



## ECONOMIC ZONE NOVA TOPOLA, GRADISKA

<b>Name of the business zone</b>	Economic Zone NovaTopola in Gradiska	
<b>Location/Municipality</b>	City of Gradiska, Republic of Srpska, Bosnia and Herzegovina Economic Zone Nova Topola is an extremely attractive greenfield location for investment, located in the vicinity of key roads, leaning on the regional road Gradiska - Banja Luka, 7 km from the Gradiska - Banja Luka Highway, 10 km away from the city center and border crossing, 24 km away from the airport in Banja Luka.	
<b>Ownership</b>	Gradiska City Ownership	
<b>Purpose of the zone</b>	Locations in the zone are suitable for agricultural and food - processing industry, metal - processing and wood - processing industry, textiles, leather and footwear industry, services, trading centers, technical and engineering services. Economic Zone Nova Topola is equipped with utility infrastructure: water supply network, sewage, power supply and communication network, as well as traffic infrastructure, telephone/internet. The construction plots are fully equipped and utility connections have been brought to each plot. As part of the zone, a wastewater treatment plant was built, which enables the discharge of the so-called technical water into the nearby drainage canal.	
<b>Total land area (m<sup>2</sup>)</b>	1 350 000 m <sup>2</sup>	
<b>Total building area (m<sup>2</sup>)</b>	-	
<b>Infrastructure</b>	Road connection	Yes
	Electricity	Yes
	Water	Yes
	Gas	No
	Phone & Internet	Yes
	Sewage	Yes
<b>Available land</b>	Number of land plots	Currently available app. 50 land plots
	Area (m <sup>2</sup> )	Area of available land plots is 239,693 m <sup>2</sup> . The smallest land plot occupies the area of 1,258 m <sup>2</sup> , while the largest land plot

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		occupies 41,079 m <sup>2</sup> .
	Selling price (m <sup>2</sup> )	From 0.51 EUR/ m <sup>2</sup> - 40.90 EUR/m <sup>2</sup>
	Rental price (m <sup>2</sup> )	From 16.93 EUR/m <sup>2</sup>
<b>Supporting information available</b>	For additional information about this business zone, please contact FIPA either by e-mail: <a href="mailto:fipa@fipa.gov.ba">fipa@fipa.gov.ba</a> or phone number: +387 33 278 080	