



“POLJA” INDUSTRIAL ZONE

Basic information on the location

- Type of the zone: greenfield, construction land for industrial use.
- Area: 12.2 hectares (free area: 0,89 hectars, 1 free parcels).
- Ownership: 100% in the ownership of the Municipality of Žepče.
- Starting price of the land (subject to changes): determined by the court expert
- Target activities: metal processing, textile industry, food processing, information technologies, and other clean industries.

Transport connectedness on the location

- 1 kilometer from the M17 Primary Road leading from Bosanski Šamac (border crossing with Croatia) to Žepče and then to Sarajevo
- 0.5 kilometers from the M17.1. Primary Road leading on the route Žepče–Zavidovići–Tuzla.
- 0.1 kilometers from the Railway on the route Budapest–Bosanski Šamac–Sarajevo–Ploče (port).
- 2 kilometers from the future Pan–European Corridor Vc.
- 0.5 kilometers from the future Tuzla–Žepče–Sarajevo Highway.
- 0.5 kilometers from the center of the town.



Infrastructure

- Road: Yes, access road and road constructed to each of the parcels.
- Power: Yes, high voltage electricity, TS 10(20) 0.4 kV, 2x630 kVA.
- Water supply: Yes, drinking / technological water, pipes with diameter of $\varnothing 100$).
- Sanitation: Yes, for waste water and precipitation water (pipes with diameter ranging from $\varnothing 200$ to $\varnothing 600$), access to wastewater purification plans.
- Solid waste collection: Yes.
- Telephone / internet: Yes, telephone switchboard with 100 connections.
- District heating: No.
- Gas: No

Infrastructural costs*

Costs of infrastructural / utility connections

Type of cost	Price (in BAM)	Calculation of the cost
Connection to power grid	BAM 1,125.10 – 5,247.45 depending on the power delimiter	Lump sump
Connection to water supply network	BAM 350 – 7,020 depending on the diameter of the pipes	Lump sump
Connection to sanitation network	50% of the price of the water supply connection	Lump sump
Telephone connection	BAM 30	Lump sump



Costs of energy sources and services for business consumers

Type of cost	Price (in BAM)	Calculation of the cost
Electricity	BAM 5.20 / -22 kWh, BAM 20 / + 22 kWh	Monthly
Drinking water	BAM 2.05 / 1 m3 of water	Monthly
Sanitation utilization services	35% of the price of m3 of water	Monthly
Waste collection services	BAM 0.60+VAT / m2 of business area	Monthly
Ground telephony services	Average: BAM 0.035 (depending on the operator and the service package)	Monthly
Internet provider services	BAM 20–50	Monthly
Fast mail services	BAM 10–299	1 service

*Information taken from J.P. Communal Municipality of Žepče, J.P. Elektroprivreda, official websites of network operators

Review of deadlines for delivery with freight trucks to main European destinations (pauses in driving stipulated under the EU Law taken into account)

Odredište	Potrebno vrijeme
Rotterdam (The Netherlands)	55h
Munich (Germany)	24h
Berlin (Germany)	36h
Vienna (Austria)	24h
Budapest (Hungary)	24h
Brussels (Belgium)	48h
Milan (Italy)	24h

Advantages

- Municipality subsidy on the level of lease and the fee for regulation of construction land in the “Polja” Industrial Zone is 75% of the total amount (now collectively they amount to BAM 7.93 / m2 of the facility).
- Municipal subsidy in the case of construction of renewable energy sources – solar power plant, the amount of the rent is reduced by 50% compared to the amount obtained by the calculation prescribed in paragraph 1 of Article 38 (Decision on amending and supplementing the Decision on construction land, Official Gazette of the Municipality of Žepče no: 7/10 and 8/14.
- Fast issuance of the construction permit – within the timeframe of 3 days (pending all necessary documentation).
- Functional Center for Investors of the Municipality of Žepče based on the “one stop shop service” principle
- Functional Center for Construction Permit Issuance of the Municipality of Žepče.

Existing investors in the Zone

- **Prevent Žepče d.o.o. (Bosna i Hercegovina)**– textile industry. The main product of the company are leather and textile upholstery for auto-seat brands such as Volkswagen and Audi. The zone has been present since 2013.
- **Eagle technology (Norway)** – metal processing industry. The company deals with engineering and manufacturing of cooling systems for ships, off-shore and industrial installations. Active in the zone since 2014.
- **Fastco d.o.o Žepče (Bosna i Hercegovina)**– Wood processing. Production of raw material for furniture and production of boxspring beds without mattress production. In the zone since 2017.
- **GAMA-ELECTRONIC” d.o.o. Žepče (Bosna i Hercegovina)**– The company distributes a wide range of products, including LED lighting, air conditioning, IT and gaming equipment, as well as various household appliances. Active in the zone since 2025.

Services of the Center for Investors:

- Information on parcels available in municipal and private ownership.
 - Information on the condition of infrastructure and ballpark figures for the price of individual parcels.
 - Information on procedures and costs relating to the purchase of land and construction on the subject parcel.
 - Visits to potential locations.
 - Intermediation in contacts with private owner and real-estate agencies.
 - Support in realization of exemptions and incentives in the course of investment into a certain micro location.
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Upgraded: July, 2025