



# INVESTMENT BRIEF

## MUNICIPALITY OF CENTAR SARAJEVO



Municipality of Center Sarajevo

[www.centar.ba](http://www.centar.ba)

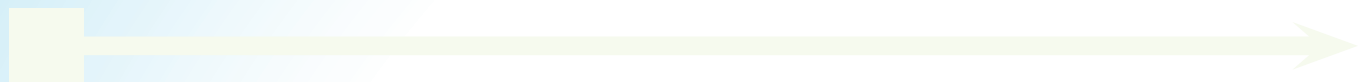


# Municipality of Centar Sarajevo

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Excellent Opportunity for Your Investment

- Municipality of Centar is the business and administrative center of Bosnia and Herzegovina,
- Developed transport infrastructure and high quality connections with cities in the region,
- Municipality of Centar offers attractive locations for various types of investments, such as construction of residential and business premises, development of information technologies, investments in tourism, sports, education, and other servicing sectors,
- 7,953 is the current number of unemployed persons in the labor market seeking an opportunity to work, and amongst them the majority are young and qualified,
- University center is continuously educating high quality staff in accordance with the needs of the employers,
- Direct access to the market of 0.5 million inhabitants,
- Privileges of urban life and the vicinity of Olympic sports fields on the mountains of Jahorina, Bjelašnica and Trebević that provide opportunities for recreation and sports



## CONTACT FOR INVESTORS:

Municipality of Centar Sarajevo  
Services for Economy and Local Economic  
Development (LER)  
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## CONTACT PERSON:

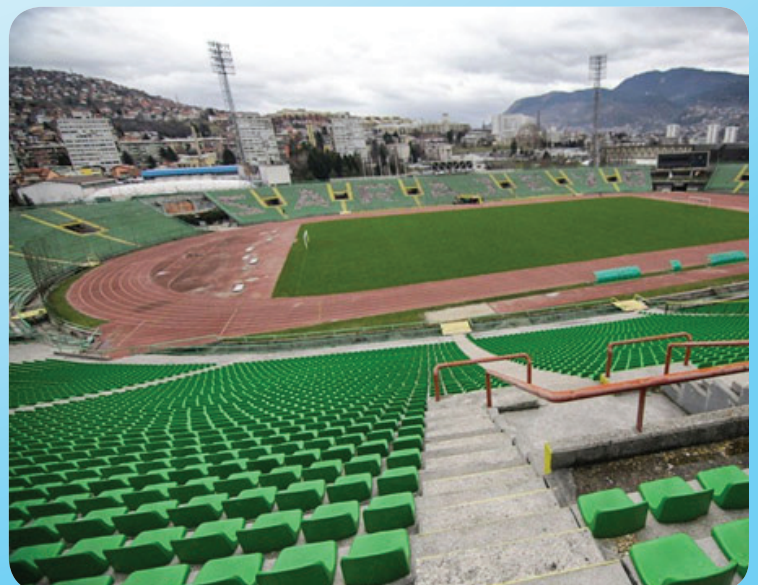
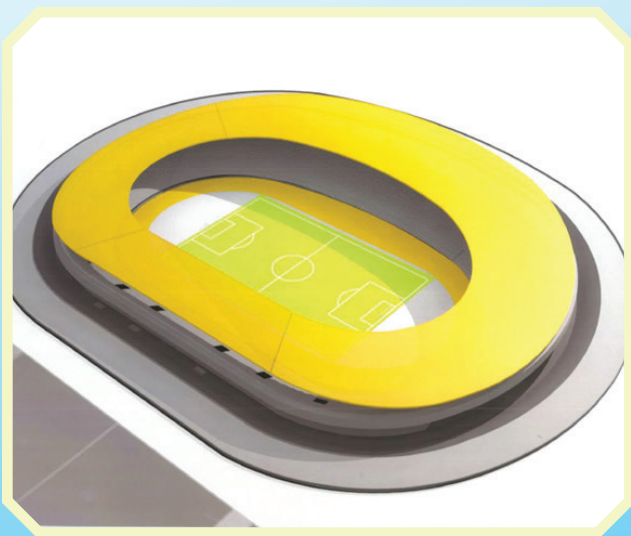
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# LOCATIONS FOR INVESTING

## BROWNFIELD

KOŠEVO - Sport, recreation, hotel business, tourism and other similar servicing activities

<b>LOCATION:</b>	Koševo Stadium, distance from the airport 11 km, distance from the railway station 3 km.	
<b>AREA SIZE:</b>	94.424 m <sup>2</sup>	
<b>INFRASTRUCTURE:</b>	Access to location secured with existing transport lanes, full utility infrastructure ensured.	
<b>OWNERSHIP:</b>	Municipality of Centar	
<b>AVAILABLE PARCELS AND PLANNED PURPOSE:</b>	LR f. No. 1364 C.M. Koševo 43,196 m <sup>2</sup> LR f. No. 2019 C.M. Koševo 10,740 m <sup>2</sup> LR f. No. 770 C.M. Koševo 1,830 m <sup>2</sup> Total area size: 94,424 m <sup>2</sup>	LR f. No. 1190 C.M. Koševo 14,680 m <sup>2</sup> LR f. No. 1156 C.M. Koševo 23,978 m <sup>2</sup> LR f. No. 1364 C.M. Koševo 43,196 m <sup>2</sup>
<b>INVESTMENT OPPORTUNITIES:</b>	Construction of sports, recreational, hotel business and tourist and other similar servicing activities.	
<b>INVESTMENT OPPORTUNITIES:</b>	Public and private partnership – Awarding the rights to invest and manage the subject resources through an adequate contractual form, concluded for a specified period of time between the Municipality of Centar and the investor.	
<b>CURRENT PLANS AND DOCUMENTATION NECESSARY FOR INVESTMENT, AND WHO ISSUES IT:</b>	Planning enactment: Regulation Plan Zetra. Documentation: Urban planning, construction, and utilization licenses issued by The Services for Physical Space Regulation and Utility Affairs of the Municipality of Centar Sarajevo	





# BUSINESS ZONE ŠIP

## GREENFIELD

Innovation and technological park and residential and business facilities

<b>LOCATION:</b>	Šip, distance from the airport 9 km, highway 6 km, central railway station 1 km.
<b>AREA SIZE:</b>	Total area size of the business zone is 82,714 m <sup>2</sup>
<b>INFRASTRUCTURE:</b>	Access to the location currently difficult, but the valid planning documentation envisages the development and transport and utility infrastructure.
<b>OWNERSHIP:</b>	In the ownership of the Municipality (LR folio No. 6748); in the ownership of the Institute of Construction of Sarajevo Canton (LR folio No. 865, LR folio No. 359, LR folio No. 374) New settlement of Šip (parcels marked as K1-K8; K16; K19-K24) Part of land K1, K3 and K4, and the entire K2 within the territory of the Municipality of Vogošća being resolved before the competent services of the Municipality of Vogošća.
<b>AVAILABLE PARCELS AND PLANNED PURPOSE:</b>	parcel K16, business,max.floorstructureSP3,max.BGPfloorsaboveground 21,430m <sup>2</sup> ; parcel K1-K8, business,max.floorstructureSP3,max. GPFloorsaboveground 40,420m <sup>2</sup> ; parcel K19, residentialandbusiness,max.floorstructureSP3M,max. BGPfloorsaboveground 3,344m <sup>2</sup> ; parcel K20, residentialandbusiness,max. floorstructureSP3M,max.BGPfloorsaboveground 3,744m <sup>2</sup> ; parcelK21, residentialandbusiness,max.floorstructureSP3M,max.BGPfloorsaboveground 3,344m <sup>2</sup> ; parcelK22, residentialandbusiness,max.floorstructureSP3M,max. BGPfloorsaboveground 3,344m <sup>2</sup> ; parcelK23, residentialandbusiness,max. floorstructureSP3M,max.BGPfloorsaboveground 3,744m <sup>2</sup> ; parcelK24, residentialandbusiness,max.floorstructureSP3M,max.BGPfloorsaboveground 3,344m <sup>2</sup>
<b>INVESTMENT OPPORTUNITIES:</b>	Purchase of land, lease of land.



# UNDERGROUND GARAGE “MARIJIN DVOR”

## GREENFIELD

<b>Location:</b>	Ul. Franca Lehara, Marijin Dvor. Distance from the airport 9 km, highway 6 km, railway station 0.8 km.
<b>AREA SIZE:</b>	Total area size of the parcel is 3,212 m <sup>2</sup> .
<b>INFRASTRUCTURE:</b>	Immediately on the location there is access to power, water, sanitation, lighting, telecommunication, access roads.
<b>OWNERSHIP:</b>	Municipality of Centar
<b>AVAILABLE PARCELS AND PLANNED PURPOSE:</b>	On the subject land the construction is planned of the underground garage with floor structure of -2, with 260 parking spaces. Dimensions of the planned facility are 73.00 m x 44.00 m. Area size of the parcel: 3212.00 m <sup>2</sup> . Floor structure: two floors below ground, max. ground level area size 3122 m <sup>2</sup> , max. BGP of the facility 6,424 m <sup>2</sup> , max. net area size of the facility 5,139.20 m <sup>2</sup> .
<b>INVESTMENT OPPORTUNITIES:</b>	Public and private partnership – Awarding the rights to invest and manage the subject resources through an adequate contractual form, concluded for a specified period of time between the Municipality of Centar and the investor.
<b>CURRENT PLANS AND DOCUMENTATION NECESSARY FOR INVESTMENT, AND WHO ISSUES IT:</b>	Planning enactment: Regulation Plan for City Center “Marijin Dvor” Phase II; Next steps: Implementation of the process for selection and contracting with the concessionary, Municipality of Centar, Acquisition of corresponding licenses and consents (Urban planning, construction, and utilization licenses issued by The Services for Physical Space Regulation and Utility Affairs of the Municipality of Centar Sarajevo)
<b>Investment value</b>	3.140.491 €





# UNDERGROUND PUBLIC GARAGE G2

## GREENFIELD

UNDERGROUND PUBLIC GARAGE G2 MERHEMIĆ SQUARE - „Ciglane“ Locality

<b>Location:</b>	<b>Ciglane Residential Area, Distance to airport 7.6 km, to highway 7.8 km, to railway station 1 km.</b>
<b>PURPOSE</b>	Underground public garage at the Ciglane locality
<b>GENERAL URBAN PLANNING AND TECHNICAL CONDITIONS:</b>	Plot surface area: 2425 m <sup>2</sup> Plan view surface area: 2418 m <sup>2</sup> Number of floors: three underground floors and ground-level parking area Parking spots: 300 Gross Construction Area (GCA): 7254 m <sup>2</sup> Net surface area: 5803 m <sup>2</sup> Access: Entrance and exit on Alipašina Street
<b>INFRASTRUCTURE:</b>	Electricity/water/sewage/street lighting/telecommunications/access roads are available directly on the site
<b>OWNERSHIP:</b>	Centar Sarajevo Municipality
<b>INVESTMENT OPPORTUNITIES:</b>	Public-private partnership
<b>VALID PLANS, DOCUMENTATION REQUIRED FOR INVESTMENT APPROVAL AND APPROPRIATE AUTHORITY</b>	“Ciglane” Master Plan adopted. Next steps: selection and contracting of the concessionary (Centar Municipality), obtaining of appertaining permits and approvals
<b>Investment value:</b>	3.524.190 €







# RETIREMENT HOME KOŠEVO - JAGOMIR

## BROWNFIELD

<b>Location:</b>	Part of the grounds of the "Pionirska Dolina" Recreational and Entertainment Center, with access from Nahorevska Street Distance to airport 8.7 km, to highway 7.4 km, to railway station 2 km
<b>PURPOSE</b>	Construction of a retirement home
<b>INFRASTRUCTURE:</b>	Electricity/water/sewage/street lighting/telecommunications/access roads are available directly on the site
<b>OWNERSHIP:</b>	"Park" Public Utility Corporation
<b>GENERAL URBAN PLANNING AND TECHNICAL CONDITIONS:</b>	The construction is envisaged on the site of the existing destroyed Diskoton Building. Upon testing of the materials and construction of the existing structure, a decision will be made about the manner of construction of the new building. Current number of floors: basement, ground floor + mezzanine Plan view surface area: 400 m <sup>2</sup> Gross construction area: 1,200 m <sup>2</sup>
<b>INVESTMENT OPPORTUNITIES:</b>	Public-private partnership
<b>VALID PLANS, DOCUMENTATION REQUIRED FOR INVESTMENT APPROVAL AND APPROPRIATE AUTHORITY</b>	The Master Plan for the "Pionirska Dolina" Recreational and Entertainment Center adopted. Next steps: development of a conceptual design, selection and contracting of the concessionary (Centar Municipality, "Park" Public Utility Corporation), obtaining of appertaining permits and approvals.

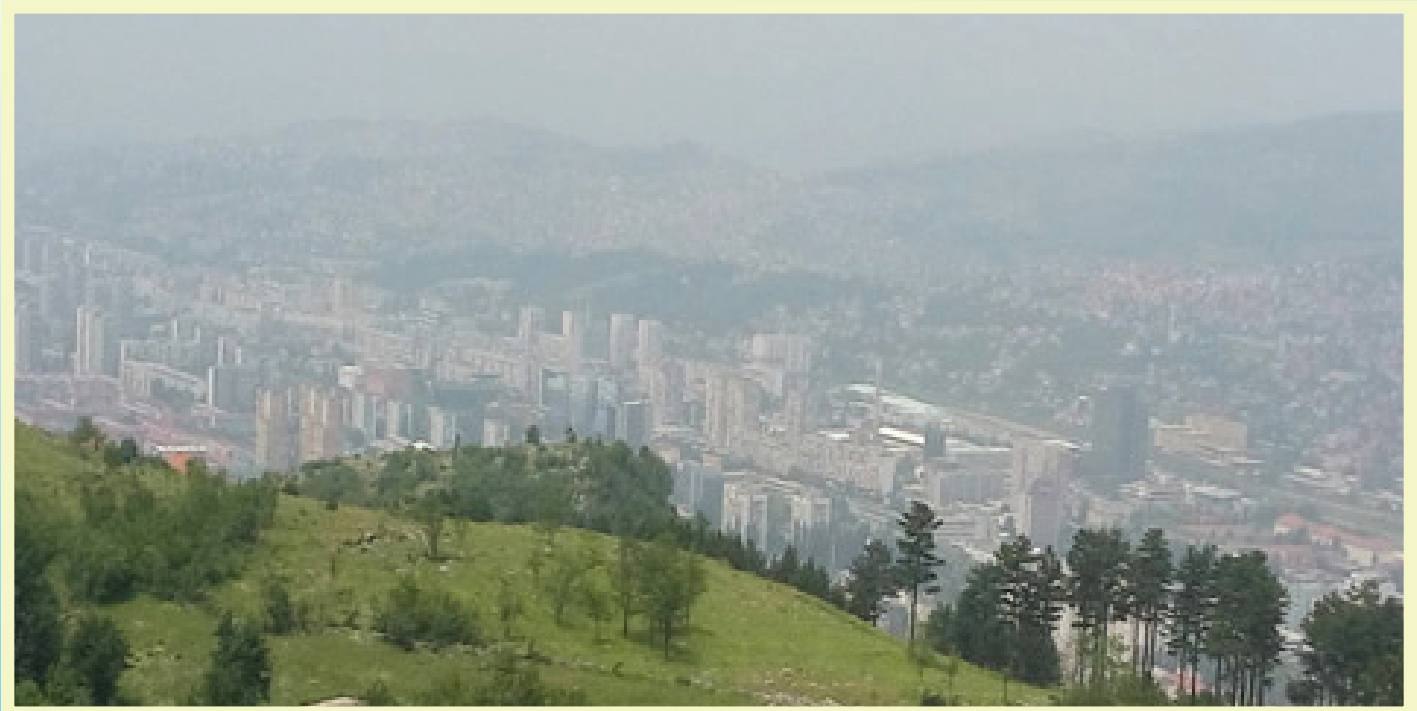




# VRANJAČE

## GREENFIELD

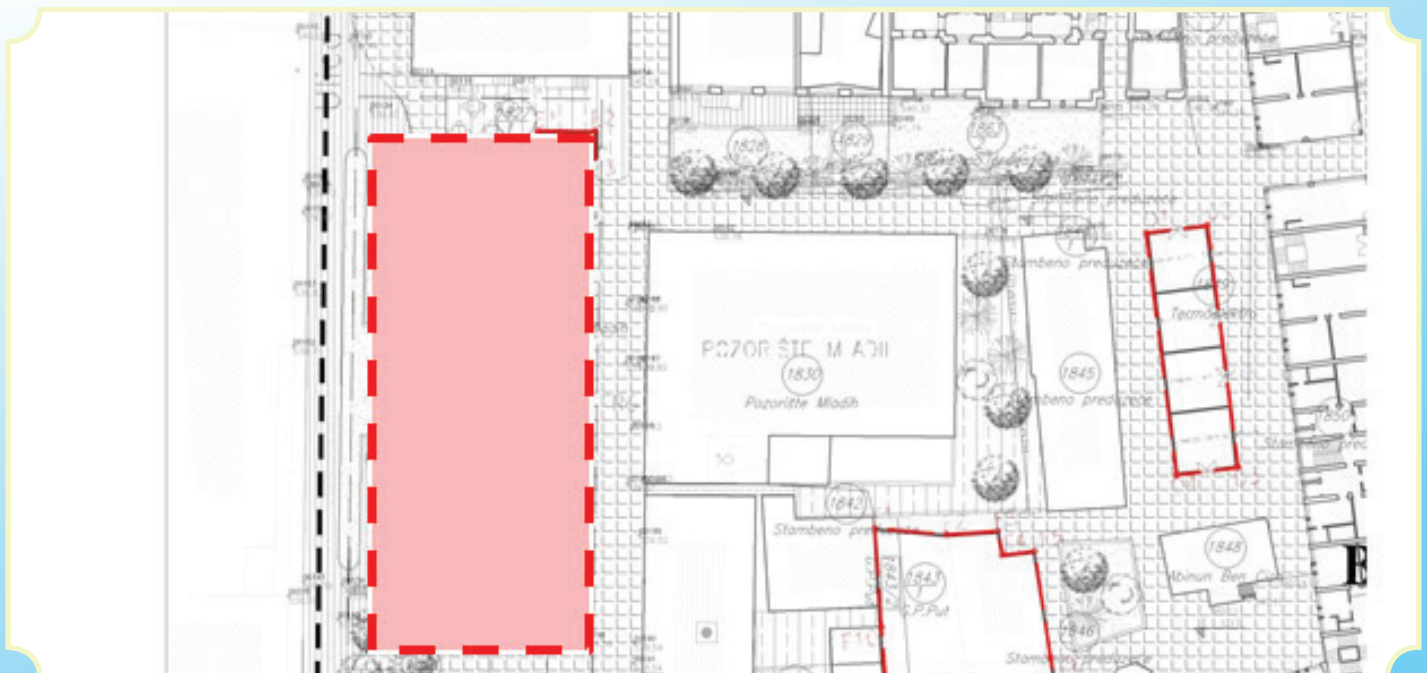
<b>Location:</b>	South from settlement Soukbunar, micro locality Debelo brdo (east from protected national monument "Archeological area of Debelo Brdo – prehistoric settlement, antic and late antic defense object)
<b>AREA SIZE:</b>	Total area of the parcel is 55.348 m <sup>2</sup>
<b>INFRASTRUCTURE:</b>	None immediate infrastructure
<b>OWNERSHIP:</b>	Municipality Centar Sarajevo
<b>AVAILABLE PARCELS AND PLANNED PURPOSE:</b>	Purpose of object: recreational catering sport purpose Access to locality: road access through the newly constructed road with possibility of access through the cable car from starting point Skenderija. ground 3,344m <sup>2</sup>
<b>INVESTMENT OPPORTUNITIES:</b>	Public-private partnership
<b>VALID PLANS, DOCUMENTATION REQUIRED FOR INVESTMENT APPROVAL AND APPROPRIATE AUTHORITY</b>	Area belongs to the regulation plan "Soukbunar" that is currently in making. After adoption of regulation plan there will be spatial possibilities for construction of the mentioned area and will be precised urbanistic and technical condition. Next step: Tender for architectural urbanistic solution, selection and contracting of the concessionary (Centar Municipality), development of a conceptual design, selection and contracting of the concessionary, obtaining of appertaining permits and approvals.



# KULOVIĆA STREET

## BROWNFIELD

<b>Location:</b>	Distance from the airport 9 km, highway 6 km, central railway station 0,8 km
<b>AREA SIZE:</b>	Total area of the parcel is 5568 m <sup>2</sup>
<b>INFRASTRUCTURE:</b>	Immediately on the location there is access to power, water, sanitation, illumination, telecommunication, access roads.
<b>OWNERSHIP:</b>	Public property
<b>AVAILABLE PARCELS AND PLANNED PURPOSE:</b>	Area between Youth theater and Kulovića street is predicted for construction of public underground garages by the spatial plan. Total area of garages is around 5568 m <sup>2</sup> with the capacity of 128 parking spaces on four underground levels, with the entrance and exit form Kulovića street. Arrangement of the space in front of the Youth theater is predicted for removing all temporary objects and paving and equipping with elements of urban content, illumination and other similar content.
<b>INVESTMENT OPPORTUNITIES:</b>	Public private partnership
<b>CURRENT PLANS AND DOCUMENTATION NECESSARY FOR INVESTMENT, AND WHO ISSUES IT:</b>	There is no detail spatial documentation. Urban project: "Kvadrant Sirano-Pozorište mladih". Next step: selection and contracting of the concessionary (Centar Municipality), development of a conceptual design, selection and contracting of the concessionary, obtaining of appertaining permits and approvals.



## INVESTORS' IMPRESSIONS OF US

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*“As one of the member of the Council of Business People of the Municipality of Centar, representing the “Shiddi Group”, I would like to commend all the activities and operations of the Municipality of Centar and to use this opportunity to express my gratitude to the entire team that is working on improving to living conditions within the territory of the Municipality of Centar, as well as on the resolution of all the issues that are faced both by the economic entities and the citizens of this municipality”*

*Emina Berbic  
Legal advisor, Al Shiddi Group*

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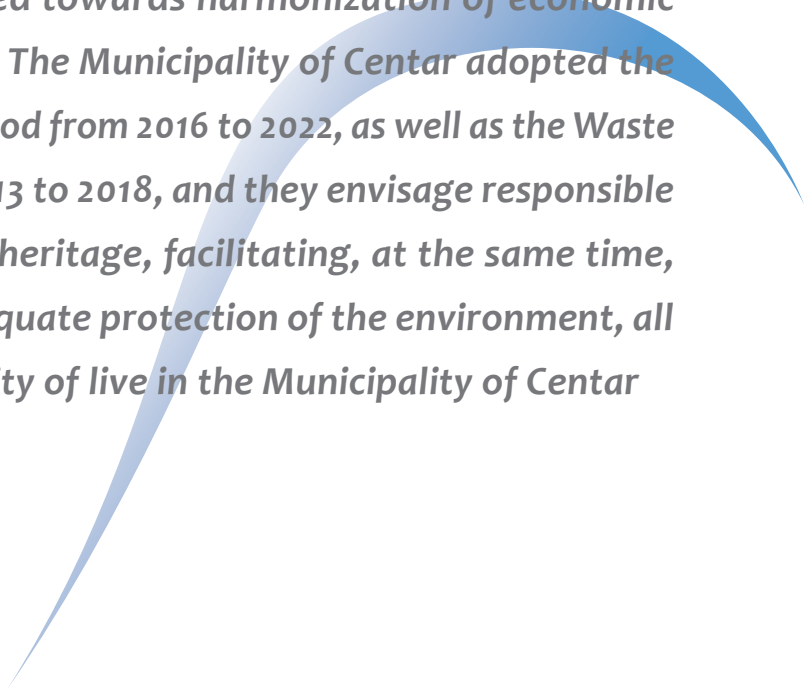
*“I would like to commend the Municipality of Center and employees for their approach to business people that are doing business within the territory of this Municipality, primarily because of their efficiency, but also their kindness and efforts they are investing with the objective of improving the entire social community”*

*Cedic Sacir  
Director, Sarajka Ltd.*

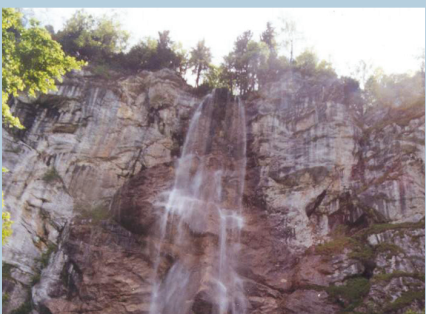
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## INVESTORS' IMPRESSIONS OF US

*Strategic commitments of the Municipality of Centar are based on the principles of sustainable development and directed towards harmonization of economic and ecologic interests of the community. The Municipality of Centar adopted the Strategic Plan for Development for the period from 2016 to 2022, as well as the Waste Management Plan for the period from 2013 to 2018, and they envisage responsible management and protection of natural heritage, facilitating, at the same time, progress in urban development with adequate protection of the environment, all with the objective of improving the quality of live in the Municipality of Centar*







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