



**CATALOG OF LOCATION/OFFERS OF INDUSTRIAL LAND IN THE  
MUNICIPALITY OF ŽABLJAK**

In Žabljak, April 2019

## I INTRODUCTION

The Spatial Urban Plan of Žabljak municipality defines zones for business development/work zones such as:

1. Business zone Njegovuda: Njegovuda and Pilana, Njegovuda II;
3. Business zone Vruljci,
4. Žabljak business zone,
5. Service zone.

Whitin these zones, the Municipality of Žabljak has defined the offer of publicly owned industrial land, respectively locations available for lease or purchase for industrial and commercial purposes. The locations are presented with basic information, and in order to express interest and additional information, it is necessary to contact the Municipality of Žabljak-President Office, at the e-mail address [presidentzb@gmail.com](mailto:presidentzb@gmail.com).

## II LOCATIONS

<b>SERIAL NUMBER</b>	<b>1</b>
<b>LOCATION NAME</b>	<b>ŽABLJAK I</b>
<b>ADDRESS</b>	<b>NARODNIH HEROJA BB (KLJEŠTINA), ŽABLJAK</b>
<b>BUSINESS ZONE</b>	<b>SERVICE ZONE</b>
<b>SIZE</b>	URBAN PLOTS 5.113 M <sup>2</sup>
<b>PURPOSE</b>	INDUSTRY AND PRODUCTION
<b>OWNERSHIP</b>	100% PUBLIC
<b>URBAN PLOT</b>	UP 243 DETAILED URBAN PLAN OF ŽABLJAK (351/14-01-52, 05/03/2014/)  GROSS DEVELOPED AREA OF FACILITIES 9.203 M <sup>2</sup>
<b>INFRASTRUCTURE</b>	ACCESS ROAD: YES; WATER: YES; SEWERAGE: YES; HIGH VOLTAGE: YES; TELECOMMUNICATIONS: YES.
<b>RENTAL/PURCHASE PRICE</b>	AFTER THE INTEREST SHOWS, THE COMPETENT AUTHORITY WILL MAKE THE NECESSARY ASSESSMENT IN ACCORDANCE WITH THE REGULATIONS AND ESTABLISH THE PRICE OF THE LEASE/PURCHASE
<b>BUILDINGS IN THE LOCATION</b>	-
<b>POSITION</b>	CITY DISTANCE 1 KM; REGIONAL ROAD DISTANCE 150 M; NEAR A RECYCLING CENTER; NEAR CONCRETE PRODUCTION.

<b>SERIAL NUMBER</b>	<b>2</b>
<b>LOCATION NAME</b>	<b>ŽABLJAK II</b>
<b>ADDRESS</b>	<b>NARODNIH HEROJA BB (KLJEŠTINA), ŽABLJAK</b>
<b>BUSINESS ZONE</b>	<b>SERVICE ZONE</b>
<b>SIZE</b>	URBAN PLOTS 21.527M <sup>2</sup>
<b>PURPOSE</b>	INDUSTRY AND PRODUCTION
<b>OWNERSHIP</b>	100% PUBLIC
<b>URBAN PLOT</b>	UP 242 DETAILED URBAN PLAN OF ŽABLJAK 2014 (351/14-01-52, 05/03/2014/)  GROSS DEVELOPED AREA OF FACILITIES 38.749 M <sup>2</sup>
<b>INFRASTRUCTURE</b>	ACCESS ROAD: YES; WATER: YES; SEWERAGE: YES; HIGH VOLTAGE: YES; TELECOMMUNICATIONS: YES.
<b>RENTAL/PURCHASE PRICE</b>	AFTER THE INTEREST SHOWS, THE COMPETENT AUTHORITY WILL MAKE THE NECESSARY ASSESSMENT IN ACCORDANCE WITH THE REGULATIONS AND ESTABLISH THE PRICE OF THE LEASE/PURCHASE
<b>BUILDINGS IN THE LOCATION</b>	-
<b>POSITION</b>	CITY DISTANCE 1 KM; REGIONAL ROAD DISTANCE 150 M; NEAR A RECYCLING CENTER; NEAR CONCRETE PRODUCTION
<b>NOTE</b>	LOCATION IS PARTIALLY OCCUPIED WHILE PART IS AVAILABLE FOR INVESTMENT.

<b>SERIAL NUMBER</b>	<b>3</b>
<b>LOCATION NAME</b>	<b>ŽABLJAK III</b>
<b>ADDRESS</b>	<b>TMAJEVCI BB (KLJEŠTINA), ŽABLJAK</b>
<b>BUSINESS ZONE</b>	<b>SERVICE ZONE</b>
<b>SIZE</b>	URBAN PLOTS 2.049M <sup>2</sup>
<b>PURPOSE</b>	INDUSTRY AND PRODUCTION
<b>OWNERSHIP</b>	100% PUBLIC
<b>URBAN PLOT</b>	UP 245 AMENDMENTS OF THE DETAILED URBAN PLAN OF ŽABLJAK 2018  GROSS DEVELOPED AREA OF FACILITIES 3.688 M <sup>2</sup>
<b>INFRASTRUCTURE</b>	ACCESS ROAD: YES; WATER: YES; SEWERAGE: YES; HIGH VOLTAGE: YES; TELECOMMUNICATIONS: YES.
<b>RENTAL/PURCHASE PRICE</b>	AFTER THE INTEREST SHOWS, THE COMPETENT AUTHORITY WILL MAKE THE NECESSARY ASSESSMENT IN ACCORDANCE WITH THE REGULATIONS AND ESTABLISH THE PRICE OF THE LEASE/PURCHASE
<b>BUILDINGS IN THE LOCATION</b>	-
<b>POSITION</b>	CITY DISTANCE 1 KM; REGIONAL ROAD DISTANCE 150 M.

<b>SERIAL NUMBER</b>	<b>4</b>
<b>LOCATION NAME</b>	<b>ŽABLJAK IV</b>
<b>ADDRESS</b>	<b>TMAJEVCI BB (KLJEŠTINA), ŽABLJAK</b>
<b>BUSINESS ZONE</b>	<b>SERVICE ZONE</b>
<b>SIZE</b>	URBAN PLOTS 1.372M <sup>2</sup>
<b>PURPOSE</b>	INDUSTRY AND PRODUCTION
<b>OWNERSHIP</b>	100% PUBLIC
<b>URBAN PLOT</b>	UP 247 DETAILED URBAN PLAN OF ŽABLJAK 2018  GROSS DEVELOPED AREA OF FACILITIES 824 M <sup>2</sup>
<b>INFRASTRUCTURE</b>	ACCESS ROAD: YES; WATER: YES; SEWERAGE: YES; HIGH VOLTAGE: YES; TELECOMMUNICATIONS: YES.
<b>RENTAL/PURCHASE PRICE</b>	AFTER THE INTEREST SHOWS, THE COMPETENT AUTHORITY WILL MAKE THE NECESSARY ASSESSMENT IN ACCORDANCE WITH THE REGULATIONS AND ESTABLISH THE PRICE OF THE LEASE/PURCHASE
<b>BUILDINGS IN THE LOCATION</b>	-
<b>POSITION</b>	CITY DISTANCE 1 KM; REGIONAL ROAD DISTANCE 150 M.

<b>SERIAL NUMBER</b>	<b>5</b>
<b>LOCATION NAME</b>	<b>ŽABLJAK V</b>
<b>ADDRESS</b>	<b>TMAJEVCI BB (KLJEŠTINA), ŽABLJAK</b>
<b>BUSINESS ZONE</b>	<b>SERVICE ZONE</b>
<b>SIZE</b>	URBAN PLOTS 1.418 M <sup>2</sup>
<b>PURPOSE</b>	INDUSTRY AND PRODUCTION
<b>OWNERSHIP</b>	100% PUBLIC
<b>URBAN PLOT</b>	UP 247 B AMENDMENTS OF THE DETAILED URBAN PLAN OF ŽABLJAK (YEAR 2018)  GROSS DEVELOPED AREA OF FACILITIES 850 M <sup>2</sup>
<b>INFRASTRUCTURE</b>	ACCESS ROAD: YES; WATER: YES; SEWERAGE: YES; HIGH VOLTAGE: YES; TELECOMMUNICATIONS: YES.
<b>RENTAL/PURCHASE PRICE</b>	AFTER THE INTEREST SHOWS, THE COMPETENT AUTHORITY WILL MAKE THE NECESSARY ASSESSMENT IN ACCORDANCE WITH THE REGULATIONS AND ESTABLISH THE PRICE OF THE LEASE/PURCHASE
<b>BUILDINGS IN THE LOCATION</b>	-
<b>POSITION</b>	CITY DISTANCE 1 KM; REGIONAL ROAD DISTANCE 150 M.

### **III ATTACHMENT:**

Attachment 1 EXTRACT OF AMENDMENTS OF THE DETAILED URBAN PLAN OF ŽABLJAK (351/14-01-52, 05/03/2014/), FOR LOCATIONS OF ŽABLJAK I AND ŽABLJAK II.

Attachment 1 EXTRACT OF AMENDMENTS OF THE DETAILED URBAN PLAN OF ŽABLJAK (YEAR 2018), FOR LOCATIONS OF ŽABLJAK III, ŽABLJAK IV AND ŽABLJAK V.

NUMBER: 031/19-01-982

ŽABLJAK, 11/04/2019/

PRESIDENT  
VESELIN VUKIĆEVIĆ