
REVITALIZING ĆUPRIJA: Opportunities in Brownfield Investments



OCTOBER 16, 2025

THE MUNICIPALITY OF ĆUPRIJA



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THE FORMER SUGAR FACTORY SITE

REVITALIZING THE BROWNFIELD "The Site of the Former Sugar Factory"

Community	Ćuprija Municipality
Name of Investment Opportunity	Construction and revitalization of industrial facilities on the former sugar factory site
Investment Overview	<p>The former sugar factory complex in Ćuprija is situated in Slavija, adjacent to the city swimming pools and at the entrance to the Minel Industrial Zone. This expansive site is divided into three plots (5130, 4498, and 4510) and encompasses over 50 buildings. As a brownfield site, it is characterized by dilapidated structures that are largely unused. The factory ceased operations in 1998, leading to significant degradation and neglect.</p> <p>Since 2018, following a court decision, the majority of the former sugar factory site has been owned by KBM ASCO DOO. The total area of the entire zone is 240,627 m², with KBM ASCO DOO owning 226,974 m² and the Ravanica Confectionery Factory D.O.O. holding 13,675 m².</p> <p>In total, the site spans 24 hectares, 6 ares, and 49 m².</p>
Available Documentation	General Regulation Plan for the City of Ćuprija
Ownership Status of the Potential Investment	The investment offer for available construction land is privately owned. For further information, interested parties can contact the Municipality of Ćuprija, Department for Local Economic Development, at: kler@cuprija.rs
Forms of Obtaining Use Rights	<p>Sale:</p> <p>The complex of the former sugar factory is available for sale. This prime location is situated in a fully developed zone with complete infrastructure.</p>
Investment Value	The average price per square meter for property tax assessment in the municipality of Ćuprija in 2023, applicable to real estate groups II and areas outside zones I and II, ranges from 955.30 to 3,100.00 RSD, depending on the specific location.
Current Infrastructure	<p>The land is situated in an area equipped with the following infrastructure:</p> <ul style="list-style-type: none">• Electricity: A 35 kV supply is available on the plot.• Water Supply: Connected to the city's water supply network, along with an additional private water source.• Sewerage: Connected to the city sewer system.• Gas: The gas distribution network runs through the zone.• Internal Roads: Internal traffic routes are planned as per the PGR. <p>Access to the site is provided by a well-maintained road leading to the Minel Industrial Zone.</p>

Transportation Connectivity	<p>The land of the former sugar factory is situated between the E-75 highway (Belgrade-Niš) to the east and the state road IIA-158 (Ćuprija-Paraćin) to the west. It is located just 2.5 km from the city center, with the main entrance to the factory accessible from the state road IIA-158.</p>
Additional Information	<p>The complex of the former sugar factory in Ćuprija spans over twenty hectares and is ideally located near the city swimming pools and tennis courts, at the entrance to the Minel Industrial Zone and the exit from Ćuprija towards Paraćin. Established by the Czechs in 1911, the factory ceased operations in the late 1990s and was subsequently privatized. While most of the facilities are currently unused, the location offers excellent accessibility and complete utility infrastructure.</p>
Photographic Documentation	 <p>An aerial photograph showing the former sugar factory complex in Ćuprija. The image captures a large industrial site with several multi-story buildings, some with red roofs and others with lighter-colored facades. A prominent tall, dark chimney stands on the right side of the complex. To the left of the main industrial area, there is a large, rectangular, light-colored pond or reservoir. The surrounding landscape is a mix of green fields, some trees, and distant hills under a clear sky. The overall scene depicts a large-scale industrial facility in a rural or semi-rural setting.</p>

FORMER ARMY FACILITY

Former Army Facility in Downtown Čuprija	
Community	Čuprija Municipality
Name of Investment Opportunity	Location of Former Army Facility: Brownfield Redevelopment Opportunity
Investment Overview	<p>This brownfield site, previously an Army facility for cultural and social activities, presents a unique opportunity for redevelopment. Located in downtown Čuprija, it is ideally positioned for revitalization efforts aimed at transforming the area into a functional space that meets community needs.</p> <p>The former army facility is located on Karađorđeva Street, in the center of Čuprija, on cadastral lot 1559. The site covers an area of 2,421 m², with the building itself occupying 1,214 m². The structure includes a basement, a ground floor, and five additional floors (G+F+5).</p>
Available Documentation	General Regulation Plan for the City of Čuprija
Ownership Status of the Potential Investment	This investment offer, involves state property owned by the Republic of Serbia, with the Ministry of Defense as the beneficiary.
Forms of Obtaining Use Rights	State Property
Investment Value	Given the unique characteristics of the property and its ownership status, it is essential to engage an authorized appraiser.
Current Infrastructure	This brownfield site is situated in the heart of the city and is fully equipped with electricity, municipal water, and sewage services. The gas distribution network runs adjacent to the building.
Transportation Connectivity	<p>Traffic Connections</p> <p>The facility is situated 1.7 km from the E75 highway. Access is provided via Karađorđeva Street, a local road that connects to the IIA state road - 158 along the Jagodina - Čuprija route.</p>
Additional Information	<p>This former army facility is located in the center of Čuprija, in Karađorđeva street, in an exceptional location. It is surrounded by a park and the Ravanica river, and a central pedestrian zone passes by the building. In the immediate vicinity there are markets, pharmacies, restaurants, sports and recreation center ADA, as well as the Moravian Park on the banks of the Velika Morava River and the Church of St. George. The facility is 950 m from the hospital and 1,100 m from the highway.</p>

Photographic
Documentation



CONTACT INFORMATION

THE MUNICIPALITY OF ČUPRIJA

Department for Local Economic Development

E-mail: kler@cuprija.rs

Phone: +381 35 815 09 14

www.cuprija.rs