1.	Electricity	0.25 - 0.30 KM - on 1 KW energy expenditure (depending on power)
2.	Garbage removal	6 - 114 BAM per business entity
3.	Water supply and sewage system	2.07 BAM/m <sup>3</sup> of water consumption and 1.15 KM/m <sup>3</sup> wastewater
4.	Land line/Internet	Access fee 23.40 BAM + monthly fee 15.15 BAM / 24.90 BAM basic package



## > Time and cost for obtaining location requirements, building permit and usage permit

Applications are submitted to the Department for Spatial Planning, Housing and Utilities of Šamac Municipality.

**Contact:** Vedrana Mihaljčić, Head of Department

**Tel:** +387 54 620 290, ext. 121

**E-mail:** vedrana.mihaljcic@opstinasamac.org

No	Type of permission	Deadline for issuing	Fee
1.	Urban planning permit (location requirements)	Legal deadline is 15 days. Deadline is 5 days after submitting a completed application.	<b>Administrative fee</b> for issuing urban planning permit (location requirements) is 20 BAM.
2.	Building permit	Legal deadline is 15 days. Deadline is 10 days after submitting a completed application.	<p><b>Administrative fee</b> for issuing building permit is paid based on the estimated value of the object:</p> <ol style="list-style-type: none"> <li>up to 50,000 BAM 80 BAM</li> <li>from 50,000 BAM up to 100,000 BAM 150 BAM</li> <li>over 100,000 BAM - 0.5% of the estimated value but not more than 5,000 BAM</li> </ol> <p><b>One-time rent and fee for developing city construction land:</b></p> <p><b>1. One-time rent:</b> Useful surface x average price x 0.80 x percentage</p> <ul style="list-style-type: none"> <li>The average price is the average final construction price of the object according to the Assembly Decision (For housing 550 BAM, for business 680 BAM)</li> <li>0.80 is the development coefficient of the municipality</li> <li>The percentage means the percentage of rent per area of city construction land, as defined by the law</li> </ul> <p><b>2. Fee for developing city construction land:</b> Useful surface x preparation costs</p> <ul style="list-style-type: none"> <li>Preparation costs are the actual costs of preparation and development of construction land according to the Assembly decision</li> <li>Charge for funding surveying and cadastre of immovable property - 0.3% of estimated work value</li> </ul>
3.	Usage permit	Legal deadline is 8 days (after completing technical examination and submitting report on a completed examination), if there are no faults that should be corrected, i.e. 8 days after determining that faults are corrected.	<p><b>Fee for issuing usage permit:</b></p> <ol style="list-style-type: none"> <li>For individual housing and auxiliary objects 20 BAM</li> <li>For individual housing/business objects, business objects and economic objects up to 400 m<sup>2</sup> 60 BAM</li> <li>For individual housing/business objects, business objects and economic objects over 400 m<sup>2</sup> 100 BAM</li> <li>For Usage permit for reconstruction, upgrade, raising height and changing building 30 BAM</li> </ol>

Industrial production halls of the surface area over 5,000 m<sup>2</sup>, objects over 50 m height and objects of 30 m of constructive span and above are under competence of the Ministry of Spatial Planning, Civil Engineering and Ecology of Republika Srpska, link: <http://www.vladars.net/sr-SP-Cyrl/Vlada/Ministarstva/mgr/Pages/default.aspx>

## > Time and costs for issuing agriculture approval for changing purpose of agricultural land

Competent department is the Department for Economy and Inspections.

**Contact:** Predrag Nedić, Head of Department

**Phone:** +387 54 612 173

**E-mail:** predrag.nedic@opstinasamac.org

No	Type of permission	Deadline for issuing	Fee
1.	Agriculture approval for changing purpose of agricultural land	Legal deadline is 30 days. Deadline is 5 days after submitting a completed application.	Fee is prescribed by the Law on Agricultural Land, Official Gazette of Republika Srpska, no 93/06, 86/07, 14/10 and 5/12 article 33, and depends of type and class of land. The stated fees are in BAM/m <sup>2</sup> . <ul style="list-style-type: none"> <li>• Fields: I class 6.59; II class 4.33; III class 2.70; IV class 1.40; V class 0.54; VI class 0.32; VII class 0.16;</li> <li>• Orchards: I class 5.80; II class 3.41; III class 1.53;</li> <li>• Vineyards: I class 11.22; II class 5.28;</li> <li>• Meadows: I class 3.64; II class 2.24; III class 1.17;</li> <li>• Pastures: I class 0.80; II class 0.40; III class 0.20.</li> </ul>



# → INFORMATION OF INTEREST FOR INVESTORS

## > REGISTRATION OF BUSINESS ENTITIES

- > **Business Registration** is under the competence of the Commercial Court in Doboj. Intermediary in registration is the Agency for Intermediation, Information Technology, and Financial Services – APIF. Link: [www.apif.net](http://www.apif.net)
- > **Registration of stores** is under the competence of Šamac Municipality, Department for Economy and Inspections. The registration fee is 25 BAM, the registration is completed within 2 days.

## > BUSINESS SERVICES

- > In Šamac Municipality available to investors are: 1 basic court, 4 commercial banks, 8 insurance companies, 11 shipping companies, 6 lawyers, 1 notary public, 6 bookkeeping agencies.
- > **Electronic registers** with a detailed review of permits and licenses necessary for investors in Šamac Municipality, Republika Srpska and Bosnia and Herzegovina, are available on the following links:
- > **Šamac Municipality**  
<http://www.opstinasamac.org/index.php?lang=sr>
- > **Republika Srpska Government**  
<http://www.regodobrenja.net/index.php?jezik=1>
- > **BiH Ministry of Foreign Trade and Economic Relations**  
<http://rap.mvteo.gov.ba/egfVwOdlukaJedinice.aspx>
- > **Lists of fiscal and non-fiscal incentives for investments** at all the levels of government in BiH are available on the following links:
- > Šamac Municipality  
[http://opstinasamac.org/index.php?option=com\\_content&view=article&id=2976&Itemid=206&lang=sr](http://opstinasamac.org/index.php?option=com_content&view=article&id=2976&Itemid=206&lang=sr)
- > Republika Srpska Government/ Invest Srpska  
<http://www.investsrpska.net/index.aspx?PageID=436&menuID=215&langid=3>
- > BiH Ministry of Foreign Trade and Economic Relations  
[http://www.mvteo.gov.ba/izvjestaji\\_publicacije/izvjestaji/default.aspx?id=6176&langTag=bs-BA](http://www.mvteo.gov.ba/izvjestaji_publicacije/izvjestaji/default.aspx?id=6176&langTag=bs-BA)
- > BiH Foreign Investment Promotion Agency (FIPA)  
[http://www.fipa.gov.ba/informacije/povlastice/strani\\_investitori/default.aspx?id=141&langTag=bs-BA](http://www.fipa.gov.ba/informacije/povlastice/strani_investitori/default.aspx?id=141&langTag=bs-BA)
- > **Detailed information about the investment climate in RS and BiH are available on the web:**
- > Republika Srpska Government / Invest Srpska: <http://www.investsrpska.net/>
- > Foreign Investment Promotion Agency of Bosnia and Herzegovina (FIPA): <http://www.fipa.gov.ba/>





# → AVAILABLE INVESTMENT LOCATIONS IN ŠAMAC MUNICIPALITY

## → INVESTMENT LOCATIONS OWNED BY ŠAMAC MUNICIPALITY

You can contact directly Šamac Municipality for information about costs to purchase or rent facilities owned by the Municipality.



<b>1. Building of old town's hospital</b>	
<b>Parcel (Lot number)</b>	1292/1 K.O. Šamac
<b>Type of investment</b>	Brownfield
<b>Area</b>	19,187 m <sup>2</sup> of which 604 m <sup>2</sup> is in doors space
<b>Property</b>	Municipality of Šamac
<b>Location</b>	In downtown area, southwest to the city exit. The facility is located 600 m away from the main road M-17, 3.8 km from the border crossing with the Republic of Croatia/EU and the Port of Šamac, 1.7 km from the railway Šamac-Sarajevo and 21 km from the future corridor Vc. Address: ul. Cara Dušana, Šamac.
<b>Business Opportunity</b>	Possibility of employing up to 50 workers. Possible rent or purchase.
<b>Infrastructure</b>	Connection to water supply and sewage system, electricity, telecommunications, public lighting, asphalt access to the facility
<b>Business activity</b>	Used as a hospital, then as a production facility



## 2. Administrative building of the former factory „Hranaprodukt“ Šamac

<b>Parcel (Lot number)</b>	1211/1 Pl. 1777/5 K.O. Tišina
<b>Type of investment</b>	Brownfield
<b>Area</b>	11,540 m <sup>2</sup> of which 1,431 m <sup>2</sup> is in doors space
<b>Property</b>	Municipality of Šamac
<b>Location</b>	In the industrial zone east at the city exit, on the main road Banja Luka-Bijeljina. Distance from the main road M-17 is 550 m and from the border crossing with the Republic of Croatia/EU and the Port of Šamac is 2.75 km. The facility is located very near the railway Šamac-Sarajevo on the industrial track. Distance from the future corridor Vc is 21 km. Address: ul. Njegoševa, Šamac.
<b>Business Opportunity</b>	Possibility of employing up to 100 workers, factory restaurant of Hranaprodukt factory can be used as a restaurant. Possible rent or purchase.
<b>Infrastructure</b>	Connection to water supply and sewage system, electricity, telecommunications, public lighting, asphalt access to the facility and asphalt yard
<b>Business activity</b>	Office rooms and restaurant





<b>3. Production halls of the former factory „Hranaprodukt“ Šamac</b>	
<b>Parcel (Lot number)</b>	1211/2 P.I. 1777/5 K.O. Tišina
<b>Type of investment</b>	Brownfield
<b>Area</b>	9,433 m <sup>2</sup> of which 4,602 m <sup>2</sup> is in doors space
<b>Property</b>	Municipality of Šamac
<b>Location</b>	In the industrial zone east at the city exit, on the main road Banja Luka-Bijeljina. The facility is located 550 m away from the main road M-17, 2.75 km from the border crossing with the Republic of Croatia/EU and the Port of Šamac, and very near the railway Šamac-Sarajevo on the industrial track. Distance from the future corridor Vc is 21 km. Address: ul. Njegoševa, Šamac.
<b>Business Opportunity</b>	Food and metal production. Possibility of employing up to 200 workers. Possible rent or purchase.
<b>Infrastructure</b>	Connection to water supply and sewage system, electricity, telecommunications, public lighting, asphalt access to the facility and asphalt yard
<b>Business activity</b>	Production facility for industrial processing of „hot processing“ vegetables and fruits, technology of biological fermentation and freezing technology
<b>Other information</b>	Industrial track as a connection to the Šamac-Sarajevo railway



<b>4. Work facility of former factory „Hranaprodukt“ Šamac</b>	
<b>Parcel (Lot number)</b>	1211/13 ; 1211/12 P.I. 1777/5 K.O. Tišina
<b>Type of investment</b>	Brownfield
<b>Area</b>	4,986 m <sup>2</sup> of which 672 m <sup>2</sup> is in doors space
<b>Property</b>	Municipality of Šamac
<b>Location</b>	In the industrial zone east at the city exit, on the main road Banja Luka-Bijeljina. The facility is 600 m away from the main road M-17, 2.8 km from the border crossing with the Republic of Croatia/EU and the Port of Šamac, and very near to the railway Šamac-Sarajevo on the industrial track. Distance from the future corridor Vc is 21 km. Address: ul. Njegoševa, Šamac.
<b>Business Opportunity</b>	Metal and other production. Possibility of employing up to 50 workers. Possible rent or purchase.
<b>Infrastructure</b>	Connection to water supply and sewage system, electricity, telecommunications, public lighting, asphalt access to the facility and asphalt yard
<b>Business activity</b>	Workshop for maintenance and repairs



<b>5. Facility in the Business Entrepreneurial Zone (I)</b>	
<b>Parcel (Lot number)</b>	1203/2 Pl. 245/215 K.O. Šamac
<b>Type of investment</b>	Brownfield
<b>Area</b>	4,385 m <sup>2</sup> of which 2,641 m <sup>2</sup> is in doors space
<b>Property</b>	Municipality of Šamac
<b>Location</b>	In the industrial zone east at the city exit, on the main road Banja Luka-Bijeljina. The facility is located 400 m away from the main road M-17, 2.2 km from the border crossing with the Republic of Croatia/EU and the Port of Šamac, 750 m from the railway Šamac-Sarajevo, and 21 km from the future corridor Vc. Address: ul. Njegoševa, Šamac.
<b>Business Opportunity</b>	Metal and other production. Possibility of employing up to 50 workers. Possibility of partnerships.
<b>Infrastructure</b>	Connection to water supply and sewage system, electricity, telecommunications, public lighting, asphalt access to the facility and asphalt yard
<b>Business activity</b>	Production facility of the metal industry



<b>6. Free land in the Business Entrepreneurial Zone (III)</b>	
<b>Parcel (Lot number)</b>	1203/5 P.I. 245/215 K.O. Šamac i 1203/3 P.I. 245 K.O. Šamac
<b>Land type</b>	Building
<b>Type of investment</b>	Greenfield
<b>Area</b>	7.125 m <sup>2</sup>
<b>Property</b>	Municipality of Šamac
<b>Location</b>	In the industrial zone east at the city exit, on the main road Banja Luka-Bijeljina. The land is located 400 m away from the main road M-17, 2.2 km from the border crossing with the Republic of Croatia/EU and the Port of Šamac, 900 m from the railway Šamac-Sarajevo, and 21 km from the future corridor Vc. Address: ul. Njegoševa, Šamac.
<b>Business Opportunity</b>	Possible rent or purchase
<b>Infrastructure</b>	Possible connection to the water and sewage system, electric and telecommunication network, asphalt access, public lighting
<b>Business activity</b>	Yard



<b>7. Facility in the Business Entrepreneurial Zone (IV)</b>	
<b>Parcel (Lot number)</b>	Part of 1203/1 i 1203/16 Pl. 245/215 K.O. Šamac
<b>Type of investment</b>	Brownfield
<b>Area</b>	922 m <sup>2</sup> of which 622 m <sup>2</sup> is in doors space
<b>Property</b>	Municipality of Šamac
<b>Location</b>	In the industrial zone east at the city exit, on the main road Banja Luka-Bijeljina. The land is located 500 m away from the main road M-17, 2.3 km from the border crossing with the Republic of Croatia/EU and the port of Šamac, 900 m from the railway Šamac-Sarajevo, and 21 km from the future corridor Vc. Address: ul. Njegoševa, Šamac.
<b>Business Opportunity</b>	Possible rent or purchase
<b>Infrastructure</b>	Connection to water and sewage system, electricity, telecommunications, public lighting, asphalt access to the facility and asphalt yard
<b>Business activity</b>	Production facility of the metal industry



## 8. Facilities in the Business Entrepreneurial Zone (V)

<b>Parcel (Lot number)</b>	1206/1 K.O. Šamac
<b>Type of investment</b>	Brownfield
<b>Area</b>	220 m <sup>2</sup> of which 220 m <sup>2</sup> is in doors space
<b>Property</b>	Municipality of Šamac
<b>Location</b>	In the industrial zone east at the city exit, on the main road Banja Luka-Bijeljina. The facilities are located 450 m away from the main road M-17, 2.25 km from the border crossing with the Republic of Croatia/EU and the Port of Šamac, 900 m from the railway Šamac-Sarajevo, and 21 km from the future corridor Vc. Address: ul. Njegoševa, Šamac.
<b>Business Opportunity</b>	Possible rent or purchase (as one object)
<b>Infrastructure</b>	Connection to water and sewage system, electricity, telecommunications, public lighting, asphalt access to the facilities and asphalt yard
<b>Business activity</b>	Production facilities of the metal industry



### 9. Land near JP „Slobodna zona“ Šamac

<b>Parcel (Lot number)</b>	1162/13 K.O. Šamac
<b>Land type</b>	Agricultural
<b>Type of investment</b>	Greenfield
<b>Area</b>	3,448 m <sup>2</sup>
<b>Property</b>	Municipality of Šamac
<b>Location</b>	The land is located in the north of the city area, across the street from the building of JP „Slobodna zona „, on the M-17 main way, only 100 m away from the border crossing with the Republic of Croatia/EU, at the very entrance to Bosnia and Herzegovina and 1.9 km away from the railway Šamac-Sarajevo. Distance from the Port of Šamac is 2.4 km, and from the future corridor Vc is 21 km. Address: ul. Put srpskih dobrovoljaca, Šamac.
<b>Business Opportunity</b>	Possible rent or purchase
<b>Infrastructure</b>	It is possible provide all infrastructure
<b>Business activity</b>	Agricultural land
<b>Other information</b>	Near the border crossing with Croatia/EU

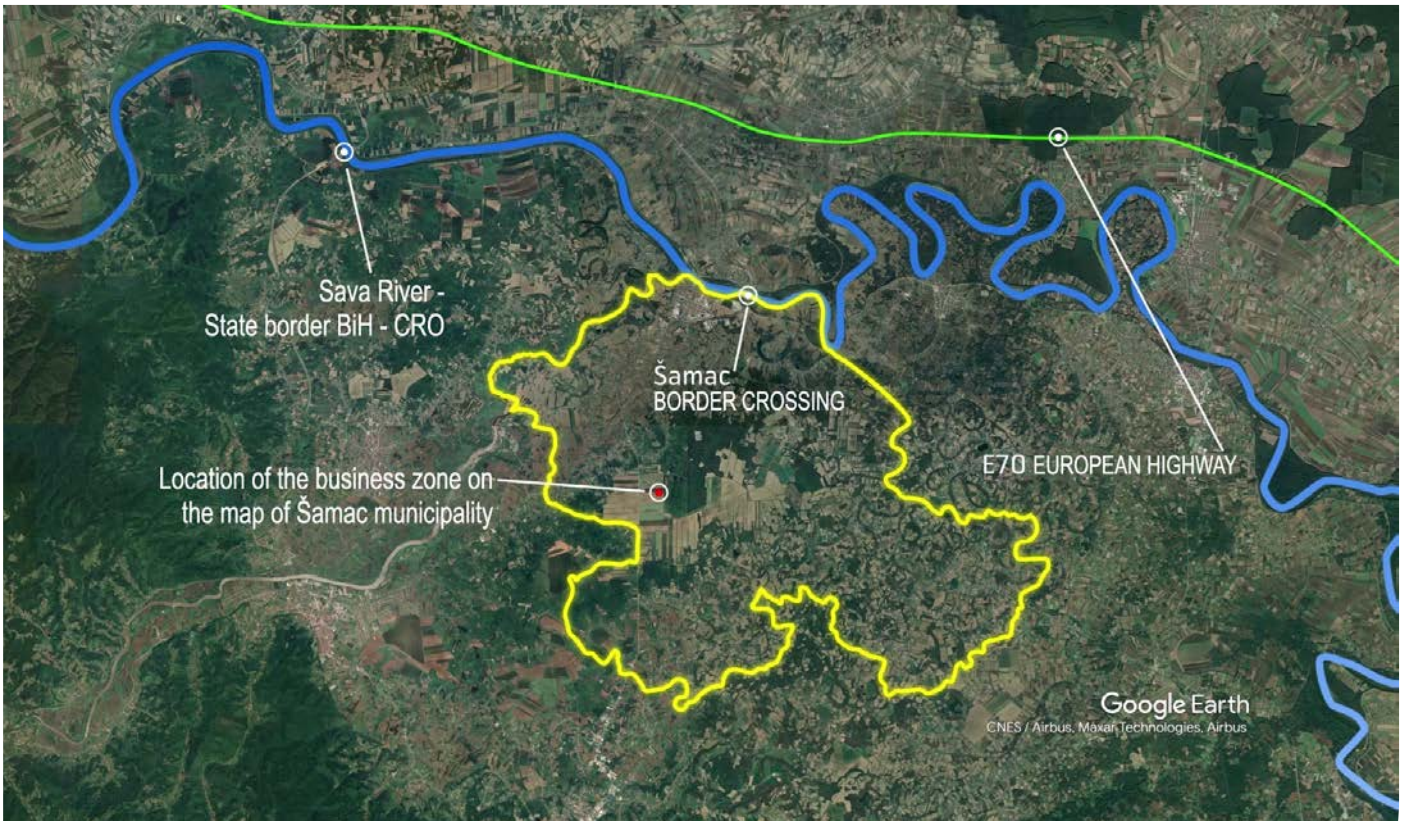


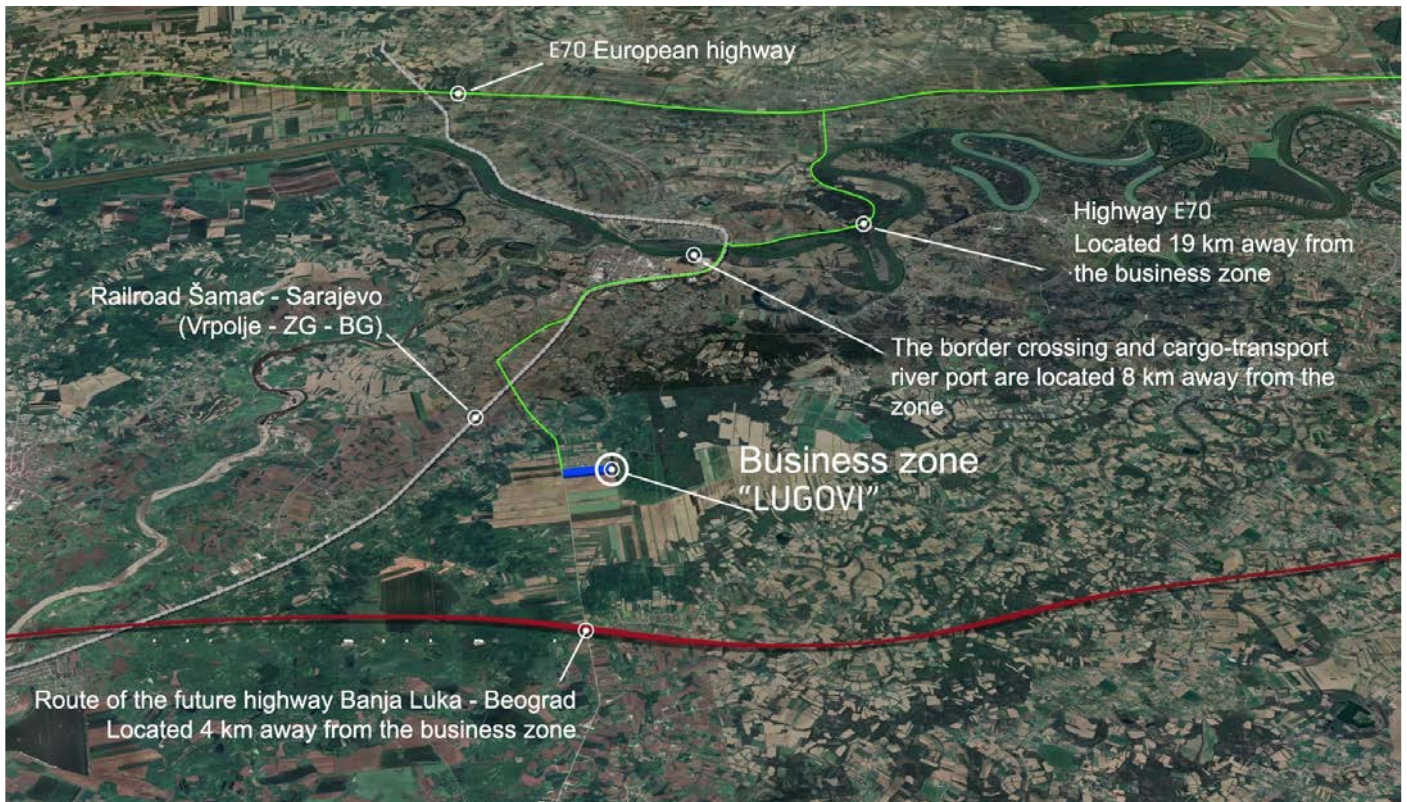
<b>10. Complex of „Spomen dom“ Šamac</b>	
<b>Parcel (Lot number)</b>	1105/1 K.O. Šamac
<b>Type of investment</b>	Brownfield
<b>Area</b>	39,650 m <sup>2</sup> of which 4,025 m <sup>2</sup> is in doors space
<b>Property</b>	Municipality of Šamac
<b>Location</b>	Land and building are located within the city area, 1 km away from the main road M-17 , 2.8 km from the border crossing with the Republic of Croatia /EU, 1.1 km from the Port of Šamac, and 1.2 km from the railway Šamac-Sarajevo. Distance from the future corridor Vc is 21 km. Address: ul. Cara Lazara, Šamac.
<b>Business Opportunity</b>	Public, private partnership or purchase, the location ideal for shopping center (except for the swimming pool complex), while the Spomen dom building is ideal for hospitality, sport recreational center, hotel accommodation or office facilities. Large complex of land in the city zone.
<b>Infrastructure</b>	Connection to water supply and sewage system, electricity, telecommunications, public lighting, asphalt access to the facility while the rest of the surface is not asphalted
<b>Business activity</b>	Cultural-sport object, then production facility and warehouse and city building land





<b>11. Business (Free) Zone "Lugovi"</b>	
<b>Parcel (Lot number)</b>	1700/1; 1700/1 - P.L. 103/47 K.O. Gornji Hasić- Municipality of Šamac.
<b>Type of investment</b>	Greenfield
<b>Area</b>	170,135 m <sup>2</sup>
<b>Property</b>	Municipality of Šamac
<b>Location</b>	The land is located in close proximity to the asphalt regional road Šamac-Gradačac and is 4 km away from the main road M-17. It is 9 km away from the border crossing with the Republic of Croatia/EU, 9 km from the Port of Šamac, and 7 km from the Šamac-Sarajevo railway line. Furthermore, it is 19 km away from the E70 highway connecting Belgrade and Zagreb. The distance from the future Vc corridor is 26 km, while the distance from the planned route of the Belgrade-Banja Luka highway is only 4 km.
<b>Business Opportunity</b>	Land suitable for establishing a Business (Free) Zone.
<b>Infrastructure</b>	It is possible to provide all the necessary infrastructure.
<b>Business activity</b>	Agricultural land







## ➔ INVESTMENT LOCATIONS IN PRIVATE OWNERSHIP

- > **Purchase and rental of facilities and land - Directly in agreement with a private person, owner of investment location.**

For contact details of private persons, owners of investment locations, the contact is Šamac Municipality.



### 1. A.D. "LUKOM" Šamac, former textile factory "ŠIT"

<b>Parcel (Lot number))</b>	1041/1; 1042/2 K.O. Šamac
<b>Type of investment</b>	Brownfield
<b>Area</b>	8,054 m <sup>2</sup> of which 4,119 m <sup>2</sup> is in doors space
<b>Property</b>	Private-mortgage
<b>Location</b>	The facilities are located in the city center, 1.2 km away from M-17 main road, 2.4 km from the railway Šamac-Sarajevo, 4 km from the border crossing with the Republic of Croatia/EU and the Port of Šamac, and 21 km from the future corridor Vc. Address: ul. Cara Dušana, Šamac.
<b>Business Opportunity</b>	Agreement with the owner. Ideal for production plants, trade, markets with an existing administrative building with the floor with offices.
<b>Infrastructure</b>	Connection to water supply and sewage system, electricity, telecommunications, public lighting, asphalt access to buildings and asphalt yard with park
<b>Business activity</b>	Production facilities of the textile industry, commodity market



<b>2. A.D. "Autoservis" Šamac</b>	
<b>Parcel (Lot number)</b>	1272/1; 1272/4; 1272/2; 1067 K.O. Šamac
<b>Type of investment</b>	Brownfield
<b>Area</b>	26,307 m <sup>2</sup> of which 2,464 m <sup>2</sup> is in doors space
<b>Property</b>	Private ownership (125 shareholders, of which 2 have 94% of the capital share)
<b>Location</b>	The facilities are located in the city center - southeast, next to M-17 main road. Distance from the railway Šamac-Sarajevo is 350 meters, from the border crossing with the Republic of Croatia/EU and the Port of Šamac is 2.25 km, and from the future corridor Vc 21 km. Address: ul. Put srpskih dobrovoljaca, Šamac.
<b>Business Opportunity</b>	Rent (part or the whole object), leasing or purchase. Ideal for production facilities, shopping center, representative office according to the request. It is possible to organize and production process for about 80 workers.
<b>Infrastructure</b>	Connection to water supply and sewage system, electricity, telecommunications, public lighting, asphalt access to the objects and asphalt Yard, access for freight vehicles, own gas station for internal use, available workforce. The whole area is fenced and protected.
<b>Business activity</b>	Specialized service, technical inspection and maintenance of vehicles, issuing of certificates and tachographs



<b>3. D.O.O. "KONS-TEAM" Šamac, former boiler factory "Meboš" Šamac</b>	
<b>Parcel (Lot number)</b>	1274/1; 1274/2; 1275/3; 1275/4; 1275/5 K.O. Šamac
<b>Type of investment</b>	Brownfield
<b>Area</b>	33,417 m <sup>2</sup> of which 8,437 m <sup>2</sup> is in doors space
<b>Property</b>	Private
<b>Location</b>	The facilities are located in the city center - south, 500 m away from the main road M-17. The distance from the railway Šamac-Sarajevo 1.7 km, from the border crossing with the Republic of Croatia/EU and the Port of Šamac 3.3 km. The future corridor Vc is 21 km away. Address: ul. Cara Dušana, Šamac.
<b>Business Opportunity</b>	Rent or purchase. Ideal for production facilities, a shopping center. Possibility of employing more than 200 workers.
<b>Infrastructure</b>	Connection to water supply and sewage system, electricity, telecommunications, public lighting, asphalt access to the objects and asphalt yard, access for freight vehicles. The whole area is fenced and protected.
<b>Business activity</b>	The serial production of boilers, agricultural and construction trolleys, barrels of different volumes



<b>4. Facility of the former business entity D.O.O. "OMEGA-S" Šamac</b>	
<b>Parcel (Lot number)</b>	1096 Pl. 1722 K.O. Šamac
<b>Type of investment</b>	Brownfield
<b>Area</b>	1,100 m <sup>2</sup> of which 524 m <sup>2</sup> is in doors space
<b>Property</b>	Private
<b>Location</b>	The facilities are located in the industrial zone - west, on the main road M-17. Distance from the railway Šamac-Sarajevo is 100 meters, from the border crossing with the Republic of Croatia/EU and the Port of Šamac 2 km, and from the future corridor Vc 21 km. Address: ul. Put srpskih dobrovoljaca bb, Šamac.
<b>Business Opportunity</b>	Rent or purchase. Ideal for a shopping center, production or warehouse. Possibility of employing about 50 workers.
<b>Infrastructure</b>	Connection to water supply and sewage system, electricity, telecommunications, public lighting, asphalt access to the objects, access to freight vehicles, office rooms, production facility, warehouse
<b>Business activity</b>	Production and selling of non-alcoholic drinks (bases and aromas)





<b>5. D.O.O. "SATURN" Šamac</b>	
<b>Parcel (Lot number)</b>	1268/1 K.O. Šamac
<b>Type of investment</b>	Brownfield
<b>Area</b>	6,570 m <sup>2</sup> of which 759 m <sup>2</sup> is in doors space
<b>Property</b>	Private
<b>Location</b>	The facilities are located in the industrial zone - east, on the main road M-17. Distance from the railway Šamac-Sarajevo is 350 meters, from the border crossing with the Republic of Croatia/EU and the port of Šamac 2.45 km, and from the future corridor Vc 21 km. Address: ul. Put srpskih dobrovoljaca bb, Šamac.
<b>Business Opportunity</b>	Rent (in doors space) or purchase of an external part. Ideal for production facilities, shopping center for the shopping chains and warehouse. Possibility of employment 50 workers.
<b>Infrastructure</b>	Connection to water supply and sewage system, electricity, telecommunications, public lighting, asphalt access to the objects and asphalt yard, access for freight vehicles. The whole area is fenced and protected.
<b>Business activity</b>	International transport, trade and warehouse



<b>6. A.D. „Copex“ Šamac</b>	
<b>Parcel (Lot number)</b>	1076/6 K.O. Šamac
<b>Type of investment</b>	Brownfield
<b>Area</b>	20,418 m <sup>2</sup> of which 6,000 m <sup>2</sup> is in doors space
<b>Property</b>	Private
<b>Location</b>	The objects are located in the city center, distance from the main road M-17 is 750 meters, from the railway Šamac-Sarajevo 2.1 km, and from the border crossing with the Republic of Croatia/EU and the Port of Šamac 3.8 km, and from the future corridor Vc 21 km. Address: ul.Cara Dušana 43, Šamac.
<b>Business Opportunity</b>	Rent, purchase or joint venture. Ideal for production facilities and warehouse. Possibility of employment up to 150 workers.
<b>Infrastructure</b>	Connection to water supply and sewage system, electricity, telecommunications, public lighting, asphalt access to the objects, access to freight vehicles. The whole area is fenced and protected.
<b>Business activity</b>	Production of garments and accessories (former textile factory „Tekstilac“)



<b>7. D.O.O. "MAK-TRANS" Škarić-Šamac</b>	
<b>Parcel (Lot number)</b>	595/1 and 595/7 Pl. 667/2 K.O. Donji Hasić
<b>Type of investment</b>	Brownfield
<b>Area</b>	7,983 m <sup>2</sup> of which 970 m <sup>2</sup> is in doors space
<b>Property</b>	Private
<b>Location</b>	The facility is located on the main road M-17, distance from the border crossing with the Republic of Croatia/EU is 5.5 km, from the Port of Šamac 4.2 km. In the proximity of railway Šamac-Sarajevo, distance is 3.2 km, from the future corridor Vc 22 km. Address: Pisari bb.
<b>Business Opportunity</b>	Rent, purchase
<b>Infrastructure</b>	Possibility to connect to water supply, electricity and telecommunications, asphalt access, public lightening
<b>Business activity</b>	Production or trade facility



<b>8. Land in the Business Entrepreneurial Zone, property of Pavlović Internacional Banka A.D.</b>	
<b>Parcel (Lot number)</b>	1211/4 P.I. 1706/2 K.O. Tišina
<b>Type of investment</b>	Greenfield
<b>Area</b>	19,798 m <sup>2</sup>
<b>Property</b>	Private
<b>Location</b>	In the industrial zone east at the city exit, on the main road Banja Luka-Bijeljina. Distance from the main road M-17 is 400 m, from the border crossing with the Republic of Croatia/EU and the Port of Šamac 2.2 km, from the railway Šamac-Sarajevo 900 m. Distance from the future corridor Vc is 21 km. Address: ul.Njegoševa, Šamac.
<b>Business Opportunity</b>	Rent, purchase
<b>Infrastructure</b>	Possibility to connect to water and sewage system, electricity and telecommunications, asphalt access, public lightening
<b>Business activity</b>	Free construction land



<b>9. AD RTC LUKA ŠAMAC</b>	
<b>Parcel (Lot number)</b>	1230/1 K.O. Šamac
<b>Type of investment</b>	Brownfield
<b>Area</b>	588,342 m <sup>2</sup> of which 3,600 m <sup>2</sup> is in doors space, bonded warehouse „A“ category (1,800 m <sup>2</sup> )
<b>Property</b>	Private
<b>Location</b>	The Port of Šamac is located on the Sava river, near the estuary of the Bosna river between Zagreb (Croatia/EU and Belgrade, Serbia). The Sava river is navigable for 160 days a year. Distance from the M-17 main road is 650 m, from the border crossing with the Republic of Croatia/EU 2.5 km. The Port has own industrial track 1,630 meters long and directly connected to the railway Šamac-Sarajevo and further to the Adriatic Sea and Port of Ploče. Distance from the future corridor Vc is 21 km. Address: ul. Cara Dušana 2, Šamac.
<b>Business Opportunity</b>	Joint venture Possibility of employing new workers
<b>Infrastructure</b>	All infrastructure connections, container freight forwarding. Operational coast is 311 m long, 14.5 m wide for heavy loads, open the warehouse - the port plateau 30.000 m, two power stations 10 / 0.4 KV, 630 KVA, asphalt access road length of 560 m. The whole area is fenced and protected.
<b>Business activity</b>	River port for freight traffic
<b>Other information</b>	4,500 tons of commodities were loaded and unloaded in the Port of Šamac in 2018.







# Šamac Municipality

## CONTACTS FOR INVESTORS IN ŠAMAC MUNICIPALITY

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