



# BUSINESS ZONE OTOK



## LOCATION

- BUSINESS ZONE OTOK IS LOCATED IN VUKOVAR-SIRMIUM COUNTY
- BUSINESS ZONE OTOK IS LOCATED BETWEEN OTOK AND KOMLETINCI, LOCATED ALONG THE COUNTY ROAD OTOK-NIJEMCI-LIPOVAC.
- CONNECTION WITH THE VUKOVAR PORT (DANUBE-RHINE-CENTRAL EUROPE) AND BRCKO (TUZLA POOL).
- EXIT TO THE INTERNATIONAL HIGHWAY ZAGREB - BELGRADE, WHICH IS 11 KM AWAY.
- CLOSE TO THE FUTURE EUROPEAN TRANSPORT CORRIDOR 5C (LINKS TO CENTRAL EUROPE AND THE ADRIATIC SEA).



## FEATURES

- EXCELLENT GEOGRAPHICAL POSITION
- CLOSE TO THE BORDER WITH SERBIA (15 KM), THE BORDER WITH BOSNIA AND HERCEGOVINA (20 KM) BORDER WITH THE REPUBLIC OF HUNGARY (70 KM).
- THE ZONE OCCUPIES ABOUT 60 HECTARES.
- EQUIPPED INFRASTRUCTURE (CONNECTIONS TO THE POWER GRID, WATER, GAS, TELEPHONE, SEWAGE),
- LOT SIZE IS ADAPTED TO THE NEEDS OF INVESTORS - POSSIBLE SUBDIVISION
- EXTREMELY SUITABLE IN TERMS OF THE LOGISTICS CENTER FOR DOING BUSINESS IN THIS PART OF SOUTHEAST EUROPE.

## BENEFITS TO ENTREPRENEURS

### PURCHASE OF LAND PROPERTY

STARTING PRICE:

- FROM 1.33 EUR / M<sup>2</sup> FOR THE MANUFACTURING SECTOR,
- FROM 2.66 EURO / M<sup>2</sup> FOR SERVICE AND COMMERCIAL ACTIVITIES.

### UTILITY CHARGES

ENTREPRENEURS WHO WANT TO BUY LAND IN THE ZONE AND TO ORGANIZE ECONOMIC ACTIVITY ARE EXEMPT FROM PAYMENT OF UTILITY FEES IN THE FOLLOWING DYNAMICS:

- FIRST 5 YEARS 100%

### MUNICIPAL CONTRIBUTIONS

CITY WAIVES PART OF THE MUNICIPAL CONTRIBUTION FOR ENTREPRENEURS WHO USE ZONES AS FOLLOWS:

- A COMPANY THAT WILL EMPLOY 50 OR MORE EMPLOYEES IS RELIEVED PAYING MUNICIPAL FEES IN THE AMOUNT OF 100%
- A COMPANY THAT WILL EMPLOY 25 TO 49 EMPLOYEES IS RELIEVED PAYING MUNICIPAL FEES AMOUNTING TO 75%
- A COMPANY THAT WILL EMPLOY UP TO 24 WORKERS IS RELEASED PAYING MUNICIPAL FEES AMOUNTING TO 50%

THE AMOUNT OF MUNICIPAL CONTRIBUTION IS 0.13 EURO/M<sup>3</sup>

### CITY TAX

WHEN CONNECTING TO THE WATER SUPPLY AND SEWERAGE NETWORK USERS OF THE ENTERPRISE ZONE EXEMPT FROM PAYING CITY TAXES.



## MUNICIPAL TAXES

ENTREPRENEURS WHO ORGANIZE ECONOMIC ACTIVITY IN THE ZONE ARE EXEMPT FROM PAYING TAX ON BUSINESS AND OTHER TAXES IN ACCORDANCE WITH THE DECISION OF THE CITY COUNCIL FOR FIRST 5 YEARS OF ITS OPERATION.



**CITY OF OTOK ACCORDING TO THE CENSUS OF 2011 COUNTED 6,343 RESIDENTS. CITY OF OTOK IS THE ADMINISTRATIVE CENTER FOR THE MUNICIPALITIES WHICH GRAVITATE SUCH AS NIJEMCI AND PRIVLAKA REPRESENTING A POPULATION OF APPROXIMATELY 17,000 INHABITANTS.**



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