

MUNICIPALITY OF LJUBUŠKI

It is our goal to provide ongoing care to each investor. Come to us in full trust and together we will make your investment project even more successful



INVESTMENT BROCHURE



INTRODUCTORY REMARKS FROM THE MUNICIPAL MAYOR

Dear investors,

It is my pleasure to present to you the investment brochure with all the benefits of investing into the Municipality of Ljubuški.

The Municipality of Ljubuški has recognised the importance of creating a positive business environment as one of the fundamental prerequisites for attracting investments. The investors in our Municipality have access to excellent business conditions crucial for the provision of services and the development of products competitive in both domestic and international markets.

Our dedication to this goal has already been acknowledged by numerous domestic and foreign investors who have been conducting successful business in our Municipality for many years now.

MAIN BENEFITS OF INVESTING IN THE MUNICIPALITY OF LJUBUŠKI:

- Extremely favourable geographical and traffic location
- Vicinity of two important European corridors (Corridor Vc and Adriatic-Ionic)
- Vicinity of the Port Ploče (possibility of 60.000+ TEU annually)
- Vicinity of the EU market with a population of 500 million
- Quick access to markets with affordable transport costs
- Vicinity of the University of Mostar (technical and ICT faculties)
- Favourable business environment for entrepreneurship
- Well-trained labour force with competitive pricing
- Competitive business costs
- Attractive investment locations
- Continuous support of the Municipality of Ljubuški for the investors
- Vicinity of Međugorje (13 km)
- Quality of life

It is our goal to provide each investor with continuous care. I would, therefore, like to invite you to come to us with full trust, and together we will make your investment project an even bigger success.

Welcome to the Municipality of Ljubuški!

Ljubuški Municipality Mayor
Nevenko Barbarić

WHERE ARE WE?

GEO-TRAFFIC POSITION OF THE MUNICIPALITY OF LJUBUŠKI

The Municipality of Ljubuški is situated in the southwest part of Bosnia and Herzegovina (BiH) in the West Herzegovina County pertaining to the Federation of Bosnia and Herzegovina at the very border of Bosnia and Herzegovina and the Republic of Croatia (European Union). Good quality transport infrastructure gives access to global markets straight from the Municipality of Ljubuški.



INTERNATIONAL ROAD TRAFFIC

The vicinity of the A1 Motorway (Bijača 12km; Vrgorac 19km) running through Croatia, part of the Pan-European Corridor Vb (connecting the north and south of Europe with Croatian ports) and the future Pan-European Corridor Vc (connecting Central Europe with the Adriatic Sea) provides the investors with a fast access to regional, European and other markets.

INTERNATIONAL AIR TRAFFIC

The Municipality of Ljubuški is connected to regional, European and world markets by air traffic through international airports in Split (140 km), Dubrovnik (161 km), Sarajevo (161 km), and Zagreb (507 km).

INTERNATIONAL RAIL TRAFFIC

The investors have the opportunity to access rail cargo traffic via railway station in Čapljina (17 km) as well as regional, European and other markets via Railtrack 11 from the Municipality of Ljubuški (Sarajevo - Čapljina - port Ploče (CRO)), which is connected to all other parts of BiH, the neighbouring countries and further through the railway track in Sarajevo.

INTERNATIONAL PORTS

The Municipality of Ljubuški is connected with regional, European and world markets by sea and river transport through international seaports in Ploče (28 km) and Split (128 km), and international river port of Brčko (333 km).

INTERNATIONAL BORDER CROSSINGS

Border crossings with the Republic of Croatia

Border crossing Bijača (Ljubuški) – Nova Sela (CRO) / 14 km Category I border crossing for international road transport – one of two Schengen crossings in BiH (passengers and goods that in line with the contracting parties' legislation is subject to inspection controls of transport through the joint state border).

Border crossing Zvirici (Ljubuški) – Prud (CRO) / 16 km Category III border crossing for passenger transport: only people and passenger luggage.

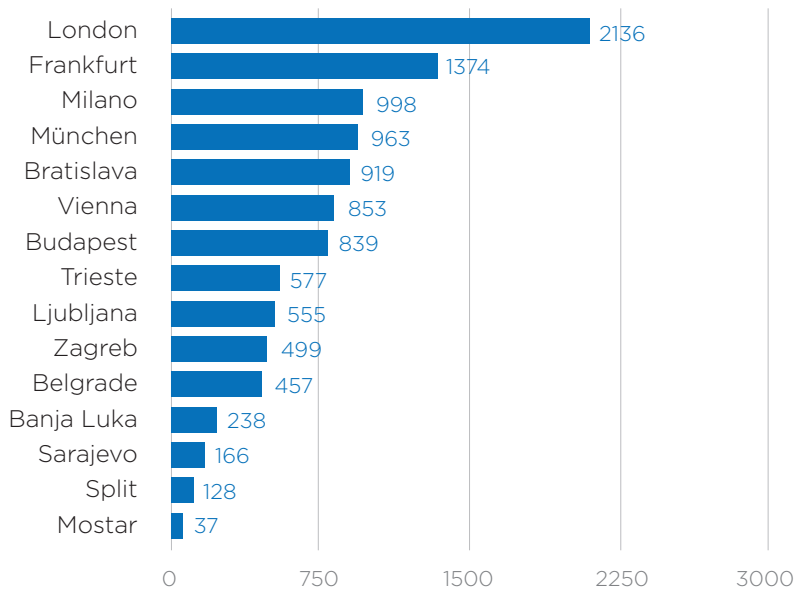
Border crossing Crveni Grm (Ljubuški) – Mali Prolog (CRO) / 9 km Category III border crossing for passenger transport: only people and passenger luggage.

Border crossing Orahovlje (Ljubuški) – Orah (CRO) / 14 km Category III border crossing for passenger transport: only people and passenger luggage.

Border crossings with Montenegro

Border crossing Klobuk (BiH) – Ilino Brdo (MNE) / 149 km Category I border crossing for international road, goods and passenger transport.

Distance of Ljubuški Centre from regional and European centres (in km)



Source: Municipality of Ljubuški

MUNICIPALITY OF LJUBUŠKI

GENERAL INFORMATION

Surface (in km ²)	292,7 km ²	
Centre	Ljubuški (33 settlements in total)	
Population	28,184 (census from 2013)	
Population	27,631 (latest estimates on 31.08.2017.)	
Terrain	Karstic terrain with arable fields	
Climate	Moderate Mediterranean climate	
Altitude	100-300 m	
Time zone	GMT +1	
Currency	BAM (1€ =1.95583 BAM)	
Budget (€)	4.984.584,55 €	
Unemployment rate (%)	35%	
Employed population	4.094	
Unemployed population	2.752	
Average gross salary (€)	611 €	
Average net salary (€)	440,22 €	
Profit tax (%)	10%	
Value added tax (%)	17%	
Income tax (%)	10%	<i>Source: Municipality of Ljubuški</i>

LOCATION OF THE MUNICIPALITY OF LJUBUŠKI IN BIH

ECONOMIC PROFILE OF THE MUNICIPALITY OF LJUBUŠKI

The business sector is the leader of economic development in the Municipality of Ljubuški. The economy is based on micro and small enterprises, medium enterprises and numerous trades. The total number of economic subjects and entrepreneurs is 933. The Municipality of Ljubuški is in the 19th place in the Federation of BiH on the

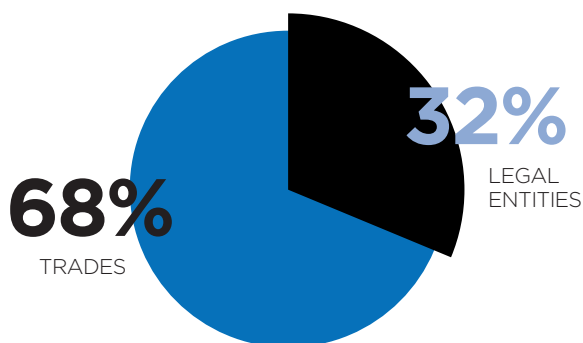
Development Index, with continued growth. Economic activities in Ljubuški are mainly in relation to the following sectors: wholesale, retail and services (insurance); construction (including stone processing); agriculture and food industry; production (metal industry) and transport and logistics sector (storage).

Business sector in numbers

Number of registered legal entities	1.719
Number of active legal entities (Ltd and plc)	933
Micro and small enterprises (up to 50 employees)	62,2
Medium enterprises (50-250 employees)	280
Large enterprises (over 250 employees)	17
Number of independent trades	-
Number of registered legal entities	636
Index of Development Ranking in the Federation of BiH	19
Days required to register Ltd (estimate)	5
Days required to close a legal entity (estimate)	5
Days required for location permit issuance (estimate)	15
Days required for construction permit issuance (estimate)	15
Days required for use permit issuance (estimate)	15

Source: Employment Bureau-Office in Ljubuški;
Municipality of Ljubuški

Structure of economic entities



THE MOST PROMINENT ENTERPRISES

Company	Sector	Number of employees	Activity
Unitrade d.o.o.	Wholesale of car parts and equipment	250	In its shop this franchise is offering a wide range of products for all car types. They also have car repair and maintenance service.
Džajić commerce d.o.o.	Wholesale and distribution of food products	161	Basic activity is import, distribution and sale of consumer goods by famous world brands. The sale network covers the entire BiH territory.
Karliko d.o.o.	Wholesale of meat and meat products	109	Production, processing and distribution of fresh meat, cured meats and meat products.

Company	Sector	Number of employees	Activity
Nuić d.o.o.	Wholesale of car parts and equipment	102	One of the leading BiH companies in the wholesale and retail of car parts and car servicing.
Mucić & Co. d.o.o.	Construction of housing and non-housing buildings	56	Designing office/design optimisation: construction of civil engineering structures and buildings, leading and management of civil engineering projects.
Rofix d.o.o.	Production of concrete products for civil engineering	47	Production of thermal insulation systems, various plasters and construction adhesives.
T&D Company d.o.o.	Construction of housing and non-housing buildings	25	Designing and construction of housing and business unit following the turnkey system
Vinogradi Nuić d.o.o.	Grape growing	12	Production of top wines made of high-quality sorts of grapes, autochthonous žilavka and blatina.
Jur Prom d.o.o.	Import, representation and distribution of car parts	19	This company is the leading distributor in car parts for passenger, freight and delivery vehicles in BiH.
Autosalon Kramar d.o.o.	Import and sale of used cars from Germany	45	The company conducts import and sale of used cars. All cars have manufacturer certificates and maintenance records.

Source: Municipality of Ljubuški

HUMAN RESOURCES

The investors have at their disposal various labour force profiles with professional and technical qualifications. The Secondary School Centre in Ljubuški provides education for general, expert and craft professions. The Municipality

of Ljubuški offers all assistance in the organisation of professional training and prequalification in line with the investors' needs. Students from the Municipality of Ljubuški are attending universities across BiH and the Republic of Croatia.

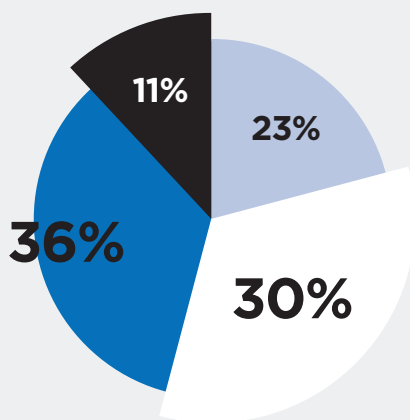
EDUCATIONAL INSTITUTIONS IN THE MUNICIPALITY OF LJUBUŠKI

Type of educational institution	Num	Professions	Number of enrolments in the 1st grade in 2017/18	Number of enrolments in the 4th grade in 2017/18
Primary Schools	3		232	242
Secondary Schools	2		93	204
Grammar School	1		75	94
Vocational school	1	Economist	18	26
		Economic technician	30	21
		Technician for mechatronics	34	30
		Agricultural and tourist technician	21	31
		Medical technician	26	27
		Trades		
		Car mechanic - plumber	14	19
		Chef / Waiter	32	30
		Assistant salesperson	9	0

Source: Municipality of Ljubuški

Structure of unemployed by education

- Higher education
- Vocational education
- Secondary education
- Primary education



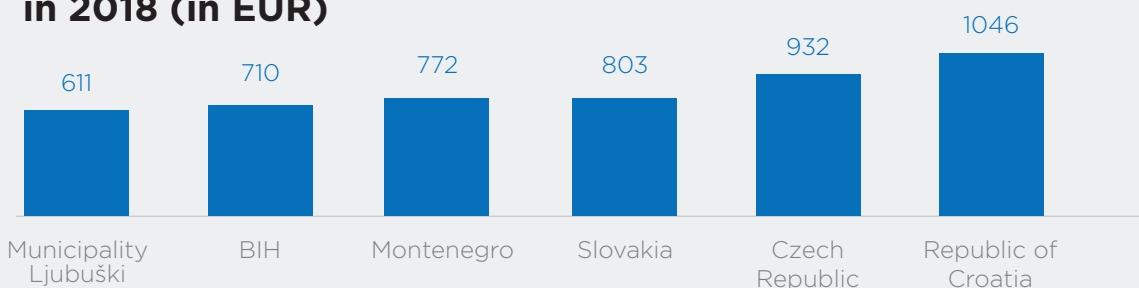
COMPETITIVE COSTS OF LABOUR

The Municipality of Ljubuški, as an investment destination, boasts competitive gross salaries compared with other neighbouring countries (611 EUR in 2018). The labour market offers young and qualified labour force of technical,

expert and general profile (engineers, mechatronics technicians, agricultural and tourist technicians, medical technicians, economists, car mechanics, plumber, chefs and waiters).

Average gross salary in 2018 (in EUR)

Source: Municipality of Ljubuški



The Municipality of Ljubuški carries a tradition of agriculture (growing fruit, grapes, olives and beekeeping), processing industry (metal), civil engineering, services (hospitality and wholesale and retail).

In terms of employment, the largest companies in the Municipality of Ljubuški are from the sector of civil engineering and service, i.e., commercial activity.



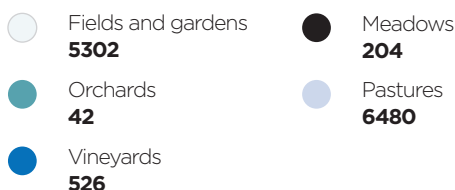
Proof of keeping with the trends is that the students are studying for professions that are in demand on the market. Thirty-four students have enrolled in 4-year studies for mechatronics technicians and have been approved enrolment in a four-year study of woodworking and three-year study of carpentry at the Middle Vocational School in Ljubuški.

AGRICULTURAL RESOURCES

In the Municipality of Ljubuški the investors have at their disposal approximately 12,554 ha of arable land. Clean air, unpolluted soil and favourable climatic conditions of moderate Mediterranean climate are beneficial for investing in agricultural production and food sector. Especially important is the agricultural early potato produce (cultivated on 22 ha surface with expansion tendency) branded in

the market as “Early Ljubuški Potato”. The investment in the second phase is currently ongoing which would provide the packaging and sorting facility and early potatoes cooling. This production is export oriented and business expectations are focused on increased export since in 2015 the EU opened its market for this BiH product.

AGRICULTURAL AREAS BY USAGE CATEGORY (ha)



Source: Municipality of Ljubuški

THE MOST COMMON CROPS

Source: Strategy of agricultural and rural development of the Municipality of Ljubuški 2018-2022

Type of crop	Surface area (ha)	Structure (%)
Potato	392	24,39%
Tomato	97	6,03%
Cabbages	147	9,14%
Red onion	85	5,28%
Garlic	32	1,99%

Type of crop	Surface area (ha)	Structure (%)
Watermelon and melon	86	5,35%
Grapevine	301	18,73%
Olives	177	11,01%
Immortelle	290	18,04%
TOTAL	1607	100,00%

POTENTIAL INVESTMENT SECTORS

NAME	DESCRIPTION
Tourist Sector	The Municipality of Ljubuški is in the vicinity of the Adriatic Sea, at the very entrance from Croatia to Bosnia and Herzegovina. The wonderful landscape covered in low vegetation typical of karstic areas, mild Mediterranean climate, the River Trebižat, numerous natural wonders (the Kravica and Koćuša waterfalls, the Vrioštica and Kajtažovina springs), cultural heritage (Herceg Stjepan-Kosača fort, roman military camp Gračine, tombstone necropolis Diljić (UNESCO), Humac Museum), traditional food and cultural events make Ljubuški an attractive tourist destination ideal for nature, rural, cultural, fishing and religious tourism. Tourist centres such as Međugorje, Mostar, Dubrovnik and Split give it the possibility to further advance its transit and excursion tourism.
Business Opportunities	Potential investment projects include the advancement and the construction of accommodation and hospitality structures and various leisure and service facilities. The landscape and the biodiversity of the area portrayed in a high number of plant and animal species give an opportunity to further develop educational, tourist-leisure and service activities.
Logistics Sector	The central role in the logistics sector development belongs to the excellent geographical and traffic position of the Business Zone "Zvirici" and the vicinity of the port Ploče (15 km). The Business Zone "Zvirici" is located next to the European Corridor Vc (north-south) and the Adriatic-Ionic road (west-east). It is also close to the border crossings with Croatia: border crossing Bijača (which became one of two Schengen crossings in BiH when Croatia joined the EU) and border crossing "Crveni Grm". The Port Ploče (capacity +60,000 TEU) is an excellent transport connection and a unique geostrategic position at the intersection of important industrial roads which makes it an indispensable link between the Adriatic, Mediterranean and Central Europe.
Business Opportunities	There are many opportunities for the development and realisation of investment projects in the logistics sector, especially in the construction of logistical-distributive centres in the Business Zone "Zvirici", Ljubuški, and for investment in the project of intermodal hub that would consist of container and cargo terminals, storage spaces and logistics centre.
Agriculture and Food Sector	The Municipality of Ljubuški has over 6,000 ha of arable land at disposal. Clean environment, unpolluted soil and good moderate Mediterranean climate are ideal for investing in agriculture and food sector.
Business Opportunities	Opportunity for greenfield investments in storage spaces for fruit and vegetables with a sorting and packaging line in the Business Zone "Zvirici". Vegetables are mainly, potatoes, tomatoes, cabbages, onions, garlic and watermelon. There is an opportunity of investing in vineries (original sorts blatina and žilavka) and facilities for eco food production.
Entrepreneurship Sector	Business incubator of the West Herzegovina County – HlPod in the business zone "Zvirici" has all the necessary requirements for start-ups, micro and small companies. The users have access to co-working premises with 9 work posts (35.17m ²), 7 office spaces for entrepreneurs-beginners; storage/production hall (75 m ²); multifunctional hall (151.44 m ²) and common and technical rooms.
Business Opportunities	Using co-working premises, establishing start-ups, location for innovative micro and small companies, especially related to high tech.

Source: Municipality of Ljubuški



NATURAL AND CULTURAL RESOURCES

NATURAL RESOURCES

The River Trebižat - The River Trebižat (Tihaljina-Mlade-Trebižat) flows in length more than 50 km from the source of the Peć Mlini to the mouth of the Neretva River. The catchment area of the Trebižat River covers the southeast part of Western Herzegovina. For the area through which it flows (Grude, Ljubuški, Čapljina), the river has a multiple natural and economic significance. The wealth of underground springs makes it an immensely worthwhile resource. The River Trebižat is among the natural rarities and phenomena of the Herzegovinian karst because of travertine cascades and intense travertine processes, which take place only in clean and water-rich rivers. This provides opportunities for the development of sport and fishing tourism.

The Koćuša Waterfall - The Koćuša Waterfall is located in the village of Veljaci in the municipality of Ljubuški and is one of the most beautiful natural pearls of this part of Herzegovina. The natural wealth of this area is made up of sedimentary rocks, so-called travertine that has been depositing for years thus making this natural oasis even more attractive. In the exceptionally high Herzegovinian temperatures of the coast around the Koćuša waterfall during the summer months, there are popular gatherings of local residents as well as tourists. The beautiful waterfall can also be enjoyed in addition to the rich offer of Koćuša Natural Water Park. The waterfall height is five and the length is 50 meters. In the immediate vicinity are mills and fulling mills present in this area for many years.

The Kravica Waterfall - The most attractive location on the river Trebižat is the Kravica waterfall, 3 km downstream of Tihaljina, in the Studenci near Ljubuški. It was created by the work of the Trebižat sedimentary river, and, as a

natural phenomenon, is protected by the state as a natural rarity. The height of the waterfall ranges from 26 to 28 meters, with a water amphitheatre under a 120-meter diameter fall. Sometimes, besides the waterfall, numerous mills and fulling mills were active. The travertine is crucial for the creation of the waterfall (limestone deposits in water), which constantly rises and elevates the travertine barriers creating a waterfall. Travertine is characteristic for karstic rivers rich in calcium carbonate and indicates that water is not industrially and ecologically polluted.

Spring Vrioštice - In Vitina, below one of the cliffs of the Zelengora Hill, runs the River Vrioštica. The stream of Vrioštice is clear and cold, mostly around 12 °C. There is a smaller reservoir lake near the spring. Below the lakes is a smaller park that intersected by channels with clean running water, which are spanned by bridges, ideal for walks. The spring of Vitina is a favourite destination for local residents and tourists in the summer.

Beaches Bačine, Otunj, Tegaševac, Čeveljuša, Božjak, Koćuša, Žabar - All of these bathing places have beautifully landscaped beaches, restaurants, car parks and plenty of relaxation space in the shade of a canes right next to the river. Everyone can experience unique and unforgettable scenes that show all the beauty and wealth of Herzegovinians beauty, the Trebižat River. The appeal of untouched nature is the reason why during the summer months all beaches along the River Trebižat are visited each day by hundreds of local inhabitants and a large number of foreign guests, especially the pilgrims of Međugorje who often come in big numbers for a visit to the famous beaches beneath the Kravica and Koćuša Waterfalls.

Source: Municipality of Ljubuški



CULTURAL RESOURCES

Tvrđava Herceg Stjepana Kosače - Ljubuški

- The late medieval fortress of the feudal ruler Herceg Stjepan Kosača, the most monumental archaeological object of the Ljubuški Municipality, is located on the prominent top of the mountain range of Buturovica Hill (396 m above sea level) and as such presents a symbol of the city of Ljubuški and Herzegovina. The fort complex is made up of two parts. The complex occupies an area of 3,350 m² and consists of several units, such as a small and large courtyard and various buildings: a guardhouse, a granary, a bakery, an armoury, a gunpowder magazine and 4 tanks. Medieval suburbs developed on the terrace of Crkvice, at the foot of the southern part of the city. Not far from the entrance (about 250m north-west) there are ruined remains of the mosque from the 16th century. The remains of church furniture from the pre-roman Dubrovnik make (9-11 century) were found in its foundations. By the decision of the Commission to Preserve National Monuments of BiH, the architectural ensemble of the Old Town in Ljubuški was proclaimed in 2003 a national monument of Bosnia and Herzegovina.

Roman military camp Gračine - A Roman military camp was located in the location of Gračine (Humac-Ljubuski), in the literature known as Bigeste. Judging from the moving archaeological material, the formation of this complex dates back to the very end of the Roman Republic, or the beginning of the 1st century, when the Salona-Narona communication line was built in the era of Emperor Tiberius. The Roman military camp Gračine had a strategic and defensive role: the protection of the Neretva Valley and the Narona colony from the Illyrian people's surges from the back. Only a small part of the complex was investigated in the surface of 2,350 m².

Nekropola stećaka Dilić - Dilić is located in the village of Donja Bijača, right next to Ljubuški-Vid road. The medieval tombstone necropolis counts 33 monuments, of which 11 were built as a spolia (relief) in the nearby drywall. The most common types are chest type tombstones (19), then plate (14) and one saddle-roofed tombstone. Most of the monuments belong to the period of XIV. and XV. century. The Commission to Preserve National Monuments declared this site a national monument of Bosnia and Herzegovina in 2010. The location of Dilić was included in the list of 30 UNESCO protected sites of stećak (tombstones) necropolises in BiH, Croatia, Montenegro and Serbia in 2017.

Museum on Humac - Within the Franciscan monastery Humac - Ljubuški there is an archaeological collection founded in 1884, popularly known as the Humac Museum. The collection contains a large number of exhibits from the area of Herzegovina, from the Neolithic to the Middle Ages. The current permanent exhibition was opened in 2004. The Museum Collection of the Franciscan Monastery contains the Humac Plate, the oldest Cyrillic-Glagolitic artefact in Bosnia and Herzegovina. The Monastery Library was founded in 1867 and has over 20,000 books, among which is a rare group of Greek-Roman classics. Within the monastery there is a theme art gallery called "Mother" with about 250 works of art.

Children's Festival "On the sails of music"

Children's Festival "On the sails of music" is held in Ljubuški for 19 consecutive years and is an enjoyable musical evening for visitors to relax with music and entertainment.

Event "Ljubuški carnival" "Ljubuški Carnival" was first held in 1999. The event is organised by the Carnival Society "Prolog" in cooperation with the Municipality of Ljubuški.

Source: Municipality of Ljubuški

COMPETITIVE BUSINESS COSTS

The national treatment of foreign investors in BiH and an extremely favourable tax environment – VAT rate of 17% and profit and income tax of 10%, are among the lowest in the region and Europe.

Construction Permits The Service for **Physical Planning, Property-Legal and Cadastre Affairs**, is the competent municipal service for issuing permits.

ISSUANCE OF CONSTRUCTION PERMITS

Type of permit	Time of issue	Cost (in BAM/EUR)
Location permit	15 days	Fee: <ul style="list-style-type: none"> Shopping malls, factories, hotels, larger tourist-hospitality facilities, cultural-sports centres, aquaparks, city cemetery with supporting structures: 700 BAM (357.9 EUR) Urban-construction compounds: hospitality-tourist areas, sports and recreation, production and storage compounds, golf fields and similar: 800 BAM (409 EUR)
Construction permit	15 days	Fee: <ul style="list-style-type: none"> Shopping malls, factories, hotels, larger tourist-hospitality facilities, cultural-sports centres, aquaparks, city cemetery with supporting structures: 700 BAM (357.9 EUR) Urban-construction compounds: hospitality-tourist areas, sports and recreation, production and storage compounds, golf fields and similar: 800 BAM (409 EUR)
Use permit	15 days	80 % of the amount for the location permit is paid for the issuance of the use permit

Source: Municipality of Ljubuški

UTILITY PRICES FOR ECONOMIC ENTITIES

WATER

0-15m³ price 1.21 BAM
 15-30m³ price 1.31 BAM
 Over 30m³ price 1.45 BAM

SEWAGE

0.30 Km per m³

POWER SUPPLY

Tariffs for power supply are not fixed but are determined according to varying qualifications.

WASTE DISPOSAL

18-77 EUR

Telecommunication services

LANDLINES

Pricelist of J.P. HT Mostar d.d.
<http://www.hteronet.ba/poslovni-korisnici/fiksna-telefonija/paketi-telefoninternet/>

MOBILE PHONES

Pricelist of J.P. HT Mostar d.d.
<http://www.hteronet.ba/poslovni-korisnici/mobilna-telefonija/biznis-tarife/>

BROADBAND INTERNET

Pricelist of J.P. HT Mostar d.d.
<http://www.hteronet.ba/poslovni-korisnici/internet/adsl-internet/cjenik/>

Source: Municipality of Ljubuški; JP Parkovi; www.hteronet.ba

APPEALING INVESTMENT SITES

GREENFIELD SITE BUSINESS ZONE „ZVIRIĆI“ LJUBUŠKI

BASIC INFORMATION ON THE ZONE

Ownership structure	Municipal ownership
Zone surface (ha)	174 ha
Number of plots	29
Zone purpose	Zone A - production-service; zone B - services; zone C- business-storage.
Permitted business activities in the zone	Development of small and medium businesses and trades
Zone investment preparedness	Yes

TRAFFIC CONNECTIONS

	DISTANCE (in km)
Access road	Main road M6.3 (0 km)
Motorway	A1 (3 km)
Railway (industrial rail track)	Čapljina (15 km)
Airport	Mostar (35 km)
Seaport	Port Ploče (15 km); Port Dubrovnik (100 km)

River port	Port Brčko (333 km)
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INFRASTRUCTURE

AVAILABILITY OF INFRASTRUCTURE / SERVICES

Water	Yes
Sewers	No
Power supply	Yes
Gas	No
Telecommunication network	Yes

OTHER ZONE INFORMATION

Number of enterprises	4
Enterprises	n/a
Number of employed	n/a
Local incentives for investors	Yes
Type of incentive	Land price incentives
Plots available for sale	19 plots available for sale
Price/m ²	6 EUR/m ²)
Plot size (min/max)	4.000 m ² - 57.000 m ²
Permitted construction coefficient	0,30
Maximum permitted number of levels /stories	P+2
Permitted construction height (m)	12m
Minimum distance from the neighbouring plot	H1/2+H2/2
Plot development	Min 30% of plots are green areas
Maximum permitted fence/hedge height	max 2,5 m - non-transparent fence foot up to 0.5 m
Minimum number of park places	max 50% of the construction plot surface
Access road width	5,5 m
Water cost (BAM/m ³)	n/a
Contact tel.	+387 39 835-543

Source: Municipality of Ljubuški

GREENFIELD SITE **BUSINESS ZONE** „MOSTARSKA VRATA“ LJUBUŠKI

Business zone “Mostarska vrata” is located along the regional Ljubuški-Čitluk road and is 4 km away from the intersection Zvirčići on the Corridor Vc. The business zone surface is 84 ha with room for expansion. This business zone currently holds 19 companies and it employs 303 persons. The use of the zone so far is 60% which gives space for additional investments.



BASIC INFORMATION ON THE ZONE

Ownership structure	Municipal ownership
Zone surface (ha)	84 ha
Number of plots	86
Zone purpose	Production-service / Logistics-distribution
Permitted business activities in the zone	Entrepreneurial-crafts
Zone investment preparedness	Yes
TRAFFIC CONNECTIONS	DISTANCE (in km)
Access road	Next to the regional road Ljubuški-Čitluk
Motorway	A1 (RH); Corridor Vc; Border crossing Bijača 4km
Railway (industrial rail track)	Čapljina (18 km)
Airport	Mostar (33 km); Split (123 km); Sarajevo (166 km).
Seaport	Port Ploče (31 km); Port Split (133 km)
River port	Port Brčko (333 km)
INFRASTRUCTURE	AVAILABILITY OF INFRASTRUCTURE / SERVICES
Water	Yes
Sewers	Yes
Power supply	Yes
Gas	No
Telecommunication network	Yes

OTHER ZONE INFORMATION

Number of enterprises	19
Enterprises:	Eurocompany 99 d.o.o.; Mucić&Co. d.o.o.; Jur Prom d.o.o.; MB Ivanić d.o.o.; Kiwi-šport d.o.o.; In d.o.o.; M.R.M. Export-Import; Svadbeni salon Antonela d.o.o.; Vrt d.o.o.; Laser d.o.o.; Dizajn R d.o.o.; Demag-M d.o.o.; Pinocio d.o.o.; PSSS „Eduka Centar“; Stojić – Megi d.o.o.; As kramar d.o.o.; Forma 3 d.o.o.; Perić d.o.o.; Ortak d.o.o.d.o.o.; As kramar d.o.o.; Forma 3 d.o.o.; Perić d.o.o.; Ortak d.o.o.
Number of employed	303
Local incentives for investors	n/a
Type of incentive	n/a
Plots available for sale	41 plots
Price/m ²	3-6 EUR/m ²
Plot size (min/max)	5.000 m ² - 40.000 m ²
Permitted construction coefficient	0,30
Maximum permitted number of levels /stories	P+2
Permitted construction height (m)	12m
Minimum distance from the neighbouring plot	6 m
Plot development	Min 15% of plots are green areas
Maximum permitted fence/hedge height	max 2,5 m
Minimum number of park places	n/a
Access road width	5,5 m
Water cost (BAM/m ³)	n/a
Contact tel.	+387 39 835-543

Source: Municipality of Ljubuški

CONTACT FOR INVESTOR SUPPORT



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This brochure has been produced within the project "Improvement of investment potential of the WHC" which is funded by the European Union through EU ProLocal - a joint program of the European Union and the German Government, implemented by GlZ. The project is conducted by PI Development agency of WHC-HERAG and partners: Municipality of Ljubuski, Municipality of Grude, Municipality of Posusje and City of Siroki Brijeg



This brochure has been produced with the assistance of the European Union. The contents of this publication are the sole responsibility of PI Development agency of WHC-HERAG and can in no way be taken to reflect the views of the European Union.

