REPUBLIC OF SRPSKA

CITY OF TREBINJE
MAYOR

The Processor:
Department for Local Economic Development, Investments and Energy Efficiency

INVESTMENT OFFER OF THE CITY OF TREBINJE

Trebinje, April 2026

1. Why invest in Trebinje?

- favorable geographical position, near the border with Montenegro and Croatia,
- proximity to the EU market, close to the port, close to the highway
- there is a labor force ready for requalification according to the needs of production.
- benefits offered by the City and the Republic of Srpska to start production,
- distance of the zone from the nearest railway station 70 km, from the seaport 30 km, from the airport 45 km,
- available locations owned by the City for the construction of commercial facilities,
- proactive and efficient local government,
- issuance of a building permit within five days from the date of submission of complete documentation,
- favorable climatic and hydro conditions for growing Mediterranean crops,
- potential for tourism development,
- potentials for hydro and solar energy production,
- the emerging market,
- low operating costs,
- incentive tax policy
- liberal foreign trade regime
- implementation of large infrastructure projects in the field of water supply is underway.
- responsible attitude of the local community towards the environment - a wastewater treatment plant has been operating on the territory of the City since 1984.

2. *GREENFIELD* LOCATION

Industrial zone Volujac

Location:. It is about 5 km away from the city center, right next to the main road M20 (Trebinje-Dubrovnik HR/EU). The distance of BZ from the main road M20 is 1 km, from the railway 70 km, from the seaport 30 km, from the airport 45 km. There is an adopted Regulatory Plan.

Zone type: Greenfield, industrial business.

Ownership: 11 % City of Trebinje, 41% Republic of Srpska, 48% private subjects

Area: 85 ha

Available plots: The total number of plots intended for sale to investors is cca 20. The largest plot is **14.455,65** m^2 and the smallest plot is **3.323,69** m^2

Infrastructure: Substation 35/10 kv, possibility of connection to the low-voltage network. Water supply infrastructure (pipe diameter 100 mm) has been built. The road in the business area is partially constructed.

Investment opportunities: Purchase, lease

Sale price: BAM 50 per $m^{2.}$ **Possibility of deferred payment for land up to 5 years.**

Fee for construction land development: BAM 99.45 per m^2 (reduced by 25%)

Rent: IV zone 3% of the average final construction price – BAM 48.00 / m^2 (reduced by 99%)

Procedure and conditions for entering the zone: Land auction, conclusion of a sales contract and entry into possession.

Priority sectors for investment in the zone: Within the Business Zone, the construction of production facilities (clean industry), trade and storage facilities is planned.

The structure of plots intended for sale

No.	Purpose of plots by activities	Number of plots	Area (m^2)	Price (BAM/m^2)
1.	Multipurpose halls (clean industry), trade and storages	1	6.389,28	50
2.	Multipurpose halls (clean industry), trade and storages	2	5.391,00	50
3.	Multipurpose halls (clean industry), trade and storages	3	7.330,44	50
4.	Multipurpose halls (clean industry), trade and storages	4	9.494,66	50
5.	Multipurpose halls (clean industry), trade and storages	5	10.514,36	50
6.	Multipurpose halls (clean industry), trade and storages	6	4.997,18	50
7.	Multipurpose halls (clean industry), trade and storages	7	8.351,08	50
8.	Multipurpose halls (clean industry), trade and storages	8	10.711,92	50
9.	Multipurpose halls (clean industry), trade and storages	9	8.038,56	50
10.	Multipurpose halls (clean industry), trade and storages	10	9.894,21	50
11.	Multipurpose halls (clean industry), trade and storages	11	10.137,27	50
12.	Multipurpose halls (clean industry), trade and storages	12	8.112,37	50

13.	Multipurpose halls (clean industry), trade and storages	13	7.842,45	50
14.	Multipurpose halls (clean industry), trade and storages	14	7.794,63	50
15.	Multipurpose halls (clean industry), trade and storages	15	8.266,20	50
16.	Multipurpose halls (clean industry), trade and storages	16	8.397,76	50
17.	Multipurpose halls (clean industry), trade and storages	17	7.808,22	50
18.	Multipurpose halls (clean industry), trade and storages	18	10.536,63	50
19.	Multipurpose halls (clean industry), trade and storages	19	14.455,65	50
20.	Multipurpose halls (clean industry), trade and storages	20	3.323,69	50
	TOTAL:		**167.787,56**	

3. *BROWNFIELD LOCATIONS*

***Brownfield* locations in the city of Trebinje**

No.	Name of location	Photograph	Ownership	Area of the land/facility(m^2)	Investment opportunities	Convenience of purpose	Contact
1	‘’NOVOTEKS’’		City of Trebinje	3000 m^2	lease	textile industry / storage space	Todor Ilijić +387 65 876 769

4. INVESTMENT INCENTIVES AT THE LOCAL LEVEL

No.	Name of the incentive	Category	Type	General /Sectoral	Whether it includes direct or indirect transfer of funds	Planned funds for 2026 (in BAM)	Contact
1.	Reduction of fee for urban land development, for the construction of commercial buildings for production purposes (industrial halls)	Financial	Exemption from a part of the payment	General	Not applicable	N/P	Amerisa Zavitan Jeftović prostornouredjenje.nacelnik@trebinje.rs.ba; +387 59 273 471
2.	Reduction of lease fee for the construction of manufacturing or industrial facilities in business and industrial zones	Financial	Exemption from payment	General	Not applicable		Amerisa Zavitan Jeftović prostornouredjenje.nacelnik@trebinje.rs.ba; +387 59 273 471
3.	Providing advisory services	Non-financial	Training	General	Not applicable	N/P	Isidora Dostić isidora.dostic@msptb.net; Tel: +387 59 245 470
4.	Organizing education/training	Non-financial	Counselling	General	Not applicable	N/P	Isidora Dostić isidora.dostic@msptb.net; Tel: +387 59 245 470
5.	Support program - bringing land to culture for 2026	Non-financial	Grant	Sectoral	Indirect	0	Veselin Dutina veselin.dutina@agrarnifondtrebinje.com +387 59 226 459
6.	Support program for vegetable production, production and distribution of seedlings	Non-financial	Grant	Sectoral	Indirect	14,000.00	Veselin Dutina veselin.dutina@agrarnifondtrebinje.com +387 59 226 459
7.	Deferred payment (5 years) for real estate within the Business Zone "Volujac"	Financial	Deferred payment	General	N/A	N/P	Amerisa Zavitan Jeftović prostornouredjenje.nacelnik@trebinje.rs.ba; +387 59 273 471
8.	Public invitation to unemployed persons to use self-employment support funds in 2026	Financial	Subsidy	Sectoral	Direct	935,000.00	Branislav Kešelj tpp@trebinje.rs.ba; +387 59 273 485

9.	Public call for internships and volunteering for people with a university degree	Financial	Subsidy	General	Direct	120.000.00	Branislav Kešelj tpp@trebinje.rs.ba; +387 59 273 485
10.	Stimulating the creation of direct new jobs - subsidy for employment and refer to the cost incurred under the Agreement number: 11-053-332-1/23 signed by the City of Trebinje on September 11, 2023, for participation in the co-financing of the "Joint Forces for Business and Stability" project in the period 2023-2026.	Financial	Subsidy	General	Indirect	15,260.00	Branislav Kešelj tpp@trebinje.rs.ba; +387 59 273 485

5.CONTACT

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