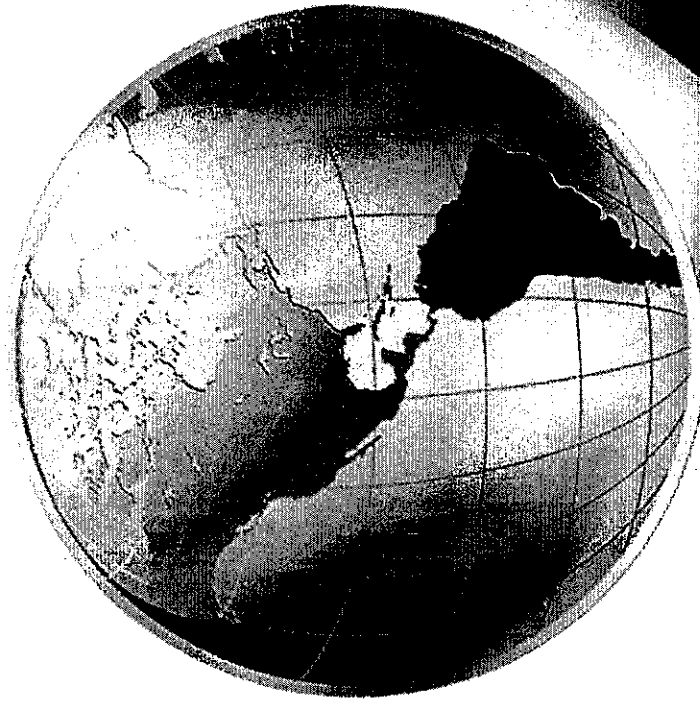


# Kozarska Dubica

Small town with 5P

- place
- price
- potential
- proved
- pleasant



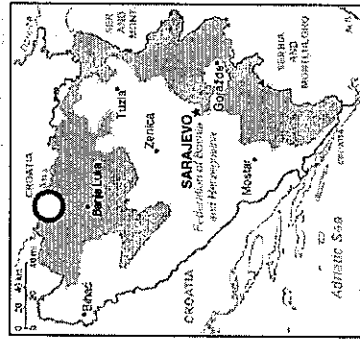
Bosnia and Herzegovina




[www.kozarska-dubica.ba](http://www.kozarska-dubica.ba)



## PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

- ✓ Northwest of Bosnia and Herzegovina, on the doorstep of EU
- ✓ Completely relying on EU resources regarding communications, markets and other factors



	Banja Luka	88 km
	Sarajevo	320 km
	Zagreb	110 km
	Beograd	322 km
	Trst	361 km
	Sarajevo	330 km
	Zagreb	98 km
	Banja Luka	66 km
	Zagreb - Beograd (exit: Novska)	19 km



## PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

### **Attractive geographical and economic position**

- ✓ In the valley of the Una river, at the confluence of Una to Sava river, on one hand geographically belongs to Pannonian plain, and on the other to slopes of hilly, but friendly Kozara mountain
- ✓ Agricultural land covers an area of 31.481 ha, which is 63% of total area of the Municipality
- ✓ Highway A3 Zagreb - Beograd 22 km
- ✓ Two border crossings, one in towns center for passenger traffic, and the other 15 km distant, for freight traffic



PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

### **Europe at prices of the Far East, Africa...**

- ✓ Low average net monthly income of skilled labour
- ✓ Incentive for every employed worker
- ✓ Corporate tax and personal income tax rate: 10%, VAT: 17%
- ✓ Cost of electric energy: 0,033 EUR/KW
- ✓ Local administration ready for quick and efficient service
- ✓ References available



PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

**Investment privileges:**

- ✓ All permits policy: "Start to build in 15 days"
- ✓ Free of charge and fast administrative services
- ✓ Dedicated official for every investor
- ✓ Help with all grant applications
- ✓ Fixed local fees
- ✓ Flexible Highschool education



PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

### **Why is Kozarska Dubica different from the others?**

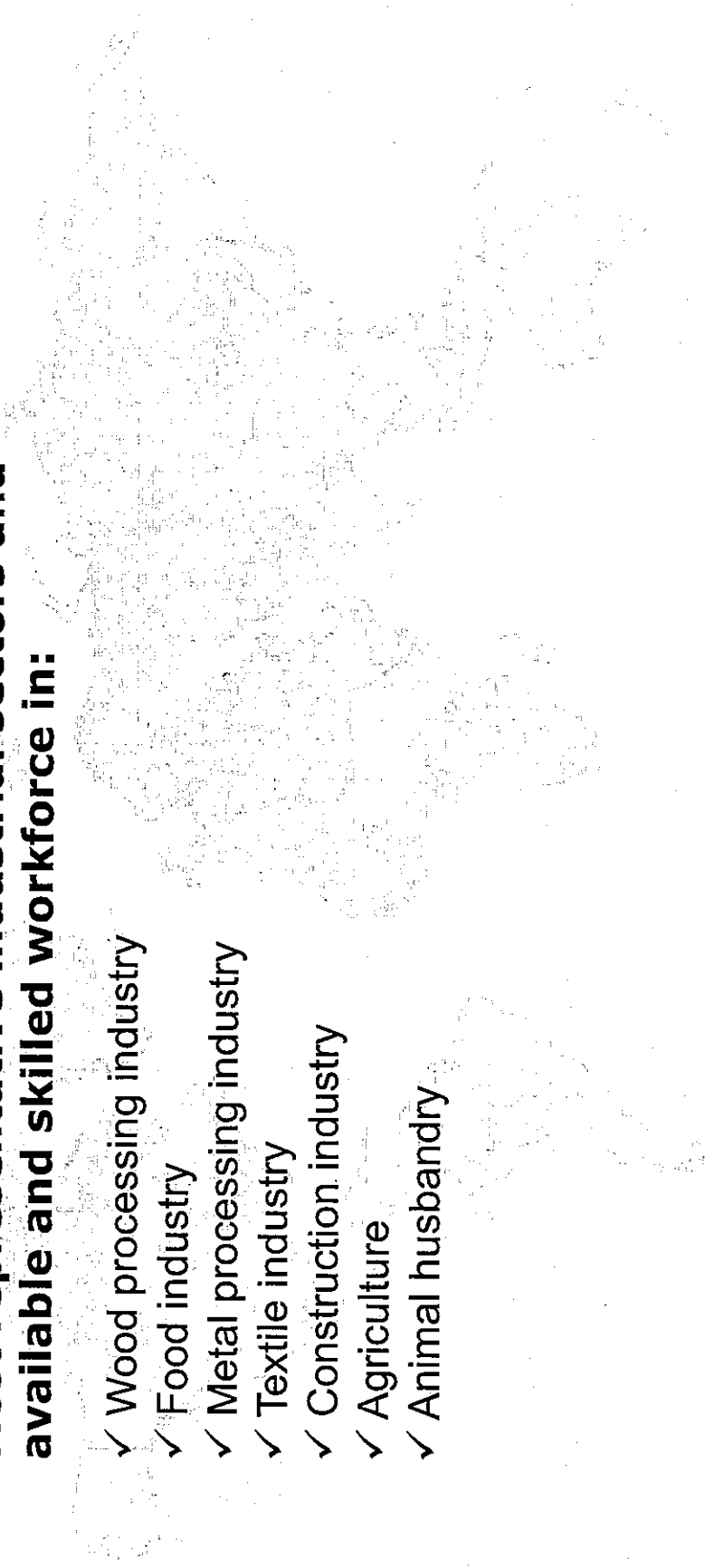
- ✓ The biggest dairy plant and the center of dairy industry in Bosnia and Herzegovina is located in Kozarska Dubica
- ✓ The biggest spinning mill plant in South-East Europe is located in Kozarska Dubica
- ✓ Zepter International has its headquarters for Bosnia and Herzegovina in Kozarska Dubica
- ✓ The biggest fruit refrigeration plant in Bosnia and Herzegovina is located in Kozarska Dubica
- ✓ The biggest agricultural machinery part production plant in Bosnia and Herzegovina is located in Kozarska Dubica
- ✓ The biggest corn syrups production plant in this part of Europe is located in Kozarska Dubica
- ✓ The most productive movie studio in Bosnia and Herzegovina, with 5 movies and 4 tv series made in last 4 years, is located here



PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

**Most representative industrial sectors and available and skilled workforce in:**

- ✓ Wood processing industry
- ✓ Food industry
- ✓ Metal processing industry
- ✓ Textile industry
- ✓ Construction industry
- ✓ Agriculture
- ✓ Animal husbandry



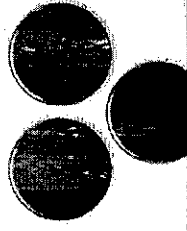


PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

## **Woodprocessing industry:**

### RESOURCES

- ✓ Significant and quality raw materials (annual allowable cut logging in the region of Prijedor in 2012. 124.800 m<sup>3</sup>)
- ✓ Excellent growth potential of forests
- ✓ Available, low-cost and quality manpower
- ✓ Tradition in wood processing for over 150 years
- ✓ Existing primary wood processing enterprises with an annual installed capacity of 58.800 m<sup>3</sup>
- ✓ Untapped biomass potential





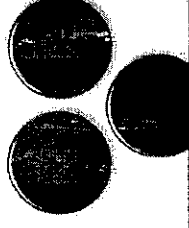


PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

## **Woodprocessing industry:**

### INVESTMENT OPPORTUNITIES

- ✓ Greenfield investment in new plants for final processing and production of high quality wood furniture
- ✓ Cooperation with existing companies to introduce new technology, better design and link with foreign markets and branding of local products



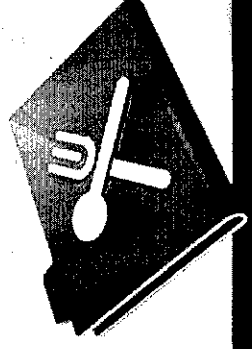


PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

## **Food Industry:**

### RESOURCES

- ✓ Moderate - continental climate
- ✓ The biggest ULO refrigerating capacity in Bosnia and Herzegovina - UNAPLOD (10.000 t)
- ✓ The majority of the population lives in rural areas and traditionally is oriented towards agriculture
- ✓ Area of arable agricultural land in the municipality is 31.481 hectares, in the area of 40 km that goes up to 149.062 hectares
- ✓ The annual milk production in the municipality is 6.000.000 liters, in the area of 40 km - 20 million liters
- ✓ In the area of the municipality 7.000 cattle, 3.300 sheep and 39.000 pigs are grown, in the area of 40 km about 25.000 cattle, 14.000 sheep and 90.000 pigs



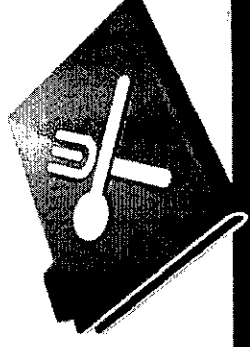


PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

## **Food Industry:**

### INVESTMENT OPPORTUNITIES

- ✓ Greenfield investments in the construction of facilities for processing agricultural products
- ✓ Construction of the plant for fruit, juice and other fruit products processing
- ✓ Investor has at disposal 30.000 tons of apples annually, the second and third class, for which currently there is no processing capacity
- ✓ Construction of facilities for production and processing of meat products.
- ✓ There is no greater processing capacity in the area
- ✓ Construction of facilities for production and processing of vegetables
- ✓ Joint venture for the modernization and expansion of production capacities of existing enterprises



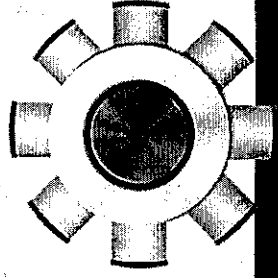


PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

### **Metal processing industry:**

#### RESOURCES

- ✓ Long industrial tradition, the company "MEHANIKA" was founded in 1978. and it was engaged in the production of agricultural machines and implements with about 1.000 employees
- ✓ Qualified and available workforce



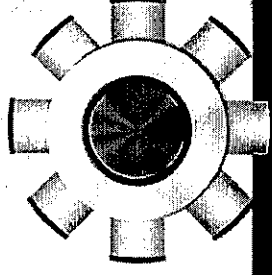


PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

### **Metal processing industry:**

#### INVESTMENT OPPORTUNITIES

- ✓ Greenfield investments in new production facilities
- ✓ Possibility for cooperation with existing enterprise FPM "NOVA MEHANIKA" on a developing of new products and implementing new technologies



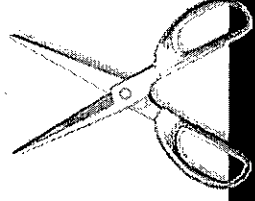


PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

## **Textile industry:**

### RESOURCES

- ✓ Long industrial tradition in this sector. In the early 90ies in company Knežopojjka 4 000 workers were employed. Company had entire production circle closed, from cotton - mill to wearing apparel manufacturing.
- ✓ Qualified workforce with extensive experience in the textile industry
- ✓ Presence of the largest cotton - mill in Southeast Europe - Dubicotton in the municipality



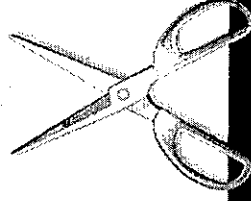


PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

### **Textile industry:**

#### INVESTMENT OPPORTUNITIES

- ✓ Greenfield investment in production facilities for finishing fabrics, and plants for the production of fashion apparel, from raw material secured from the municipality area
- ✓ Establishment of partnerships with companies present in the municipality





PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

**Example of available investment opportunities:**

- ✓ sale
- ✓ rent
- ✓ recapitalization
- ✓ joint venture
- ✓ public - private partnerships

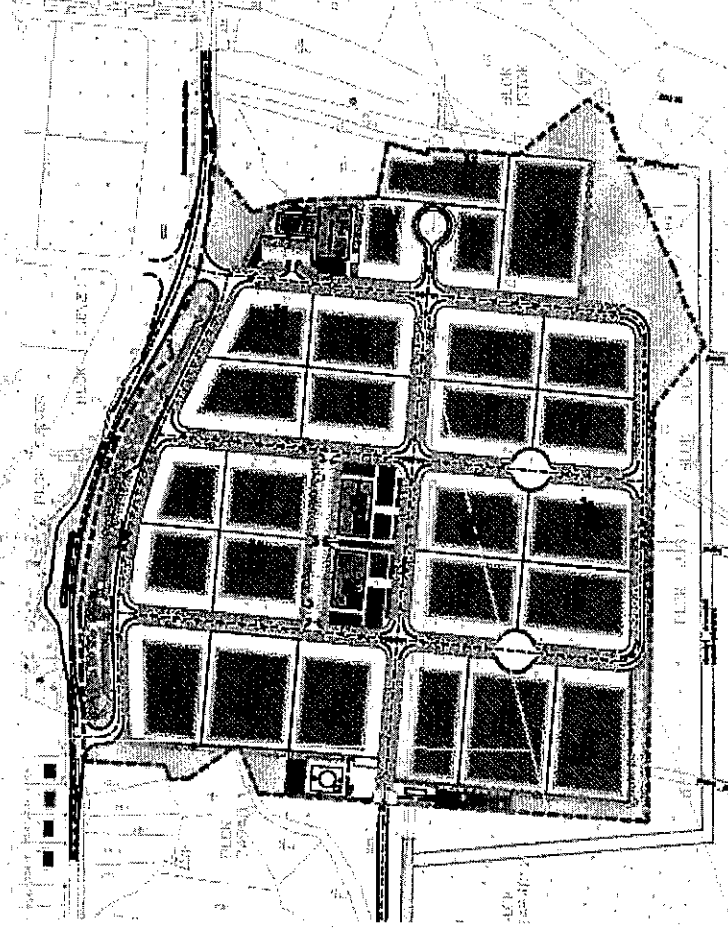




PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

## Investment opportunity: Business zone "Lipova Greda" - greenfield

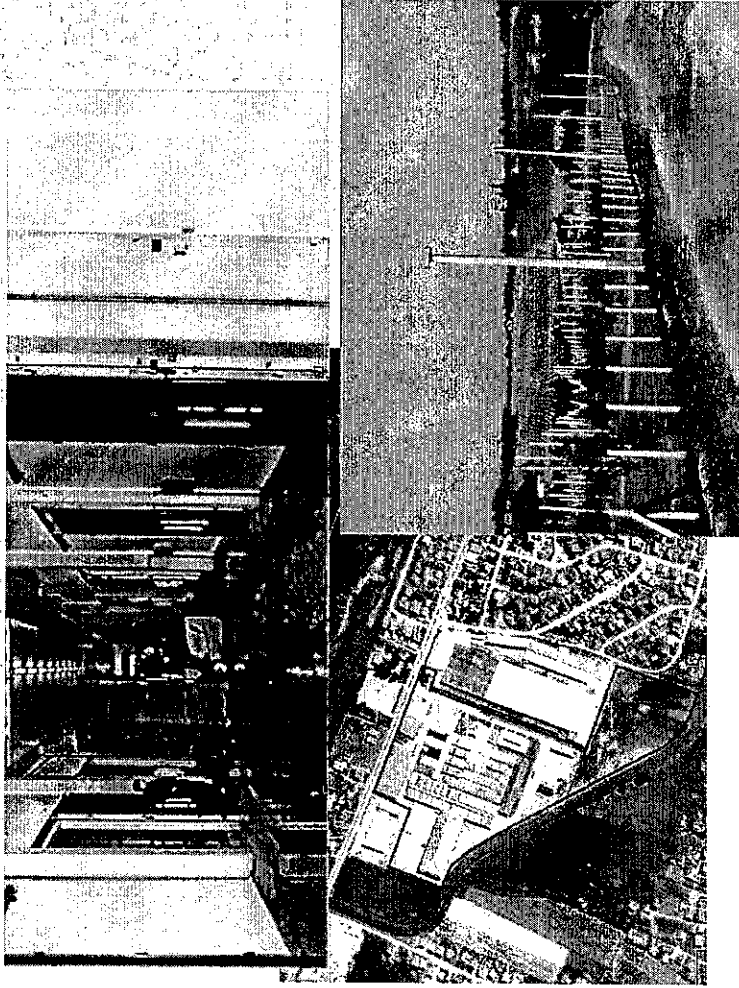
- ✓ By motorway, 19 km from highway
- ✓ 69 ha
- ✓ 79 lots/parcels
- ✓ complete infrastructure: to the lot
- ✓ Available incentives; up to 99%





## PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

### Investment opportunity: "Unaplod" – recapitalization or sale

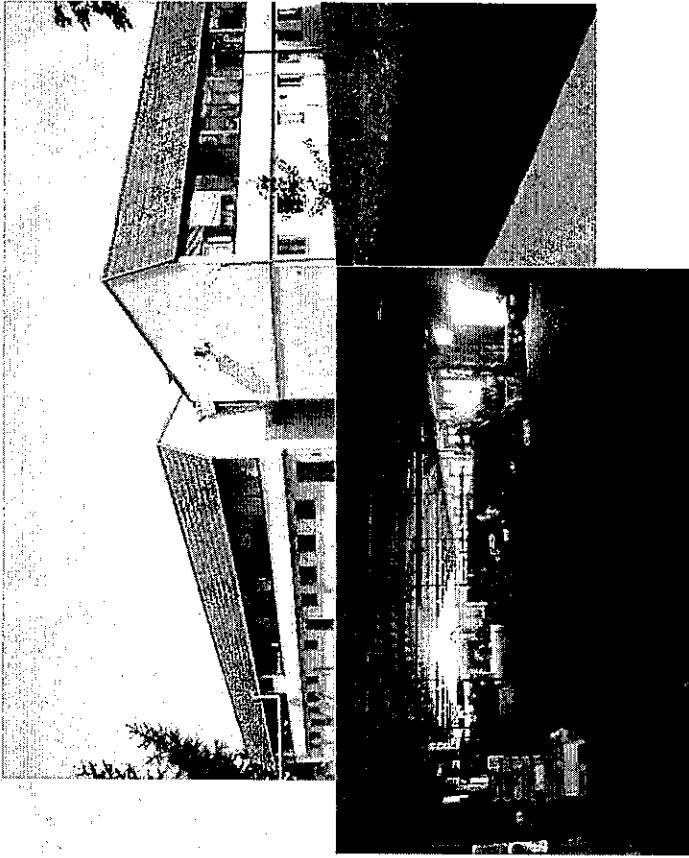


- ✓ refrigeration unit capacity 10.000 t (8.000 t in ULO system)
- ✓ 18.000 pvc box pallets
- ✓ industrial zone 60.000 m<sup>2</sup>
- ✓ 250 ha agricultural land
- ✓ 150 ha plantations of high quality apples and pears
- ✓ area of headquarter facilities of 23.000 m<sup>2</sup>



PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

**Investment opportunity: "Papirnica" – rent or sale**  
(earlier: paper production factory)

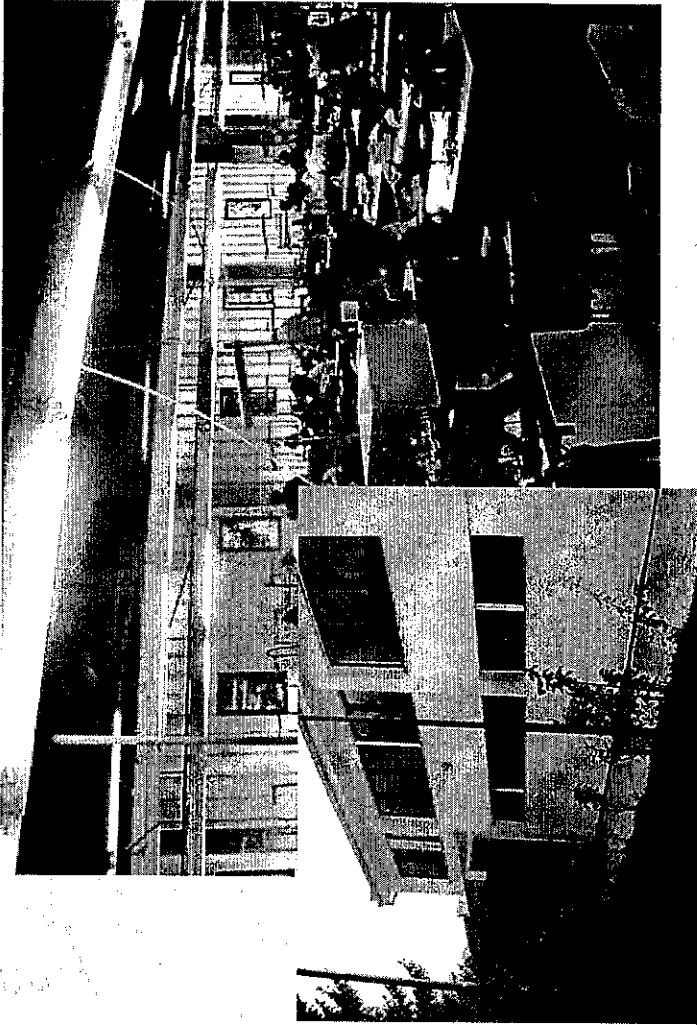


- ✓ production facility 750 m<sup>2</sup>
- ✓ warehouse 1000 m<sup>2</sup>
- ✓ workshops 850 m<sup>2</sup>
- ✓ offices and restaurant 900 m<sup>2</sup>
- ✓ total area of plant 3500 m<sup>2</sup>
- ✓ lot 9400 m<sup>2</sup>



## PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

**Investment opportunity: "Zlatka" – sale or rent**  
(earlier: textile production factory)



- ✓ warehouse 2 000 m<sup>2</sup>
- ✓ 10 000 m<sup>2</sup> area
- ✓ reconstruction works done in 2005.



PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

**Investment opportunity: "RIS" – sale or rent**  
(earlier: wood processing plant)



- ✓ warehouse 500 m<sup>2</sup>
- ✓ with or without equipment for primary wood processing
- ✓ 8 160 m<sup>2</sup> area
- ✓ built in 2010.
- ✓ 250 KW substation



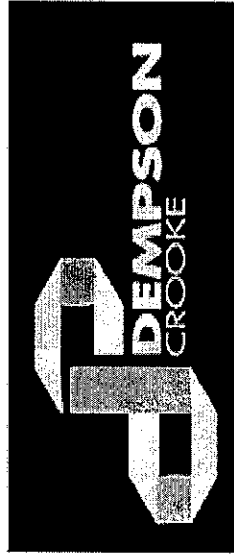
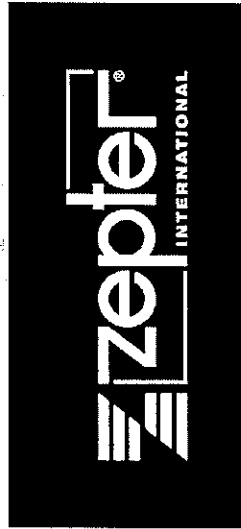
PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

So far, investors from Switzerland, Italy, France, Great Britain and Israel (amongst others) have discovered the potential of Kozarska Dubica

We would highlight the following foreign investors and companies:



Franzoni filati





PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

**Dražen Vidović, executive director of "Dubicotton":**

"So far we invested 16 million EUR in Kozarska Dubica , plus a new 4.7 million EUR to establish a new plant that is in the execution phase. From the very beginning we had support from the local administration. Kozarska Dubica has the advantage of geographical location, proximity to the border crossing and accelerated procedure for issuing administrative permissions."



**Franconi filati**



PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

**Jonathan Katzauer owner of the company "Dempson Crooke":**

"I am pleased with the work of our company in Bosnia and Herzegovina, with our workers and the support given to us by the local administration since our arrival Kozarska Dubica in 2004.

We have just finished one phase of investment in our company in the UK, and we plan to do the same with our production here in Kozarska Dubica. "







## PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

### **History and tourism**

- ✓ Although tourism is not a primary activity, Kozarska Dubica (municipality of only 30000 people) is visited by as many as 5000 tourists every year
- ✓ The owner and one of the wealthiest people in the region Philip Zepter (Milan Jankovic) was born and raised in Kozarska Dubica. He continues to invest in our town
- ✓ Kozarska Dubica is one of the very few cities in Bosnia and Herzegovina which preserved its urban core built during the Austro-Hungarian empire
- ✓ Due to its historical location on the border, the famous old saying is that the rooster that was crowing at dawn in Kozarska Dubica could be heard in three empires: Austro-Hungarian, Napoleon's and Ottoman empire



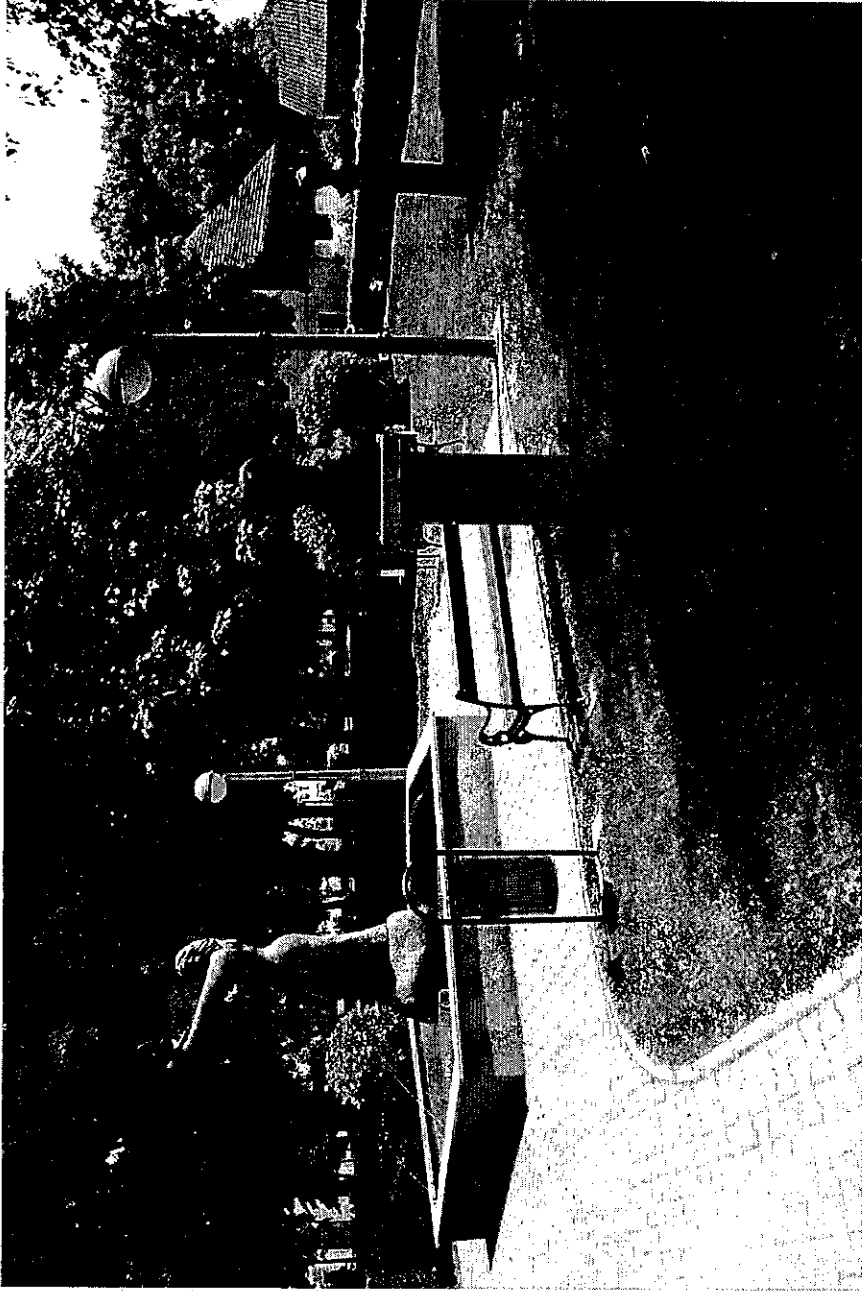
## PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

### **Quality of life:**

- ✓ Crystal clear river Una, summer temperature above 22 C
- ✓ Ski resort is less than 30 km away
- ✓ Amateur theater and modernly equipped cinema
- ✓ Spa -15 km
- ✓ 3 sports and recreation halls
- ✓ Over 100 bars and restaurants- record low prices of € 0.50 for a coffee and € 4.00 for a pizza...
- ✓ High quality accommodation, room prices from € 13.00
- ✓ Exclusive Zepter hotel and an attractive river club on Una....
- ✓ Various sports and outdoors activities- hunting, fishing, hiking, rafting, farming etc.



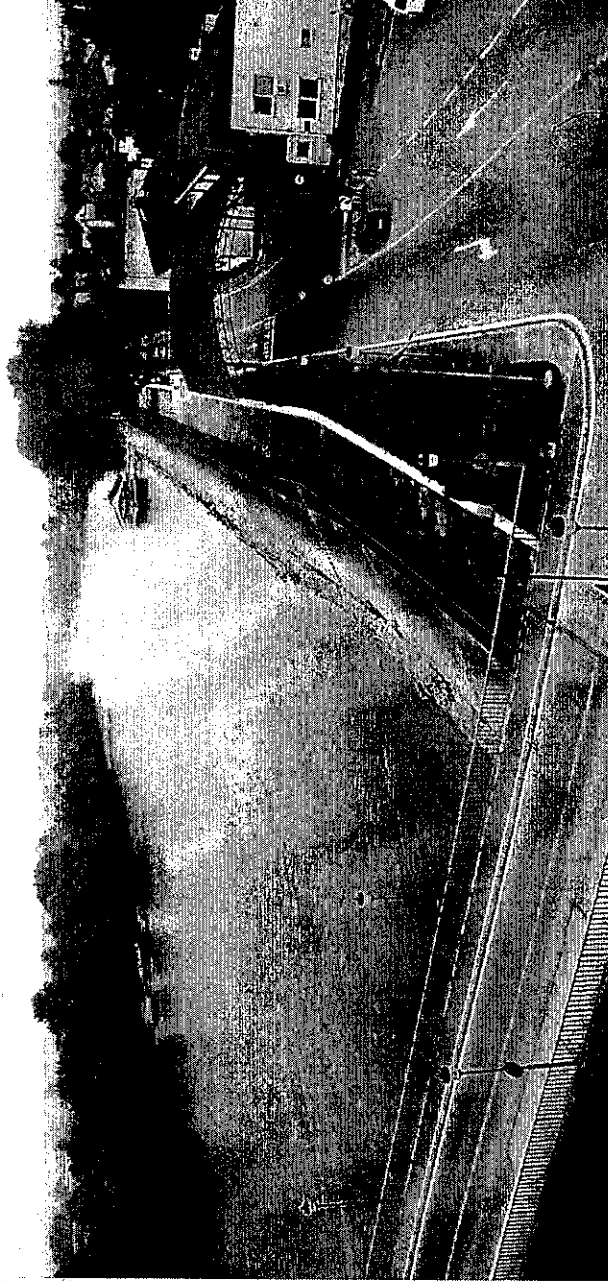
PLACE - PRICE - POTENCIAL - PROVED - PLEASANT



Detail from Town park



PLACE - PRICE - POTENTIAL - PROVED - PLEASANT



View of Una River and the border crossing



PLACE - PRICE - POTENCIAL - PROVED - PLEASANT



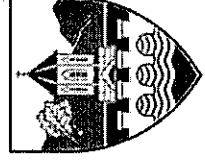
Una River- the bridge and the border crossing



PLACE - PRICE - POTENCIAL - PROVED - PLEASANT

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