



BUSINESS ZONE GRLICA, ISTOCNO SARAJEVO

Name of the business zone	Business zone - "Grlica"	
Location/Municipality	Grlica, Municipality of East Ilidza Location: south-west part of municipality, near board with FBiH Highway distance: 1 km (M-18, Sarajevo – Foca) Railway distance: 6 km Airport distance: 3 km Urban distance: 1.5 km	
Ownership	Private 95%, State-owned 5%	
Purpose of the zone	Greenfield	
Total land area (m²)	308 000 m ²	
Infrastructure	Road connection	Yes
	Electricity	Yes
	Water	Yes
	Gas	Yes
	Phone & Internet	Yes
	Sewage	Yes
Urban Plan for the zone	Urban Plan „Grlica – Radulovac – Krtelji“ (2021) Regulatory Plan – Grlica (2022)	
Investment cost	The total investment cost in the Grlica business zone varies due to the predominantly private ownership of available land. Generally, according to	



	<p>the Decision on setting the minimum initial market price for construction land in different urban zones within the Municipality of East Ilidza, the price in the fifth residential-business zone is set at 30 KM/m².</p> <p>Additionally, the total cost is influenced by the following factors:</p> <ul style="list-style-type: none"> • The cost of improvements in the fifth zone is 67.50 BAM/m² • The urban development fee for constructing buildings in the fifth zone is 32 BAM/m² • An incentive for investors is established under the Decision on Development Costs for Urban Construction Land, which offers a 20% reduction in compensation for development costs on commercial buildings.
Supporting information available	<p>For additional information about this business zone, please contact FIPA either by e-mail: fipa@fipa.gov.ba or phone number: +387 33 278 080.</p>