

THE MUNICIPALITY OF ČUPRIJA



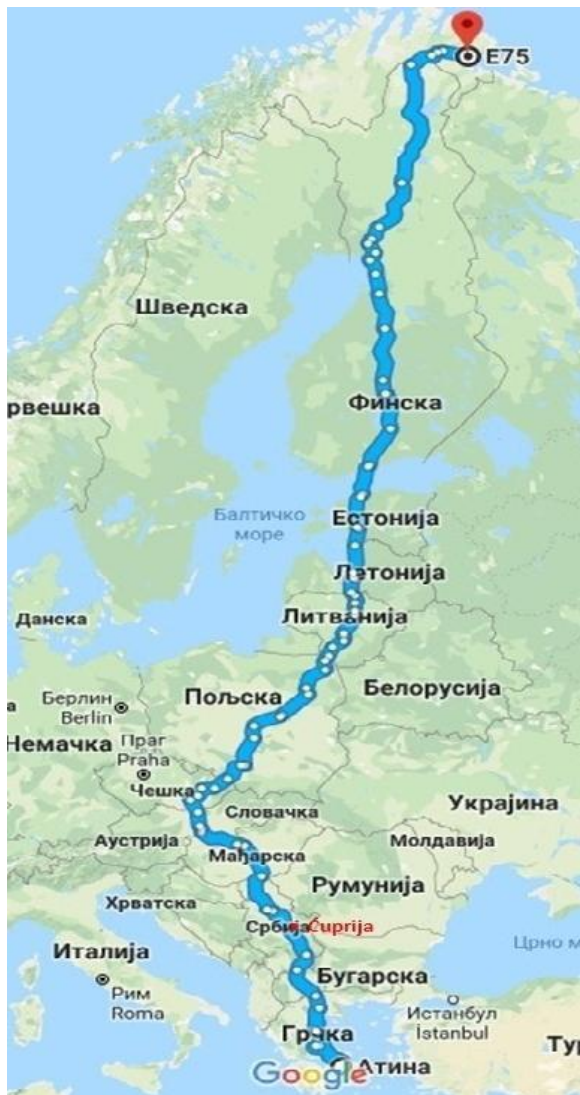
GUIDE TO INVESTMENT OPPORTUNITIES

October, 2025.

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ADVANTAGES OF STRATEGIC POSITIONING AND LOCATION

The Municipality of Ćuprija is located in Central Serbia, within the District of Pomoravlje. Boasting an excellent geostrategic position, Ćuprija is directly connected to Motorway A1, which is part of the European route E75. This route begins in Vardo, Norway, by the Barents Sea and travels south through Finland, Poland, the Czech Republic, Slovakia, Hungary, Serbia, North Macedonia, and Greece, covering approximately 5,639 km, including a segment that runs through Ćuprija.



Highway E75 (Google Maps)

Ćuprija is located 147 km from Belgrade and 89 km from Niš, accessible via the A1 motorway. Additionally, the municipality is served by the E-85 double-track railway of international significance, which connects Subotica, Belgrade, Niš, Skopje, Thessaloniki, and Athens.

Other major routes in the area include state roads of class A II: 158, 160, 186, and 187, as well as national roads of class B II: 383 and 386. The total length of roads within Ćuprija is 232 km.

The nearest airport is "Konstantin Veliki," located 80 km from Ćuprija. The closest cross-border point is with Bulgaria (Vrška Čuka), which is 110 km away, while the border with Romania (Đerdap) is 206 km distant. Ćuprija is 225 km from Bosnia and Herzegovina and 237 km from North Macedonia via the Preševo crossing.

Among major cities in neighboring countries, Sofia in Bulgaria is the closest at 249 km, followed by Skopje at 290 km, Sarajevo at 357 km, and Podgorica at 408 km. The distance from Ćuprija to Budapest is 524 km, to Vienna is 761 km, to Munich is 1,087 km, and to Milan is 1,178 km.

Founded on the right bank of the Velika Morava River, Ćuprija occupies a central position within the triangle formed by Jagodina to the north and Paraćin to the south. This geographical setting is one of the municipality's most significant advantage.

INFRASTRUCTURE OPPORTUNITIES

1. INDUSTRIAL ZONE “MINEL”

The Minel industrial zone is designated for industrial use and is strategically located between the E-75 highway (Belgrade-Niš) and the state road DP II A - 158 (Ćuprija-Paraćin), just 3 kilometers from the city center. Covering an area of 242 hectares, this zone is designed to facilitate the construction of new facilities for industry, production, and commercial activities.

The urban planning parameters for development are outlined in the General Regulation Plan for the Ćuprija urban settlement, which is available on the official website of the Ćuprija municipality.

<https://cuprija.rs/sr/dokumenta-kategorija/urbanisticki-planovi/>

AVAILABLE PUBLIC PROPERTIES IN THE MINEL INDUSTRIAL ZONE	
Community	Ćuprija Municipality
Name of Investment Opportunity	The Minel industrial zone
Investment Overview	The Minel industrial zone is designated for industrial use and is located just 3 km from the city center. Currently, approximately 40% of the zone is developed, allowing for additional construction of industrial, production, communal, and commercial facilities. Most of the land is privately owned, with the exception of the public land, which includes cadastral plot 4503/20, covering an area of 1 hectare. The remainder of the land in the zone is privately owned.
Available Documentation	General Regulation Plan for the City of Ćuprija
Ownership Status of the Potential Investment	The land is predominantly privately owned, with 1 hectare available in public ownership.
Forms of Obtaining Use Rights	Public Property
Investment Value	According to the latest ordinance on average price determination per square meter for 2023 in the municipality of Ćuprija, the price for real estate outside the industrial zone is RSD 955.30, equivalent to approximately €8.12.
Current Infrastructure	<p>The Minel industrial zone is fully equipped with essential infrastructure, including:</p> <ul style="list-style-type: none">- Electricity: A new 2x 1000 kVA distribution substation has been constructed, allowing future consumers to connect.- Water Supply: Connected to the city's water supply system.- Sewage: Access to the city sewerage network.- Gas: Gas infrastructure runs through the zone.- Telecommunications: Fiber optic cables are available.- Public Lighting: Adequate public lighting throughout the area.

Transportation Connectivity

The Minel industrial zone is positioned between the E-75 Belgrade-Niš highway and the state road IIA - 158 Čuprija-Paraćin, offering direct access to both routes. It is located just 3 km from the city center.

Additional Information

The Minel industrial zone is fully equipped with essential infrastructure and utilities, including gas, fiber optic cables, city water supply, sewerage, and public lighting. This comprehensive setup makes the zone highly attractive to investors, providing all the necessary conditions for business development.

Since 2024, the electricity supply in the Minel industrial zone has been enhanced with the construction of a state-of-the-art 10/0.4 kV distribution substation, recognized as one of the best of its kind in the country.

Photographic Documentation





Images, Minel Industrial Zone: Available Plot and Substation

2. INDUSTRIAL PARK DOBRICEVO

Industrial Park Dobričevo is a central industrial zone designated as a high-priority location by the Government of the Republic of Serbia for the entire Pomoravlje region. The site encompasses 636 hectares of Greenfield land, primarily state-owned, and is intended for construction, industrial use, or agricultural activities.

INDUSTRIAL PARK DOBRICEVO													
Community	Ćuprija Municipality												
Name of Investment Opportunity	Construction of Industrial Production Facilities at Dobričevo Industrial Park near Ćuprija												
Investment Overview	<p>Industrial Park Dobričevo is a central industrial zone designated as a high-priority location by the Government of the Republic of Serbia for the entire Pomoravlje region. This greenfield site encompasses 637 hectares of land, primarily state-owned, and is intended for construction, industrial use, or agricultural activities.</p> <p>Balance of area:</p> <table> <tr> <th>Purpose of Land</th><th>Area</th></tr> <tr> <td>Public Purpose (Roads)</td><td>48,33ha</td></tr> <tr> <td>Protective Greenery</td><td>10,28 ha</td></tr> <tr> <td>Other Uses (Including Protection Zones)</td><td>529,01 ha</td></tr> <tr> <td>SMP Automotive (German Company):</td><td>49,23 ha</td></tr> <tr> <td>Total:</td><td>636,85 ha</td></tr> </table>	Purpose of Land	Area	Public Purpose (Roads)	48,33ha	Protective Greenery	10,28 ha	Other Uses (Including Protection Zones)	529,01 ha	SMP Automotive (German Company):	49,23 ha	Total:	636,85 ha
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Available Documentation	Detailed regulation plan for the Industrial Park Dobričevo												
Ownership Status of the Potential Investment	<p>The investment offer for available undeveloped construction land is primarily in the public ownership of the Republic of Serbia. The process for alienation or lease of public construction land at below-market rates—either through reduced rent or without compensation—is managed by the Republic Directorate for Property.</p> <p>For land owned by local self-government units, the alienation or leasing below market price is carried out by the designated authority, in accordance with applicable laws and regulations.</p>												
Forms of Obtaining Use Rights	<p>For Sale:</p> <p>In the industrial park, customizable lots are available, designed to meet the specific needs of investors.</p>												
Investment Value	According to the latest decree establishing the average price per square												

	meter for 2023 in the municipality of Čuprija, the starting price for real estate outside the industrial zone is 955.30 dinars, approximately equivalent to 8.12 euros.
Current Infrastructure	<ul style="list-style-type: none"> - Electric Power Network <p>The following transmission lines traverse the western part of the area:</p> <ul style="list-style-type: none"> - TL 400 kV, line number 423/2, from SS 400/220/110 kV "Niš 2" to SS Jagodina 4 - TL 110 kV, line number 1141, from SS Jagodina 4 to SS Čuprija - TL 110 kV, line number 152/4, from SS Jagodina 4 to SS Paraćin 1 - In the southern part of the area, the following lines are present: - TL 110 kV, line number 1142, from SS Čuprija to SS Stenjevec - TL 35 kV, from SS Čuprija 1 to SS Senjski rudnik <p>The 35 kV transmission line from SS Čuprija 1 to SS Senjski Mine is currently at full capacity, preventing the connection of additional substations. Given the anticipated increase in electricity demand, the construction of a new 35/10 kV substation is planned.</p> <ul style="list-style-type: none"> - Telecommunication Network <p>This area is currently integrated into the city's telecommunications network. With the expansion of the traffic infrastructure for users in the complex, new cable lines will be installed.</p> <ul style="list-style-type: none"> - Water Supply <p>On the right side of the Čuprija-Despotovac road, a steel pipeline with a diameter of 600 mm has been constructed, supplying Čuprija with water from the "Nemanja" spring. This pipeline also provides a connection for the settlement of Dobričevo.</p> <p>To ensure a safe and high-quality water supply for all consumers, an increase in water supply (approximately 20 L/s, referred to as sanitary water) from new sources is necessary, independent of existing capacities. It is feasible to establish new capacities, targeting 4,000 m³.</p> <p><u>Utilizing underground water as a natural resource can proceed under the following conditions:</u></p> <ul style="list-style-type: none"> - Nature protection regulations guiding geological research - Approval for detailed hydrogeological studies - Documentation of established reserves and groundwater quality - Certification of balance reserves of underground water <p><u>Consent for utilizing groundwater resources includes:</u></p> <ul style="list-style-type: none"> - Approval for the use of underground water resources - Defined boundaries of the area for groundwater extraction - Certification of established reserves of groundwater - Project documentation for groundwater use

	<ul style="list-style-type: none"> - Act of the municipal authority responsible for urban planning about compliance of use of underground water with the spatial and urban plan - Environmental impact assessment for groundwater extraction - Water conditions set by the relevant Public Water Utility - Channeling <p>Currently, the area lacks a sewage network, and wastewater from existing buildings is handled by individual septic tanks.</p> <ul style="list-style-type: none"> - Gasification and Heating <p>The Magistral gas pipeline MG-08, connecting Veliko Orašje and Paraćin, has been constructed with a maximum working pressure (MWP) of 50 bar and a diameter of 457 mm. Additionally, a polyethylene gas distribution pipeline, with a maximum working pressure of 4 bar, has also been installed.</p> <p>The spatial plan for the special-purpose area of the product pipeline system throughout the Republic of Serbia (Sombor - Novi Sad - Pančevo - Belgrade - Smederevo - Jagodina - Niš) includes plans for constructing a product pipeline for transporting oil derivatives.</p>
Transportation Connectivity	<p>The main road is the state road IA, marked A1 (E-75), which runs from the state border with Hungary (border crossing Horgoš) through Novi Sad, Belgrade, and Niš to Vranje, and continues to the state border with Macedonia (border crossing Preševo). Industrial Park Dobričevo is located less than one kilometer from the traffic connection and the exit to the E-75 highway.</p> <p>The network of other roads includes:</p> <ul style="list-style-type: none"> ✓ State Road IIA Order 160 (Požarevac – Žabari – Svilajnac – Despotovac – Dvorište – Resavica – Senje – Čuprija), which runs through the central area and serves as the primary route. The road features a profile of 7.5 meters of roadway and 3 meters of sidewalk on both sides. ✓ State Road IIA Order 186 (Čuprija – Virine – Despotovac – Dvorište – Vodna – Krepoljin), with a road profile of 7.5 meters of driveway and 3 meters of sidewalk on both sides. ✓ Municipal Road Čuprija-Batinac, which connects to State Road IIA 160, has a profile of 6 meters of roadway and 2.5 meters of sidewalk on both sides. <p>Additional investments for the main access road of State Road IIA 160, which divides Dobričevo Industrial Park into two blocks, are not necessary, as the road was fully reconstructed in 2019. while access roads within the blocks have not yet been built, they are included in the plan. Currently,</p>

	design and technical documentation is being prepared to connect State Road IIA 160 with State Road IIA 186.
Additional Information	The Government of the Republic of Serbia has recognized the potential of the Industrial Park "Dobričevo," which spans over 600 hectares within Corridor 10 in the municipality of Čuprija, and has designated it as a high-priority location for the entire Pomoravlje region. Situated in central Serbia at the entrance to Čuprija, the area is predominantly state-owned and primarily consists of greenfield sites.
Photographic Documentation	 

CONTACT INFORMATION

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