



Municipality of Cuprija

Why is Cuprija the right choice for
your business?





Cuprija as a Center

The municipality of Cuprija is located in central Serbia, 147 km from Belgrade and 92 km from Nis. Municipality is made out of 18 urban areas with a total surface area of 287 square kilometers. According to 2011 census Cuprija's municipality has 30 896 inhabitants, out of those about 20 000 live in the town itself.



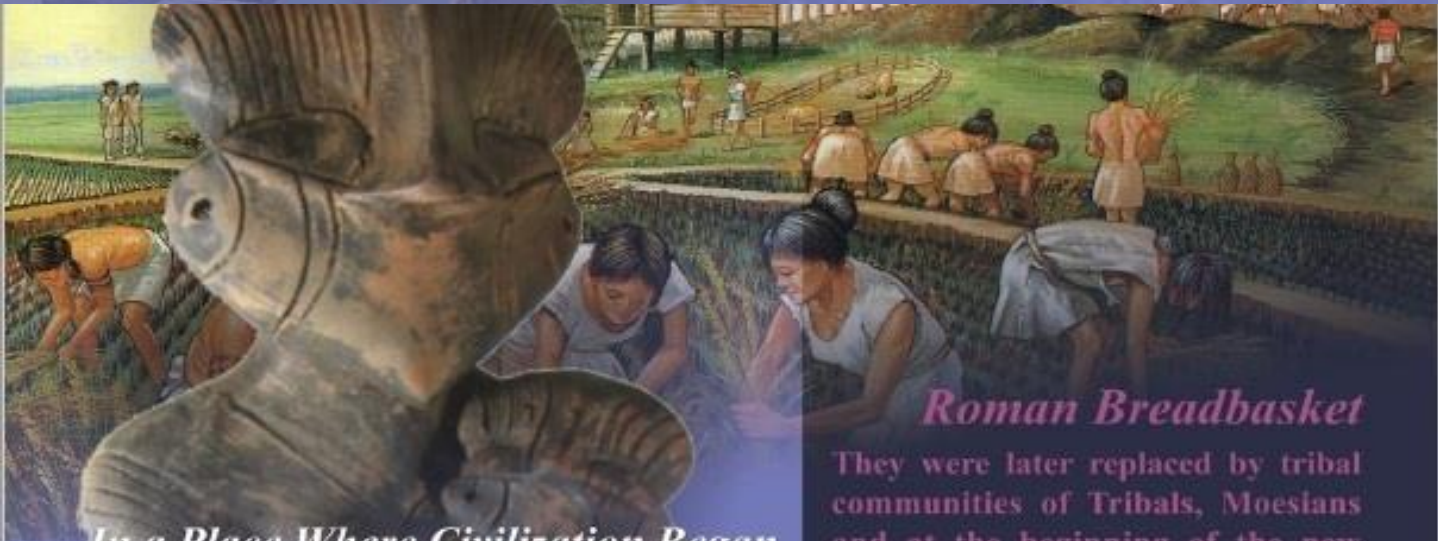
All Roads Lead to Cuprija

Because one of Europe's most important highways, Pan-European Corridor X goes right through the municipality, Cuprija has got a favorable geographic position. It is situated on the road which connects western and southeastern Europe. Municipality itself has got a very good regional and local road network. Lately, intention to build a logistics hub which would benefit from town's access to road and railroad is becoming clearer.



Bridges Connect Epochs and People

Industrial development, which occurred during late 19th and early 20th century, owes a lot to the bridges on the Velika Morava River. The very meaning of the word "Cuprija" is 'bridge', and our idea is to build bridges of cooperation with anyone who can help us reach better tomorrow faster.



In a Place Where Civilization Began

Cuprija is a town with two rivers and eight bridges. The rivers were always there but the number of bridges varied through history. At times there were more at times less, but they were always built here. Cuprija was named after a bridge.

The fertile land which was flooded every year and favorable climate predestined Cuprija's history. Almost ideal condition for growing food brought the Neolithic ancestors of Cupria's inhabitants to its river banks. In the vicinity of Cuprija there is an archeological site called Stublina; one of the most important localities of the 'Vinca culture' which is believed to have existed around 4000 BC.

Roman Breadbasket

They were later replaced by tribal communities of Tribals, Moesians and at the beginning of the new millennium Romans came pushing for their eastward expansion. They will build the first fortified settlement and name it the "breadbasket of Morava" (Horreum Margi). For the next few centuries the Roman settlement will be one of the more prominent in the region even becoming the seat of the local bishop.



WELCOME TO CUPRIJA!



151,191

Number of
Inhabitants
(2016, Čuprija
area)



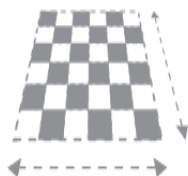
90,983

Working Age
Population
(2016, Čuprija
area)



20,819

Registered
Unemployed
(December 2017
, Čuprija area)



**1,299
km²**

Area



1,976

Number of
Business
Enterprises



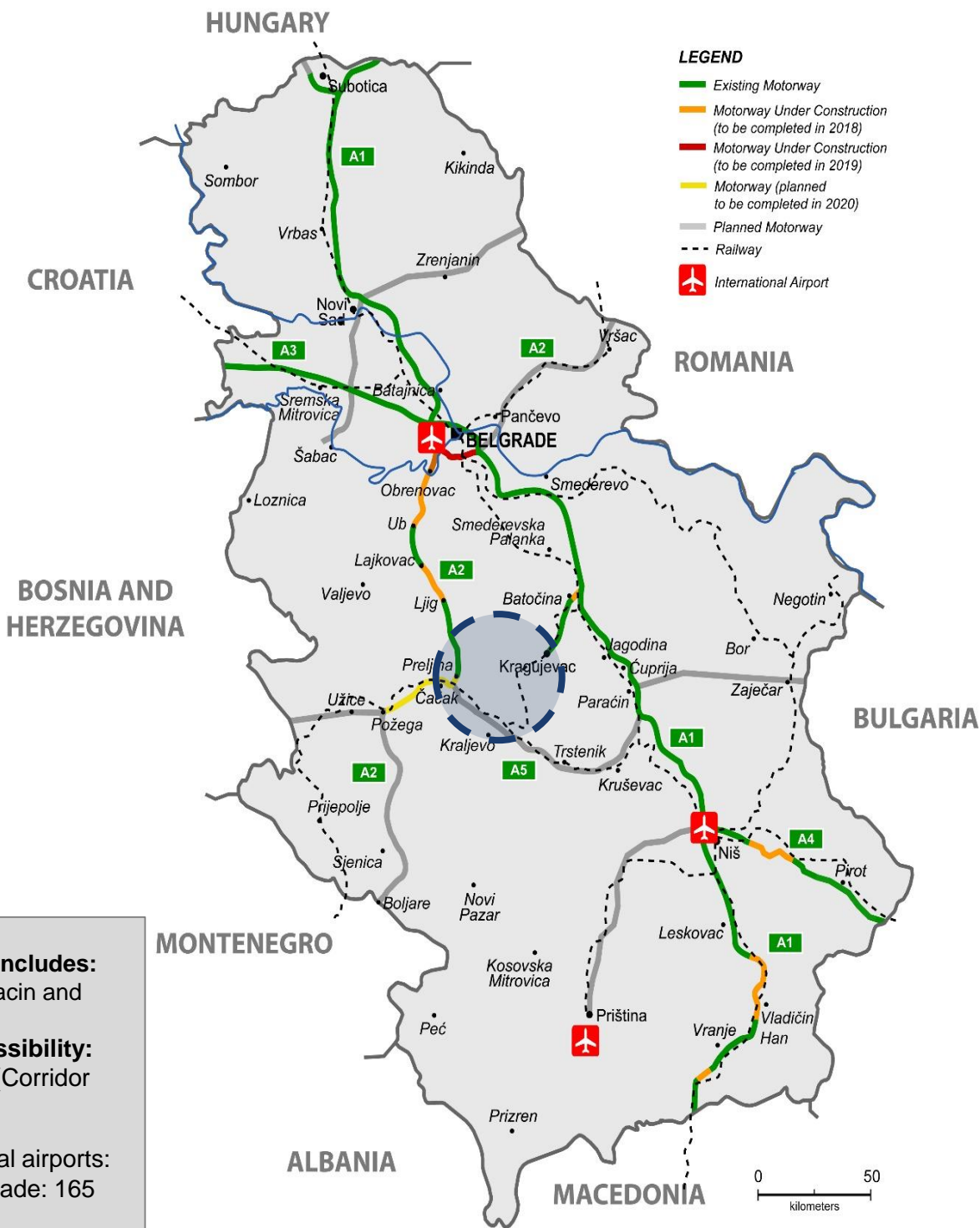
303 €

Average Net
Salary
(Jan-Nov 2017)

The area of Čuprija represents one of the most attractive investment locations in Serbia, primarily due to its preferable geographic location

* Cuprija area encompasses Jagodina and Paracin as well, due to a proximity of the locations

CONNECTIVITY



Cuprija Area includes:
Jagodina, Paracin and Cuprija

Cuprija accessibility:

- Motorway (Corridor X) : 0 km
- International airports:
 - Belgrade: 165 km
 - Nis: 90 km
- Railway



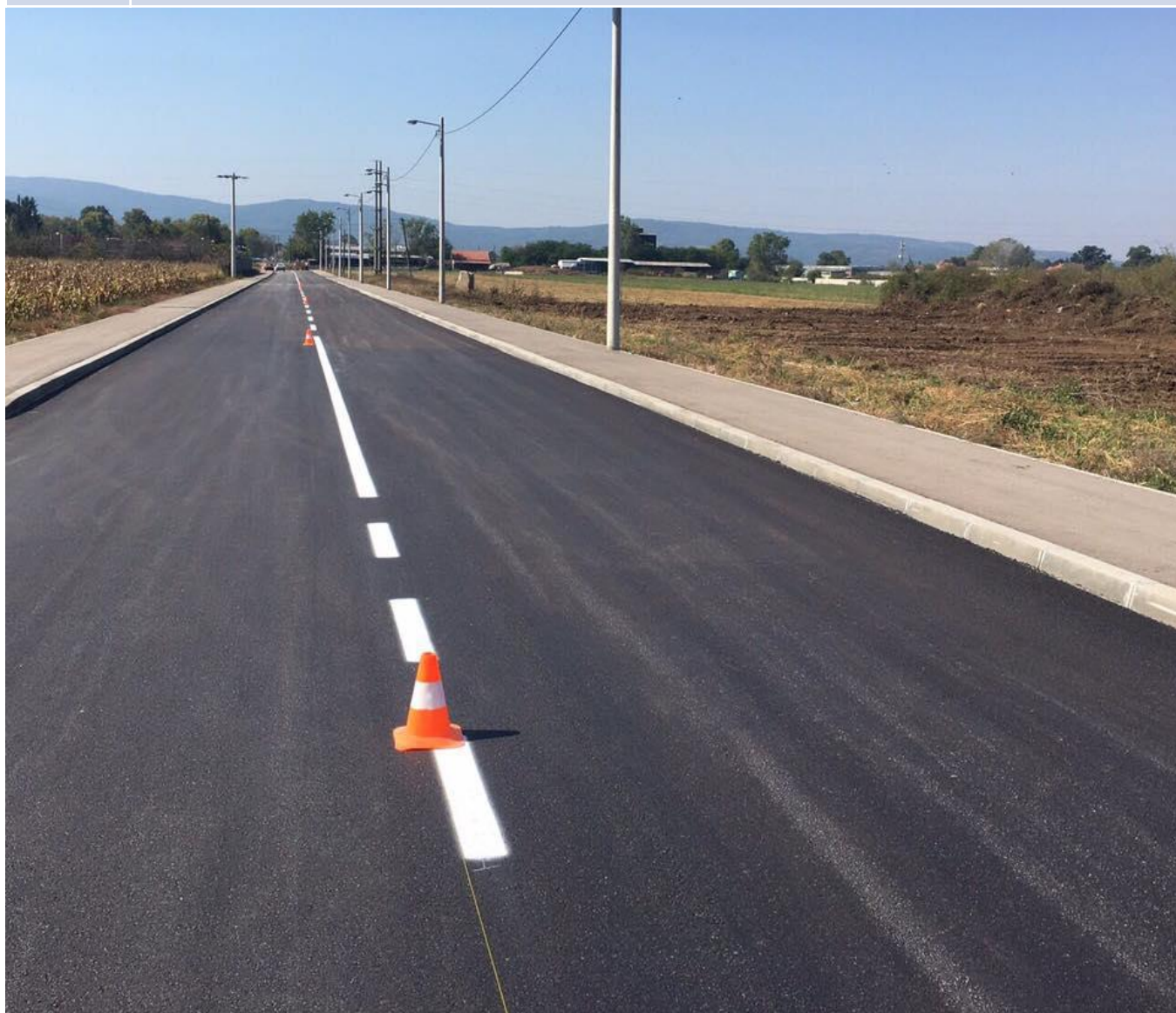
CONNECTIVITY

Destination	Distance from Ćuprija (km)	Estimated Current Travel Time (h)
Belgrade	147	1.45
Belgrade Airport	165	1.75
Niš Airport	90	1.00
Budapest, Hungary	525	5.25
Vienna, Austria	7601	7.50
Prague, Czech Republic	1,040	9.00
Munich, Germany	1,087	10.75



DOING BUSINESS IN CUPRIJA

1	INDUSTRIAL HERITAGE
2	AVAILABLE QUALIFIED LABOR FORCE
3	COMPETITIVE OPERATING COSTS
4	GREENFIELD LOCATION/HIGH PRIORITY GOVERNMENT LOCATION
5	BROWNFIELD LOCATION



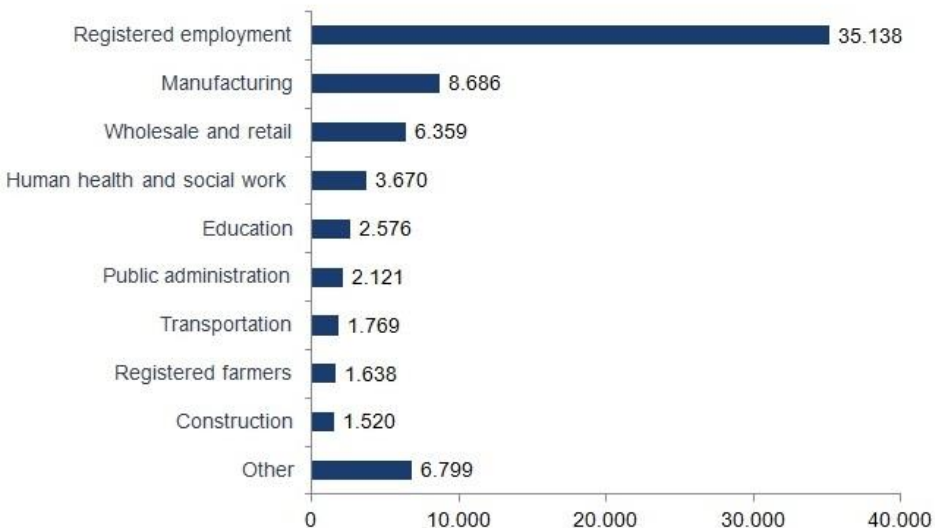
1. INDUSTRIAL HERITAGE

- During the period between 1960 and 1990, Cuprija area was an important economic center of the former Yugoslavia

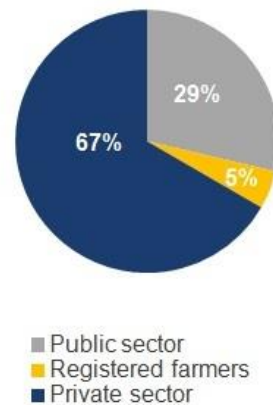
Company Name	Products Manufactured	Number of Employees in 1989	Current Number of Employees	Current Status
MIP (included multiple entities)	Railway vehicle repair; Manufacture of other tanks, reservoirs and containers of metal; metal structures and parts of structures; Casting of iron, etc.	Appx. 800	208	Some parts are active business companies in private equity / LLC and some are bankrupted
Velmortrans (included multiple entities)	Transport (passenger transport, overhaul, tourism and catering)	Approximately 400	0	Some parts are in Bankruptcy, Restructuring, Active
Selk 911 Sugar Factory and citric acid	Sugar and citric acid	Approximately 1.000 Sugar factory 700 Distribution of citric acid 300	0	Privatization: UNIPROM- METALI DOO ĆUPRIJA (Active business company in private equity LLC)
Mladost	Graphic activity, other printing	Approximately 350	/	Bankruptcy Socially-owned Enterprise
Ravanica	Confectionery factory	Approximately 400	113	Active business company / LLC
TOTAL		2950	321	

INDUSTRIAL HERITAGE

REGISTERED EMPLOYED, 2016

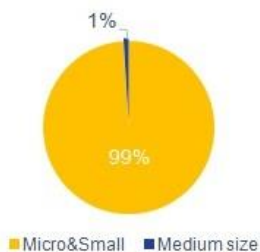


EMPLOYMENT BY SECTOR

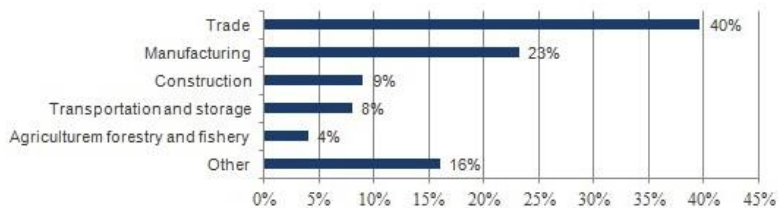


INDUSTRIAL HERITAGE

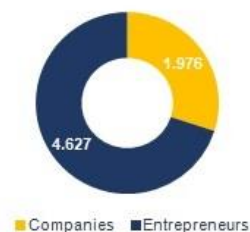
COMPANIES BY SIZE



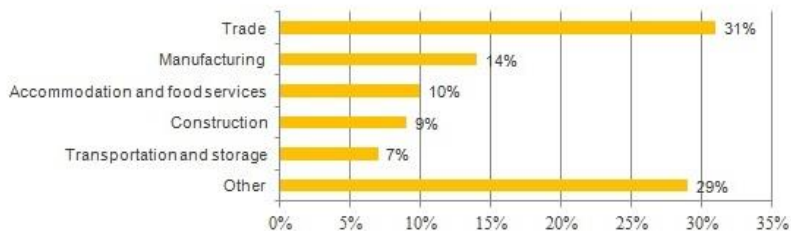
BUSINESS ACTIVITIES 2017
BY NUMBER OF COMPANIES



NUMBER OF COMPANIES VS
ENTREPRENEURS



BUSINESS ACTIVITIES 2017
BY NUMBER OF ENTREPRENEURS



2. Available Qualified Workforce

TOP 10 EMPLOYERS IN AREA

FDI **Andrea Confezioni** **800**
Textile

Srpska fabrika stakla **595**
Glass

FDI **Aunde** **500**
Textile for automotive industry

FDI **CRH** **360**
Construction material

FDI **Vibac** **350**
Manufacturing

PS Mihajlovic **350**
Trade and manufacturing

Ravanica **113**
Chocolate and confectionery products

FDI **Standard Furniture Serbia** **290**
Furniture

FDI **Mobil turi** **150**
Furniture

FDI **Tibet Moda** **135**
Textile

TOP 10 EMPLOYERS IN CUPRIJA

Ravanica doo
Food Processing

113

Gile gas
Fuel trade

60

FDI **Standard Furniture** **290**
Furniture Industry

MIP RŠV
Metal Industry

76

VP Cuprija
Water Supply

139

MIP Timo
Metal Industry

44

FDI **Tibet Moda**
Textile

135

CH Komerc
Transport

30

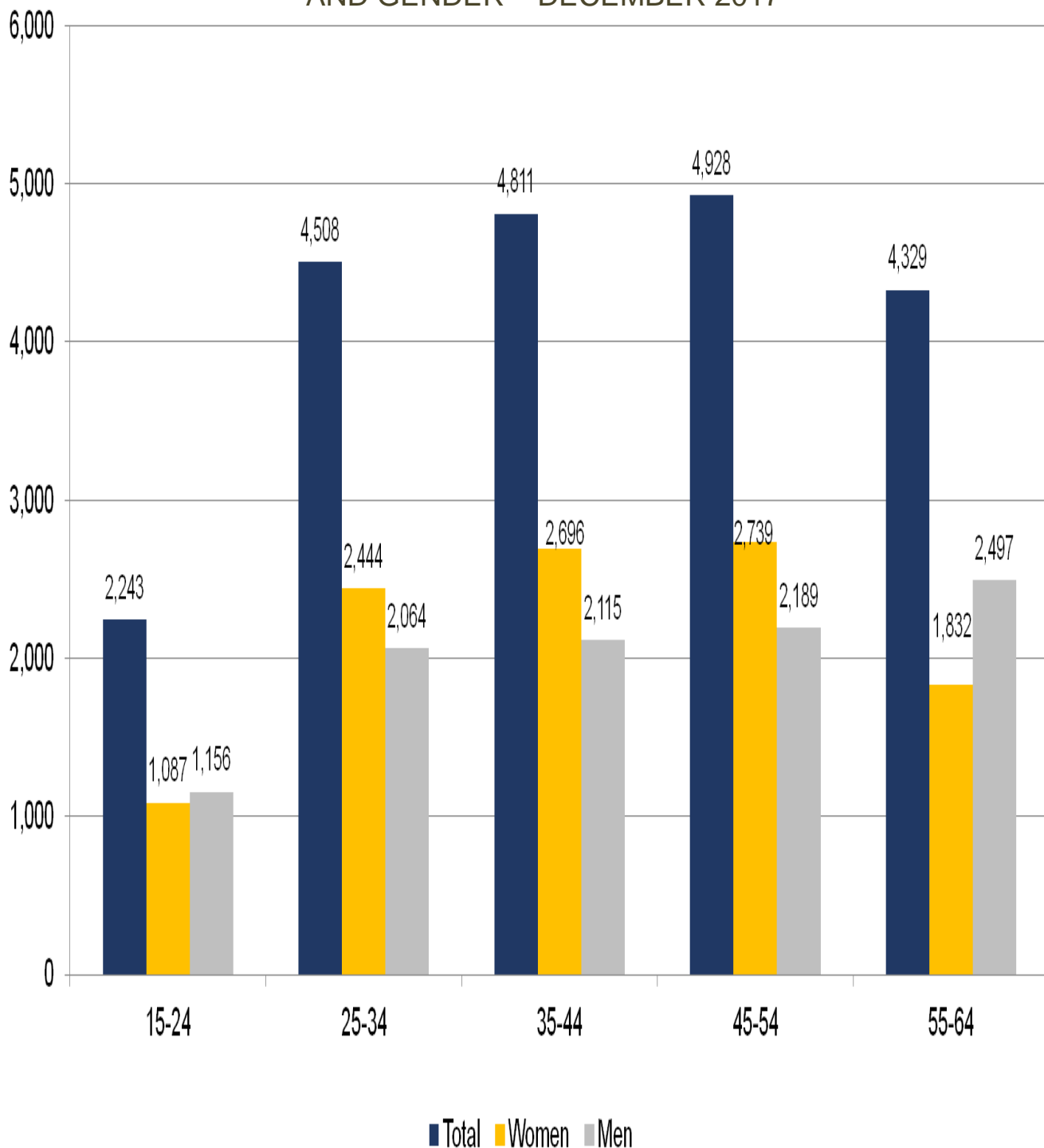
MIP Process Equipment
Metal Industry **110**

NIP Spasic
Manufacturing of plastics

31

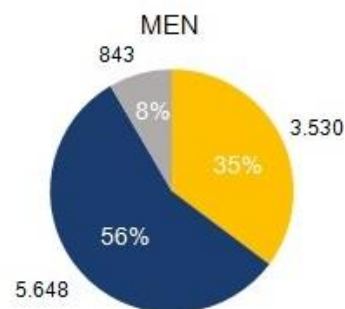
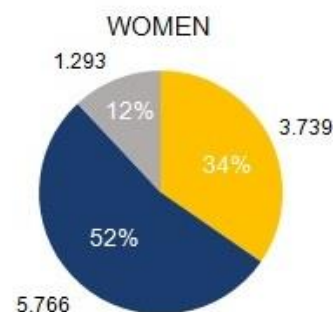
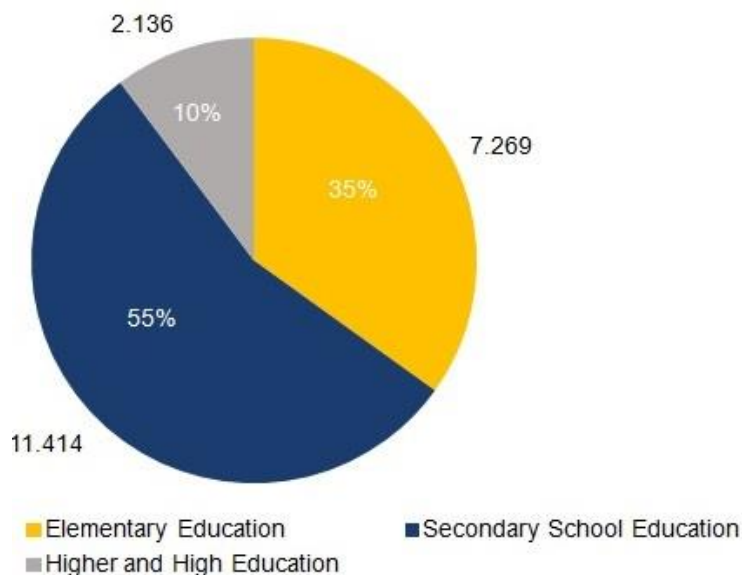
QUALIFIED LABOR AVAILABILITY

UNEMPLOYED BY AGE GROUPS
AND GENDER – DECEMBER 2017

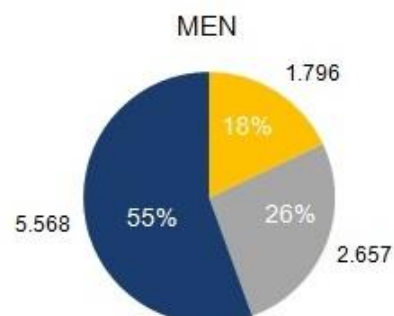
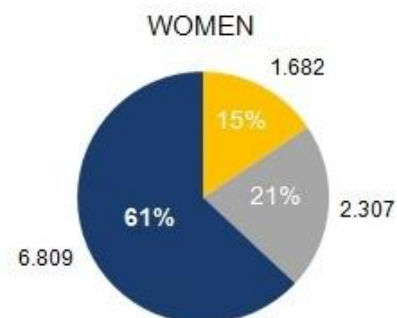
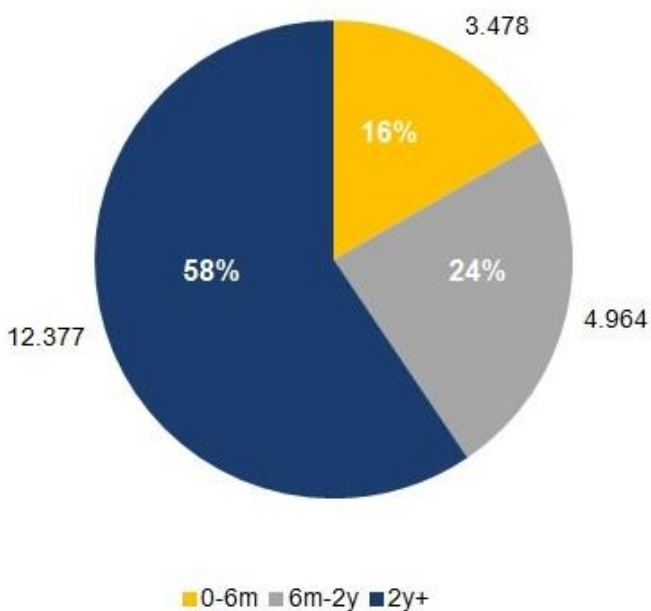


QUALIFIED LABOR AVAILABILITY

UNEMPLOYMENT BY EDUCATIONAL LEVEL



UNEMPLOYMENT BY DURATION



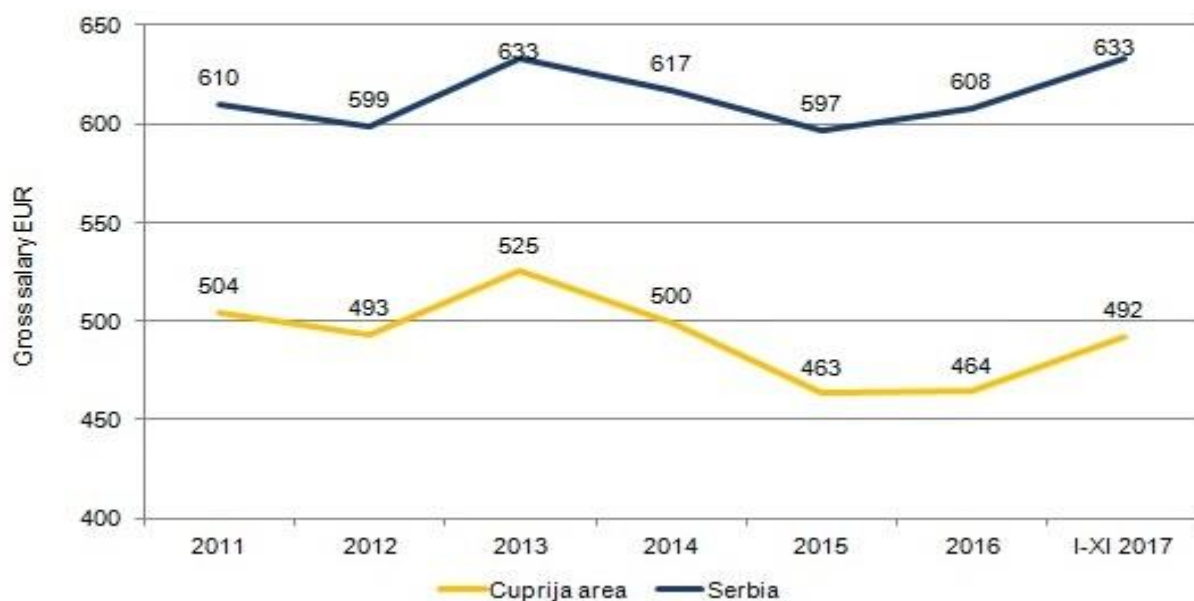
SKILLED LABOR AVAILABILITY

Secondary School	Main Study Programs	Students in Final Year of Studies	Total Enrolled Students
Technical Schools	Transportation & auto mechanics Electronics Mechanics Computer sciences Furniture and textile Chemistry	609	2,280
Schools of economics and trade	Business administration Banking and finance Trade and tourism Legal studies	390	1,470
Gymnasiums	General	210	840
School of agriculture	Agriculture and veterinary medicine	75	270
Medical school			
TOTAL		1,366	5,178

- Located close to the University of Kragujevac and the University of Nis

3. Competitive Operating Costs

AVERAGE GROSS LABOUR COSTS (EUR)



Labor Cost	Amount
Average Net Salary	303 €
Contributions and Taxes (Employee)	74 €
Contributions and Taxes (Employer)	115 €
Total Contributions	189 €
Average Gross Salary (Total Cost)	492 €

COMPETITIVE OPERATING COSTS – LABOR COST

PRODUCTION



ADMINISTRATION



With working experience



Without working experience



COMPETITIVE OPERATING COSTS - UTILITIES

WATER



0,77
EUR/m³

SEWAGE



0,47
EUR/m³

ELECTRICITY



0,10
EUR/kwh

GAS



0,30
EUR/m³

All prices are average and include VAT

4. CUPRIJA -GREENFIELD LOCATIONS

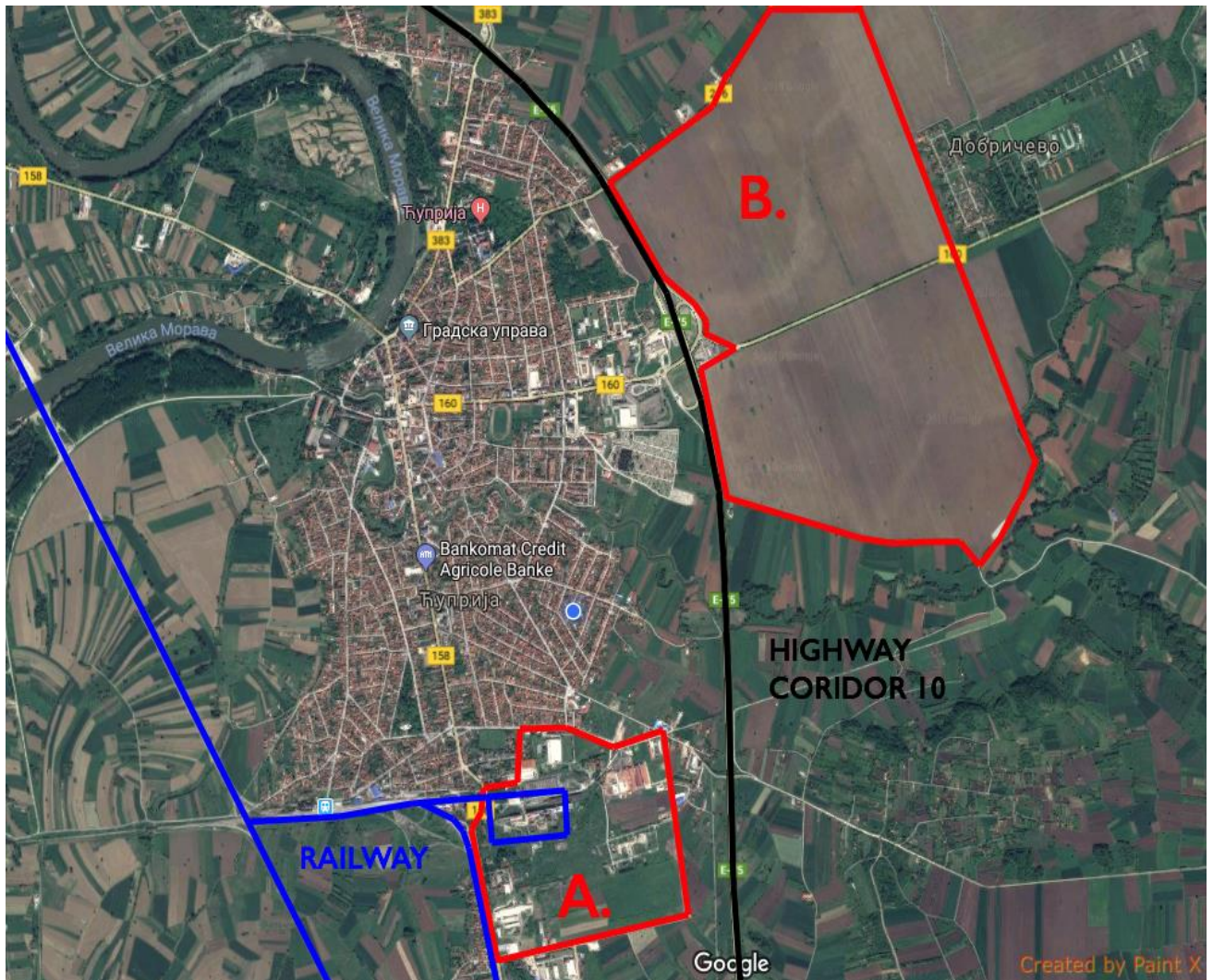


Reliable Partner

In only two years two years local authorities managed to switch from policy of stagnation to proactive policy of development, all with the help of Serbian government. That support often had physical form. The town got 16 hectares of land, which was later used for development of the industrial zone, from the agency for state property without it asking for compensation; later the state transferred property rights to local stadium and the running track used in European indoor championship competition in 2017.



ĆUPRIJA AREA– PROPOSED GREENFIELD LOCATIONS A & B



Ćuprija owns **two industrial zones**, one fully functional on 16 ha and one **new industrial zone on 200ha**, with exceptional geographic and transport positions, direct linked with a Corridor 10 (E-75 highway: Belgrade - Nis) and with direct access on the international railway E85 as well. The second zone has a status of location of high priority of the Government of the Republic of Serbia for the whole district of Pomoravlje in central Serbia.

“READY TO BUILD” GREENFIELD LOCATIONS

BASIC INFO		
LOCATION	A	B
Proposed Plot Size	16 ha (could be extended on private parcels)	200 ha
Distance from the downtown area	3,5 km (Cuprija)	2 km
Ownership	Municipality of Cuprija	Republic of Serbia
Electricity	8MW (will be expended to 16 MW)	Could be developed until the end of 2018
Water	Yes/ 6-8 bar/ Ø100	
Sewer	Yes/ Ø 300	
Gas	Yes	

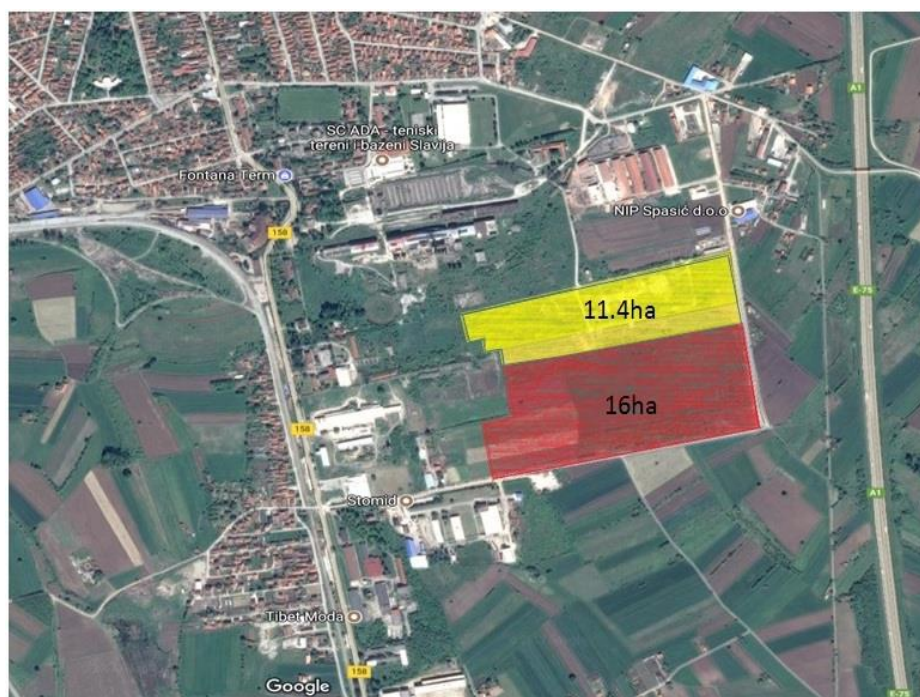
LOCATION A / DESCRIPTION:

•The Greenfield location A in “Industrial zone 1 MINEL” in Čuprija is located between the highway E-75 (Belgrade-Niš) from the eastern side, and state road DP II A-158, Čuprija-Paraćin, on the west side.

LOCATION B / DESCRIPTION:

The Greenfield location B “Industrial zone Dobričevo-Batinac” in Čuprija is located between DP II No.160 from the north and highway E-75 from the west, and between DP II no.160, DP II no,187 and highway E-75. This area has a very good position and there is no facilities on the plot.

“READY TO BUILD” Greenfield location “A”

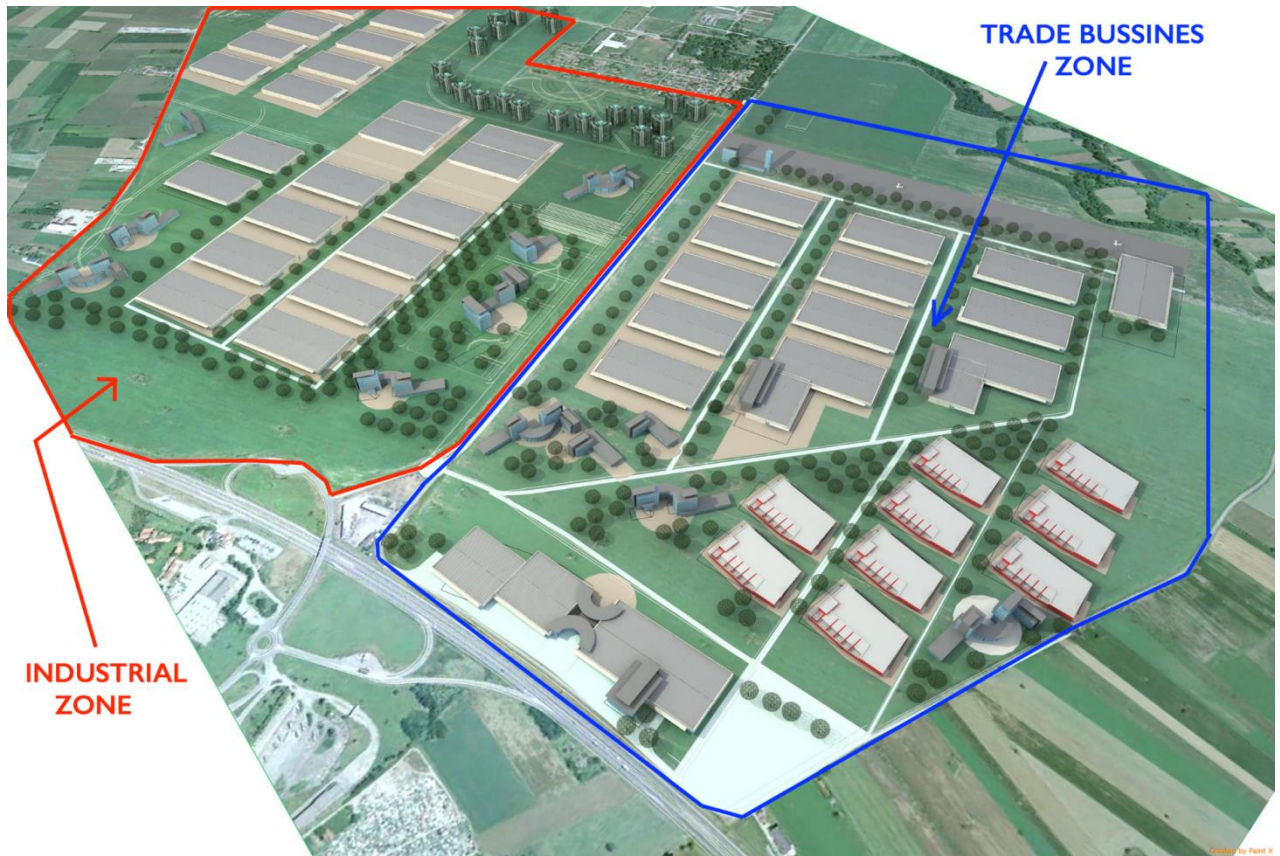


-  Ownership of the Municipality
-  Possible extension (private ownership)



CENTRAL INDUSTRIAL ZONE

Greenfield location “B”



LOCATION B / DESCRIPTION:

The Greenfield location B “Industrial zone Dobričevo-Batinac” in Čuprija is located between DP II No.160 from the north and highway E-75 from the west, and between DP II no.160, DP II no,187 and highway E-75. This area has a very good position and there is no facilities on the plot.

The Government of the Republic of Serbia is strongly oriented to improve regional economic development. Čuprija is located in central Serbia, with the best geostrategic position in the country, but in the one of the less developed region, together with Jagodina and Paraćin (Region of Central and Western Serbia), with the highest unemployment rate. Because of that, the Government of the Republic of Serbia proclaimed this industrial zone as a zone of of High priority of the Government of the Republic of Serbia and It's in focus attracting investments, offering incentive package and all necessary administrative support to provide and ensure new investments with positive economic effect on local community.

5. BROWNFIELD LOCATION - CUPRIJA

AVAILABLE BROWNFIELD LOCATION

LOCATION/ Industrial zone 1 MINEL:	ha / m ²	Ownership	Rent/ Buying/ Auction	Road infrastructure	Electricity, Water, Gas, Sewer, Internet
Brownfield zone "Caričin grad"	7.2 ha land: 76023 facility: 8224	Private property	For rent	Yes	Yes
Brownfield zone "Mladost"	7.2 ha Rented: Facility no.17: 424 Facility no.19: 2232 Free for rent: Facility no.15: 1428 Facility no.16: 2302 Facility no.18: 587 Facility no.20: 125m	Public	For rent	Yes	Yes
Brownfield zone "Šećerana"	21.4ha	Private property	Rent/ Buying	Yes	Yes
Brownfield zone Velmortrans		Private property	For rent	Yes	Yes
Brownfield zone Hall 1: "Zenit"	504m ² , hall 5m height, Commercial building 130m ²	Private property	For rent	Yes	Yes
Brownfield zone Hall 2: Velkomerc	800m ² , 6m height, 450m ² commercial building	Private property	For rent	Yes	Yes

CONCLUSION

- Cuprija is area with a strong industrial background which creates opportunities for business in the manufacturing sector. Large percent of high-qualified unemployed individuals of all ages and educational levels, represent a strong base for successful business. With available Greenfield and Brownfield locations and excellent position of the town, the self governance has a policy of fast acting, allowing investors to start activity as soon as possible. Cuprija represent one of the most attractive investment location in Serbia which is primarily reflected in the quality of the environment and the quality of work and production conditions.

Unique School of

A visionary idea brought Professors Lazar Marjanovic and Jovan Rakic gather all of the greatest music talents to one place gave birth to one of the most important music education institutions. Every person from Cuprija usually boasts with pride to his guests about the fact that similar schools only exist in Moscow and London.

In the music world everyone has heard about Cuprija and before Google Maps showed up it was a great problem for music educators to find this place where all of these virtuosos come from.

Music Wunderkinds

Music talent school today is a school with special curriculum and it has 80 students from all over Serbia. Current school leadership plans revive the idea of its founders to gather talents from the entire region.

Roman Simovic, Nemanja Radulovic, Gordan Nikolic, Maja Avramovic, David Horvat... the list of great violinists and master fiddlers is quite long. One thing they've got in common is that they learned their first notes and played their first concerts in Cuprija. They gladly return to their school and their town.

A Dynamic and Open Town

A Turkish investor Tibet Moda, until it constructs its own facilities, started its production line right there. Not far from there a Chinese investor used a 'brown field' location to set up a new Eurofiber production line.

The construction of the Ravanica monastery, an endowment of Great Prince Lazar Hrebeljanovic, began in 1375 and was finished in years preceding the First Battle of Kosovo. One of the most important monuments of Serbian mediaeval architecture and painting and it represents the pinnacle of Byzantine art. The stone decorations around windows and the central roseate especially stand out.

Home of the

On the last day of March 2017 the mayor Ninoslav Eric and director of the agency for government's property Jovan Vorkapic signed a contract which transferred a modern running track used during the 2017 indoor athletics European Championship. This confirmed that Cuprija will get a cutting edge athletics park; next to the reconstructed stadium a new modern athletics gymnasium will also be constructed next autumn to replace the stadiums practice ground.

Queen of Sports

This project is valued at more than three million dollars and besides its significance for the sport it will bring many economic benefits to Cuprija, most of all the development of sports tourism.

Athletics Park will be a sort of homage to Prof. Aleksandar Petrovic and his students of athletics, European and World champions: Vera Nikolic, Snezana Pajkic and Dragan Zdravkovic.