



BROWNFIELD LOCATIONS
ZRENJANIN





BROWNFIELD LOCATIONS ZRENJANIN



BROWNFIELD LOCATIONS

KOLPA Ltd



General information

Location : Cvetna 1 St., Zrenjanin
Total plot size : 1000 m²
Ownership : **KOLPA Ltd Zrenjanin**
Contact : +38123 536 277 (Olja Petrov)

Facility information

Facility area : 250 m² (production area) + 500 m² (warehouse)
Floors : production area is on the first floor
Infrastructure : electricity, water, sewer, district heating, telephone
Office space : 20 m²
Parking/garage : in the factory yard
Comment : possibility of working in the free zone regime



BROWNFIELD LOCATIONS



MTL SYSTEM Ltd



General information

Location : Pancevacka bb, Zrenjanin
Total plot size : 450 m²
Ownership : **MTL SYSTEM Ltd**
Contact : + 381 23 582 010 (Milka Boskov)

Facility information

Facility area : 332 m²
Floors : ground floor
Infrastructure : electricity, water, sewer, gas
Office space : -
Parking/garage : bigger parking space in front of building
Comment : -





BROWNFIELD LOCATIONS

TERMIKA Ltd



General information

Location : *Pozeska 4, Zrenjanin*
Total plot size : *456 m²*
Ownership : **TERMIKA Ltd (OFFICE SPACE)**
Contact : *+381 23 543 020 (Aleksandar Piperski)*

Facility information

Facility area : *456 m²*
Floors : *P+1*
Infrastructure : *electricity, water, sewer, gas, telephone, internet*
Office space : *385.35m²*
Parking/garage : *35 parking places*
Comment : *-*



BROWNFIELD LOCATIONS



SMALL ECONOMY Ltd



General information

Location : Cara Dusana 122A, Zrenjanin
Total plot size : 2100 m²
Ownership : **SMALL ECONOMY Ltd**
Contact : + 381 23 534 753 (Stamenkovic Milorad)

Facility information

Facility area : 432 m²
Floors : ground floor
Infrastructure : electricity, water, sewer, gas, telephone, internet
Office space : 144 m²
Parking/garage : cca 200 m² parking in front of the facility
Comment : 300 m² roofed area





BROWNFIELD LOCATIONS

ZRENJANIN BREWERY



General information

Location : Vojvode Petra Bojovica 2, Zrenjanin

Total plot size : 1212m²

Ownership : **AD ZIP Brewery (in bankruptcy)**

Contact : + 381 23 543 010 (Dragan Bozic)

Facility information

Facility area : 466 m²

Floors : ground floor

Infrastructure : electricity, water, sewer, telephone

Office space : 20 m² + 66 m²

Parking/garage : 150 m²

Comment : truck entrance



BROWNFIELD LOCATIONS



KAPPA M FOOD Ltd



General information

Location : Zeleznicka 128, Zrenjanin
Total plot size : 1813m²
Ownership : **KAPPA M FOOD Ltd (bankruptcy)**
Contact : + 381 23 543 010 (Dragan Bozic)

Facility information

Facility area : 400 m²
Floors : ground floor
Infrastructure : electricity, water, sewer
Office space : 15 m²
Parking/garage : parking in front of the facility
Comment : truck entrance



BROWNFIELD LOCATIONS

AQUA INEX OIL Ltd



General information

Location : Zeleznicka 128, Zrenjanin
Total plot size : 1900 m²
Ownership : AQUA INEX OIL Ltd
Contact : +381 23 536 513 (Milorad Mihajlov)

Facility information

Facility area : 500 m²
Floors : ground floor + first floor
Infrastructure : electricity, water, sewer, gas, telephone, internet
Office space : 70 m²
Parking/garage : parking in front of the facility
Comment : truck entrance, facility has heating, forklift, truck, there are plastics processing machines by injection method and two compressors.



BROWNFIELD LOCATIONS



IZOLIR joint stock company



General information

Location : 9.januar St, Zrenjanin

Total plot size : 600 m²

Ownership : **IZOLIR joint stock company**

Contact : + 381 23 561 791 (Mladjen Kaurin)

Facility information

Facility area : 560 m²

Floors : ground floor

Infrastructure : electricity, water, sewer, gas, telephone, internet

Office space : 50 m² + 60m²

Parking/garage : parking in front of the facility

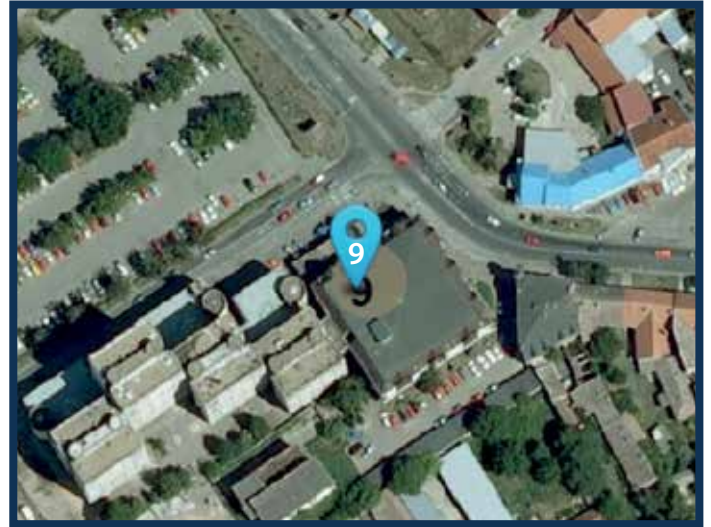
Comment : truck entrance





BROWNFIELD LOCATIONS

DIJAMANT joint stock company



General information

Location : Business center "Mala varos", Zitni trg, Zrenjanin

Total plot size : 985 m²

Ownership : **DIJAMANT joint stock company**

Contact : +381 23 551 101 (Ljilja Ergelasev)

Facility information

Facility area : 946.54 m² (on the first floor, local 10)

39.70 m² (on the second floor, local 19)

Infrastructure : electricity, water, sewer, gas, telephone, internet, district heating

Office space : 986.24 m²

Parking/garage : parking in front of the facility

Comment :-



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MTL SYSTEM Ltd



General information

Location : Pancevacka bb, Zrenjanin
Total plot size : 1500 m²
Ownership : **MTL System Ltd**
Contact : +381 23 582 010 (Milka Boskov)

Facility information

Facility area : 1000 m²
Floors : ground floor
Infrastructure : electricity, water, sewer, telephone, internet
Office space : 300 m²
Parking/garage : parking in the facility
Comment : truck entrance





BROWNFIELD LOCATIONS

AGRORIT Ltd



General information

Location : Mihajlovacki drum, Zrenjanin

Total plot size : 7450 m²

Ownership : **AGRORIT Ltd**, Melenci

Contact : +381 63 501 530 (Branislav Mijatov)

Facility information

Facility area : facility 1 (720 m²)
facility 2 (600 m²)

Floors : ground floor

Infrastructure : electricity, water

Office space : 40 m²

Parking/garage : parking in the facility

Comment : truck entrance



BROWNFIELD LOCATIONS



ELECTROINVEST Ltd



General information

Location : Novosadska 4, Zrenjanin
Total plot size : 9 000 m²
Ownership : **ELECTROINVEST Ltd**
Contact : +381 63 543 009 (Nikola Radulovic)

Facility information

Facility area : facility 1 (1000 m²),
facility 2 (1600 m²- under construction)
Floors : ground floor
Infrastructure : electricity, water, sewer, telephone, internet, gas
Office space : 6 offices
Parking/garage : parking in the facility
Comment : own power substation 20/04-1000kVA wich can be extended up to a capacity of 10MW. Complex is located in the city entrance from the direction of Novi Sad and this area is very well connected with other parts of the city, the city bypass road and road leading to Belgrade, truck entrance





BROWNFIELD LOCATIONS

SLOGA Ltd



General information

Location : Djure Jaksica bb , Zrenjanin
Total plot size : 5500 m²
Ownership : **private**
Contact : +381 23 500 793, valor@ptt.rs (Kocalka Steva)

Facility information

Facility area : 1000 m²
Floors : ground floor
Infrastructure : electricity, water, sewer, telephone, gas
Office space : 50 m²
Parking/garage : parking in front of the facility
Comment : own power substation 450 kW, ventilation system, compressor station, truck entrance



BROWNFIELD LOCATIONS



MEDIVET Ltd



General information

Location : Nikole Pasica 5, Zrenjanin
Total plot size : 2520 m²
Ownership : **IRADIA**
Contact : +381 21 461 170, iradia@eunet.rs

Facility information

Facility area : 1500 m² (OFFICE SPACE)
Floors : ground floor + 1st floor
Infrastructure : electricity, water, sewer, telephone, gas, internet
Parking/garage : parking in and in front of the facility (cca 850 m²)
Comment : gas heating boiler room, floor heating, telephone operator including three telephone numbers and option of 100 lines, there is cargo lift, (not in function).





BROWNFIELD LOCATIONS

DIJAMANT joint stock company



General information

Location : Pancevacka 70, Zrenjanin
Total plot size : 16 328 m²
Ownership : **DIJAMANT joint stock company**
Contact : +381 23 551 101 (Ljiljana Ergelasev)

Facility information

Facility area : facility 1 (1 753 m²)
facility 2 (265 m²)
facility 3 (835 m²)
facility 4 (432 m²)
facility 5 (1 108 m²)
facility 6 (190 m²)

Floors : ground floor
Infrastructure : electricity, water, sewer, telephone, district heating
Office space : -
Parking/garage : parking in the facility
Comment : -



BROWNFIELD LOCATIONS



MIDERI Ltd



General information

Location : Djure Jaksica 14, Zrenjanin
Total plot size : 5 790 m²
Ownership : **private**
Contact : +381 62 288 777 (Stevan Granic)

Facility information

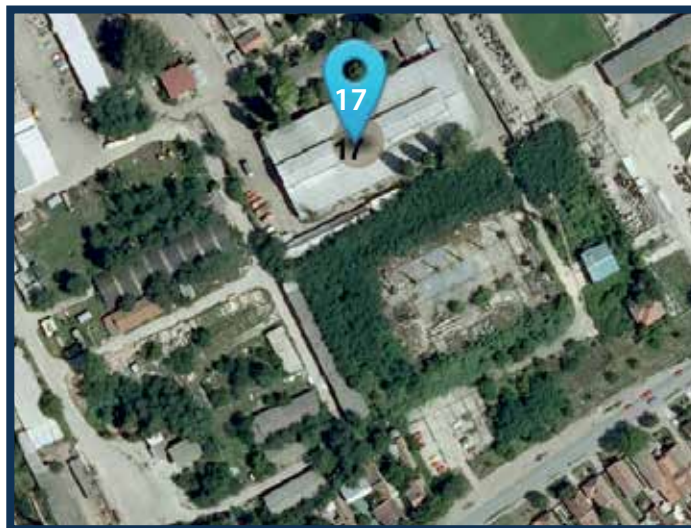
Facility area : 2000 m²
Floors : ground floor
Infrastructure : ectricity, water, sewer, telephone, internet
Office space : -
Parking/garage : parking in and in front of the facility
Comment : truck entrance, own power substation, boiler room





BROWNFIELD LOCATIONS

MIP joint stock company



General information

Location : Kamnicka bb, Zrenjanin
Total plot size : 22 220 m²
Ownership : **MIP joint stock company**
Contact : +381 62 288 777 (Stevan Granic)

Facility information

Facility area : facility 1 (2795 m²)
: facility 2 (152 m²)
: facility 3 (324.5 m²)
: facility 4 (3600 m²) in construction
: facility 5 (705 m²)
: facility 6 (108 m²)

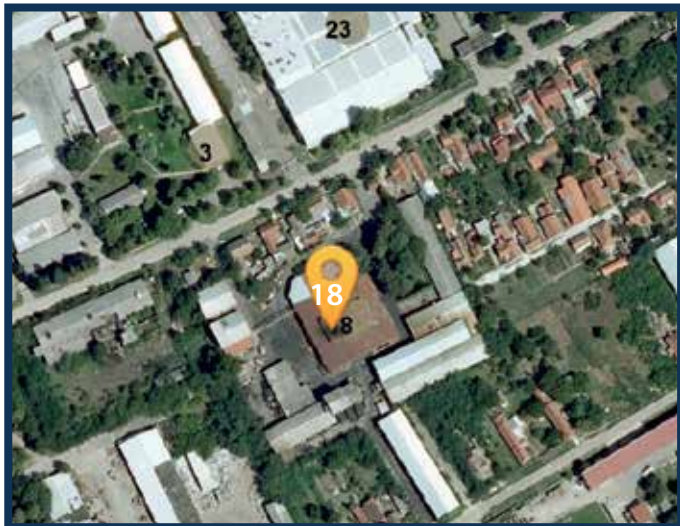
Floors : ground floor
Infrastructure : electricity, water, sewer, telephone
Office space : 465 m²
Parking/garage : parking in the facility, truck entrance
Comment : -



BROWNFIELD LOCATIONS



NATRON Ltd



General information

Location : Industrijska zona, Pozeska 15a
Total plot size : 12000 m²
Ownership : **NATRON Ltd**
Contact : +381 60 544 75 20 (Srdjan Stevanovic)

Facility information

Facility area : facility 1 (1316 m²)
facility 2 (360m²)
facility 3 (645 m² + 450 m²)
facility 4 (110 m²)
facility 5 (380 m²)
facility 6 (217 m² + 90 m²)
facility 6 (431 m²)

Floors : ground floor
Infrastructure : electricity, water, sewer, telephone, gas
Office space : 450 m²
Parking/garage : parking in the facility, truck entrance
Comment : substation 2x630 kV/A, two hydro well



BROWNFIELD LOCATIONS

PRINTING OFFICE BUDUCNOST



General information

Location : Sarajlijina 10, Zrenjanin
Total plot size : 6520 m²
Ownership : **STYLOS, Novi sad**
Contact : +381 21 4891 600 (Bogdan Jovetic)

Facility information

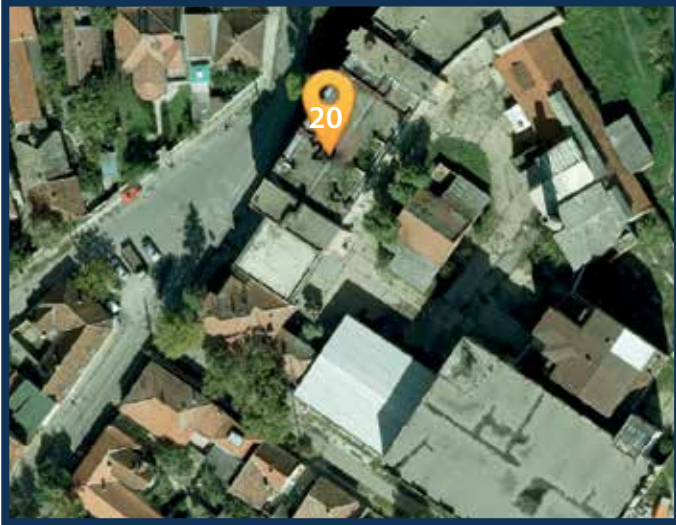
Facility area : 3615 m² (OFFICE SPACE)
Floors : ground floor
Infrastructure : electricity, water, sewer, telephone
Office space : -
Parking/garage : parking in and in front of the facility
Comment : truck entrance , very city center



BROWNFIELD LOCATIONS



HAT FACTORY Ltd



General information

Location : dr Zorana Kamenkovic 46-50
Total plot size : 6735m²
Ownership : **TELIX Ltd, Novi Sad**
Contact : +381 64 135 95 89 (Danica Stojanovic)

Facility information

Facility area : 4000 m²
Floors : P+2
Infrastructure : electricity, water, sewer, gas, telephone, internet
Office space : 425 m² (P+1)
Parking/garage : parking in front of the facility
Comment : truck entrance, own power substation, 24hours security



BROWNFIELD LOCATIONS

DEPARTMENT STORE BELGRADE *ltd*



General information

Location : Kralja Aleksandra I Karadjordjevica 18, Zrenjanin
Total plot size : 5824 m²
Ownership : **DEPARTMENT STORE BELGRADE *ltd***
Contact : + 381 11 260 14 13 (Confluence RKB Property Management) rkbmanagement@confluence.rs

Facility information

Facility area : 1st floor (440 m²),
3rd floor (1300 m²),
4th floor (1300 m²),
5th floor (1200 m²)
Floors : Su+P+2+Pk
Infrastructure : electricity, water, sewer, telephone, internet, district heating
Office space : 105.72 m²
Parking/garage : -
Comment : -



BROWNFIELD LOCATIONS



TOBACCO INDUSTRY VRANJE



General information

Location : Zeleznicka 3, Zrenjanin
Total plot size : 18.136 m²
Ownership : **BRITISH AMERICAN TOBACCO**
Contact : + 381 63 234 805 (Srdjan Vujicic)

Facility information

Facility area : facility 1 (5.901 m²)
: facility 2 (4.283 m²)
Floors : facility 1 (P+3)
: facility 2 (P+1)
Infrastructure : electricity, water, sewer, telephone,
internet, gas
Office space : 327 m² (office building)
Parking/garage : 89 m²
Comment : truck entrance, own power substation 630KW





BROWNFIELD LOCATIONS

MINEL FEPO



General information

Location : Pancevacki put 36

Total plot size : 38.871 m²

Ownership : **MINEL FEPO (in bankruptcy)**

Contact : +381 23 315 00 95

Facility information

Facility area : facility 1 (6626m²)

facility 2 (1128m²)

facility 3 (1553 m²)

facility 4 (1594 m²)

facility 5 (932 m²)

Floors : ground floor administration building (P+2)

Infrastructure : electricity, water, sewer, telephone, gas

Office space :

Parking/garage : parking in the facility

Comment : truck entrance, own power substation, porter



BROWNFIELD LOCATIONS



TVB Ltd



General information

Location : Temisvarski drum bb

Total plot size : 249 698 m²

Ownership : **TVB Ltd**

Contact : +381 23 526 295 , tepisi@nadlanu.com (Gordana Ristic)

Facility information

Facility area : facility 1 (775 m²)
facility 2 (1200 m²)
facility 3 (2300 m²)
facility 4 (5000-10 000 m²)

Floors : ground floor

Infrastructure : water, sewer, telephone, gas, internet

Office space : 443 m²

Parking/garage : parking in the yard

Comment : truck entrance, own power substations
3x630kVA i 1000kVA





BROWNFIELD LOCATIONS

ZIP ZRENJANIN BREWERY



General information

Location : Vojvode Petra Bojovica 2
Total plot size : 19 149 m²
Ownership : City of Zrenjanin and Republic of Serbia
Contact : +381 23 315 00 95

Facility information

Facility area : facility 1 (980 m²), facility 2 (490 m²), facility 3 (627 m²), facility 4 (48.7 m²), facility 5 (25 m²), facility 6 (377.25 m²), facility 7 (373 m²), facility 8 (523 m²), facility 9 (523.75 m²), facility 10 (535.45 m²), facility 11 (122.35 m²), facility 12 (239.65 m²), facility 13 (239.65 m²), facility 14 (180 m²) facility 15 (507 m²), facility 16 (243.7 m²), facility 17 (426.24 m²), facility 18 (1927 m²) facility 19 (51.11 m²), facility 20 (14.01 m²)

Floors : ground floor
Infrastructure : electricity, water, sewer, telephone, gas, district heating
Office space :
Parking/garage : parking in the facility
Comment : truck entrance



BROWNFIELD LOCATIONS



Business Incubator Zrenjanin

Business Incubator Zrenjanin, BIZ is the company founded with the intention to support start-up companies. BIZ organises trainings and education seminars for its residents , supports them in business plan making, marketing, market research, promises assistance in creating technical and other documents, obtaining necessary certificates etc.

Business Incubator Zrenjanin is located at the attractive location in the very centre of the City.

Contact:

Bojan Ljutić-Director
Kralja Aleksandra I Karadjordjevića 2 (IX floor of the Water Tower building)

23000 Zrenjanin, Serbia

Phone: +381 23 512 260 +381 23 512 260

Fax:+381 23 512 264

inkubator@biz-zr.co.rs

www.biz-zr.co.rs





BROWNFIELD LOCATIONS

Rent costs

Extra zone*

up to 30m ²	454,18-943,30 (approx. €4.08-8.49) /m ²
30m ² -70m ²	389,30-848,47 (approx. €3.50-7.63) /m ²
70m ² -150m ²	358,10-754,89 (approx. €3.22-6.79) /m ²
over 150m ²	252,05-661,31 (approx. €2.27-5.95) /m ²

Business zone I*

up to 30m ²	325,66 (approx. €2.93) /m ²
30m ² -150m ²	286,98 (approx. €2.58) /m ²
over 150m ²	200,89 (approx. €1.80) /m ²

Business zone II*

up to 50m ²	213,37 (approx. €1.92) /m ²
50m ² -70m ²	164,70 (approx. €1.48) /m ²
70m ² -150m ²	113,55 (approx. €1.02) /m ²

* Based on the city regulation on fees for office rentals.

Production area

up to 1000m ²	1,5-3,0 €/m ²
over 1000m ²	1,0-2,5 €/m ²

BROWNFIELD LOCATIONS



Operating Expenses

ELECTRICITY	EUR/kWh	0.05		
WATER	EUR/m3	Household 0.22	Industrial use 0.53	
SEWAGE	EUR/m3	Household 0.17	Industrial use 0.40	
GAS	EUR/m3	0.35		
TELEPHONE	FIXED EUR/min	Household 0.002 - 0.097	Industrial use 0.003 - 0.120	
		International calls 0.155 - 0.589		
	MOBILE EUR/min	0.005 - 0.091		
INTERNET	ADSL Monthly fee *	7.61 - 46.05		
	CABEL Monthly fee *	14.39 - 36.78		
GASOLINE	EUR/l	Premium 95 1.28	DIESEL 1.26	Euro Diesel 1.33

* NBS 1euro - 111,5123 RSD

Source: Elektrovojvodina, Public Utility Company "Water Supply and Sewage, Public Utility Company "City Heating Plant", Telekom Srbije, Telenor, Serbia Broadband, Petroleum Industry of Serbia

*Monthly fee depending on the selected bandwidth

Personal Income Tax	12%
VAT	Standard rate 20% Lower rate 8%
Corporate Profit Tax	15%
Annual Income Tax	10%/15% (for annual profit lower/ higher than amount of 8 average annual incomes)
Contribution for Social Insurance	Pension and Disability Insurance 11% Health Insurance 6,15% Unemployment insurance 0,75%



BROWNFIELD LOCATIONS

REGISTRATION OF A COMPANY

- One-Stop Shop
- Place: Serbian Business Registration Agency (SBRA)
- Required time: 3 days

The establishment of all company types is under the competence of the Serbian Business Registration Agency, which is a one-stop-shop for a business registration. The estimated registration procedure required for starting a business takes 3 days, which is highly efficient compared to Europe and Central Asia average of 32 days.

To obtain a copy of entry from the Serbian Business Registration Agency (SBRA) the following documents need to be submitted:

- 1. Filled out application form for a copy of entry*
- 2. Proof of payment of:*
 - *RSD 4,500.00 (approx. €40.48) fee to SBRA's account – for companies;*
 - *RSD 1,500.00 (approx. €13.49) fee to SBRA's account – for proprietors;*
 - *RSD 1,000.00 (approx. €8.99) fee for registration and publication of Founding Act.*

Simultaneously with registration at SBRA, business entities are granted tax identification number (PIB). Upon receiving the required authorization, SBRA automatically forwards the necessary documentation to the Pension and Disability Insurance Fund (PIO), as well as the Republic Health Insurance Fund, provided that all the requirements have been met.

Companies registered with the SBRA can immediately get their company code - provided that they have paid a tax RSD 2,140.00 (approx. €19.25) to the account of the Republic Statistical Office, for the Budget of the Republic of Serbia.

Note: With middle exchange rate of EUR on date 18th Februar 2013 amounting RSD 111.1627, by the National Bank of Serbia.

Registration forms and instruction are available on-line at the Serbian Business Registration Agency website www.apr.gov.rs

BROWNFIELD LOCATIONS

Major Brownfield Investments in Zrenjanin



BUSINESS FRIENDLY MUNICIPALITY

ZRENJANIN



BUSINESS FRIENDLY MUNICIPALITY



WWW.ZRENJANIN.RS/LIKENOOTHER

Growing **SUCCESS**



www.naled.rs



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ledoffice@zrenjanin.rs
www.zrenjanin.rs

<http://gisindustrijskezonezr.zrenjanin.rs>



fdi

GLOBAL FREE ZONES
OF THE FUTURE 2012/13
Top 30

SOUTHEAST-ECKA,
ZRENJANIN,
SERBIA





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www.zrenjanin.rs
<http://gisindustrijskezonezr.zrenjanin.rs>



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GLOBAL FREE ZONES
OF THE FUTURE 2012/13

Top 50

SOUTHEAST-ECKA,
ZRENJANIN,
SERBIA