



CATALOGUE OF AVAILABLE BUSINESS LOCATIONS IN CUPRIJA MUNICIPALITY 2019



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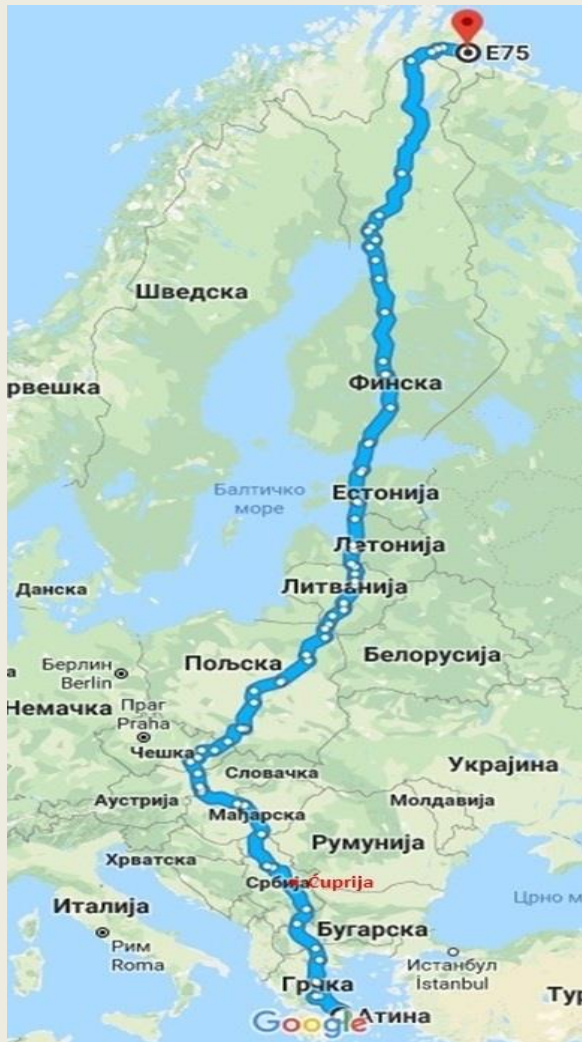
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LOCATION AND ADVANTAGES

Municipality of Ćuprija is located in the Central Serbia, the District of Pomoravlje. With an excellent geostrategic position, Ćuprija is directly connected with Motorway A1, part of European route E75 which starts at the town of Vardo in Norway by the Barents Sea and It runs south through Finland, Poland, Czech Republic, Slovakia, Hungary, Serbia, North Macedonia and Greece. The road ends after about 5.639km and run through Cuprija as well.



With this road Ćuprija is far from Belgrade 147km and from Nis 89km. Through Ćuprija runs double-track railway of international significance E-85 on relation Subotica-Belgrade-Nis-Skopje-Thessaloniki-Athens.

The other routes which pass through the territory of the municipality of Ćuprija, are state roads A class II 158, 160, 186, 187 and national roads class B II 383, 386. The total length of the roads in Ćuprija are 232km.

The closest passenger airport is "Konstantin Veliki", 80km faraway from Ćuprija. The nearest cross-border is with Bulgaria (Vrška Cuka) 110km far, while the border with Romania (Djerdap) is 206km far away. From Bosnia and Herzegovina is 225km, and from Macedonia and cross border Presevo the distance is 237km.

From major cities of neighboring countries, the closest is Sofia in Bulgaria 249km far from Ćuprija, then Skopje 290km, Sarajevo 357km and Podgorica 408km. Distance between Ćuprija and Budapest is 524km, from Vienna 761km, Munich 1087km and from Milan 1178km.

Ćuprija was founded on the right bank of Velika Morava, at junction with its right tributary, Ravanica. It is at the same time the most Moravian town, for it is the only among the Moravian towns laying directly alongside the big river.

This plain and midland Serbian town, is also central position habitat in one triangle, Jagodina on the north and Paraćin on the south. Its geographical setting is one of the most important advantages of the municipality.

POTENTIALS

Municipality of Čuprija has two industrial zones: Industrial zone Minel, which extends on 242 ha and Central industrial zone, a greenfield site, which stretches over 700ha, mainly as a state ownership.

1.1. INDUSTRIAL ZONE "MINEL"

Industrial zone Minel is intended for industrial use and It's located between the Motorway A1 Belgrade-Nis, (European route E75) from the east, and the national road A II Class – 158 (Cuprija – Paracin) from the west.

Distance from the downtown is 3km. The zone is constructed so there is the

possibility of building new industrial facilities, production, communal and commercial municipal buildings. Mostly is in private property and It's fully infrastructure equipped.

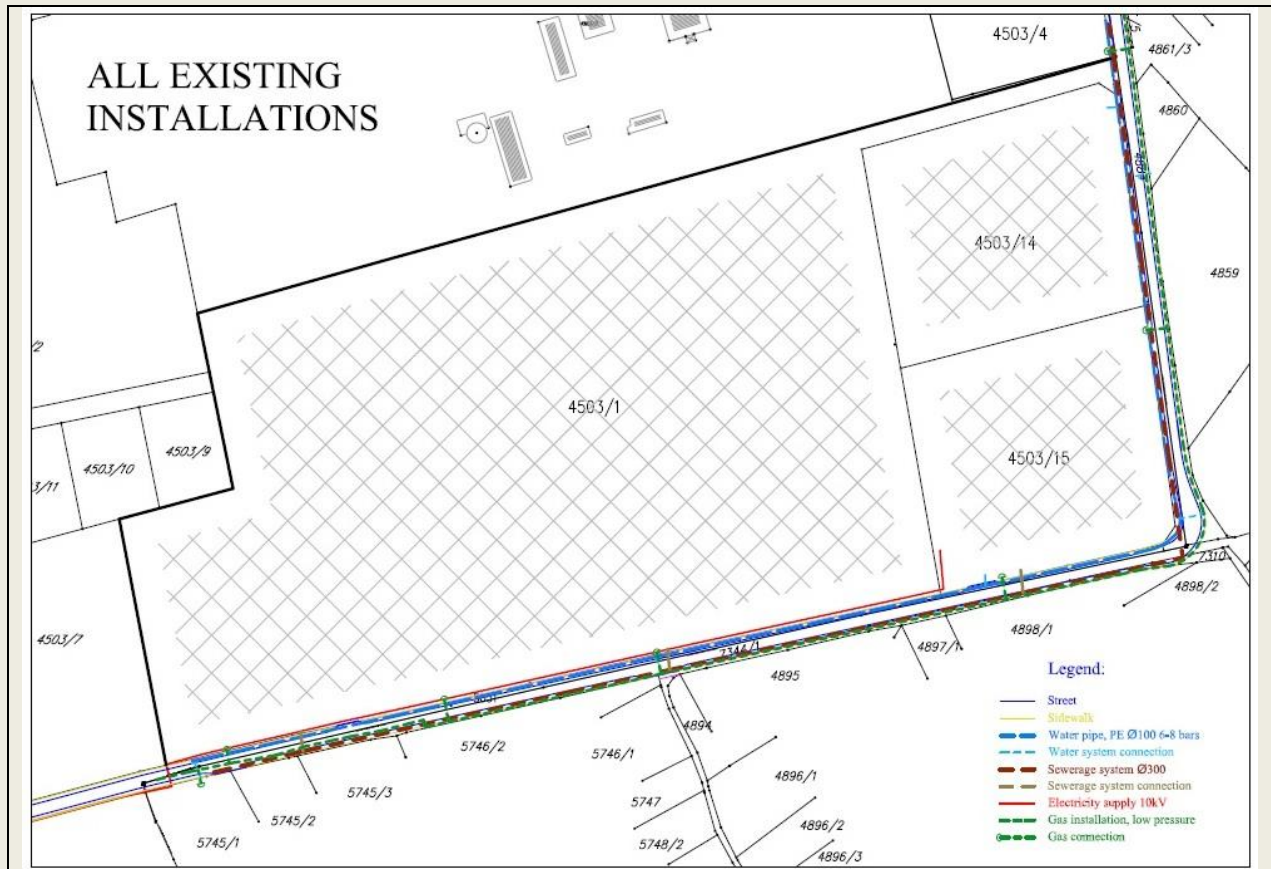
- Electricity: capacity around 18 MW,
- Water supply: connection to the main water system,
- Sewage: predicted connection to the main city system;
Alternative – existing channels for rainwater
- Gas: provided with DPR (Detailed regulation plan)
- Internal roads: provided with DPR (Detailed regulation plan)



Industrial zone Minel

1.1.1. Existing installations for Industrial zone "Minel"

Legend with marked street, sidewalk, water pipe, water system conection, Sewerage system, Electricity, Gas instalation and gas connection:



Industrial zone Minel, Legend with existing installation

1.2. CENTRAL INDUSTRIAL ZONE



Central Industrial Zone is a newly established industrial zone for whole District of Pomoravlje and has been declared as location of high priority of the Government of Serbia. Complete location is Greenfield and covers 700ha of land,

mostly in public property. Zone is less than one kilometer far from the highway E-75, on the national road II A class 160 (Čupriji - Senje - Resavica). The zone is intended for the construction, agriculture or industrial use.

DATA OF AVAILABLE INFRASTRUCTURE IN BUSINESS ZONES

No	Location name	Road network	Electricity	Tehnickal / drinking water	Sewage	Gas	Telecommunications	Plans
1	<i>Greenfield zone</i> "Minel" 8.5ha CPN ¹ 4503/18, 4503/17 and 4503/1 in CP ² . Ćuprija - town subdivision is possible	City road, 7m wide, with connection to the national road class A II - 158, Ćuprija-Paraćin;	SS ³ "Ćuprija 5" 35/6kV; SS "Toviliste 1" 10/04 kV; SS "Toviliste 2" 2" 10/04 kV; The transmission line capacity 35 kV	Technical and drinking water, a cross-section of the main pipeline Ø 80	Sewage, cross section diameter is Ø 300; Raining sewage system is implemented	Distributive network of gas with working pressure up to 4 bar	Conducted cable, sewage, telecommunications available by installing Optical Cable	The storm and sewer network upgrade is planned; The expansion of distributive network of gas with working pressure up to 4 bar is planned
2	<i>Brownfield zone</i> "Mladost" Rented: facility 17: 424 facility 19: 2232 for Rent: facility 15: 1428 facility 16: 2302 facility 18: 587 facility 20: 125 CPN 4940 in CP Ćuprija town	The national road class A II - 158, Ćuprija-Paraćin;	SS "Ćuprija 4" 35/10 kV; SS "Mladost" 10/04 kV; The transmission line capacity 35 kV	Technical and drinking water, a cross-section of the main pipeline Ø 80	Sewers, cross section diameter is Ø 350; Raining sewage system is planned	Distributive network of gas with working pressure up to 16 bar; Distributive network of gas with working pressure up to 4 bar	Conducted cable, sewage, telecommunications, Optical Cable is implemented	The storm and sewer network upgrade is planned; The expansion of distributive network of gas with working pressure up to 4 bar is planned

¹ CPN - cadastral plot number

² CP - cadastral plot

³ SS - substation

3	<i>Brownfield zone "Brownsugar"</i> CPN 4498/1 in CP Čuprija town	The national road class A II - 158, Čuprija-Paraćin;	SS "Cuprija 3" 35/6 kV; SS "Cuprija 5" 35/10 kV:	Technical and drinking water, a cross-section of the main pipeline Ø 80	Sewers, cross section diameter is Ø 350; Raining sewage system is implemented	Distributive network of gas with working pressure up to 16 bar; Distributive network of gas with working pressure up to 4 bar	Conducted cable, sewage, telecommunications, Optical Cable is implemented	The water supply network is planned
4	<i>Brownfield zone "Caričin grad"</i> CPN 4937/1 in CP Čuprija town	The national road class A II - 158, Čuprija-Paraćin;	SS "Cuprija 5" 35/10 kV; SS "Mladost " 10/4 kV; The transmission line capacity 35 kV;	Technical and drinking water, a cross-section of the main pipeline Ø 80	Sewers, cross section diameter is Ø 350; Raining sewage system is implemented	Distributive network of gas with working pressure up to 16 bar; Distributive network of gas with working pressure up to 4 bar	Conducted cable, sewage, telecommunications, Optical Cable is implemented	
5	<i>Greenfield zona "Central industrial zone"</i>	Motorway A I, European route E75; The national road class A II - 160, Čuprija - Despotovac; The national road class A II - 186, Čuprija - Krepoljin;		The steel plumbing pipeline Ø 600		Transport pipeline 50 bar; Distributive network of gas with working pressure up to 4 bar		The complete utility equipment is planned which include construction of roads, construction of appropriate TT network, atmospheric and sewerage system, water supply system

DATA OF AVAILABLE BUSINESS PREMISES

Business premise	Unit area	Kadastral parcels	Electricity	Tehcnical / drinking water	Sewage	Gas	Telecommunications
<i>Business premise 1</i> Downtown 37-39Karadjordjeva St.	19,09 m ²	CPN 1352/2 CP Ćuprija town	Yes	Yes	Yes	Yes	Yes
<i>Business premise 2</i> Downtown 65 Karadjordjeva St.	21,75 m ²	CPN 1893/1 CP Ćuprija town	Yes	Yes	Yes	Yes	Yes
<i>Business premise 3</i> Downtown 73 Karadjordjeva St.	20,60 m ²	CPN 1893/3 CP Ćuprija town	Yes	Yes	Yes	Yes	Yes
<i>Business premise 4</i> Downtown 71 Karadjordjeva St.	10,67 m ²	CPN 1893/3 CP Ćuprija town	Yes	Yes	Yes	Yes	Yes
<i>Business premise 5</i> Downtown 77 Karadjordjeva St.	48,97 m ²	CPN 1893/1 CP Ćuprija town	Yes	Yes	Yes	Yes	Yes

BENEFITS FOR INVESTORS

At industrial area, the municipality is able to form plots according to the needs of investors, provide construction site, equipped with infrastructure, aliante public property by price lower then market price, or without fees, provide the rent of business premises and to provide incentives for investment.

