



# **BUSINESS ZONE**

## Ratkovac **CITY CAZIN**

Support during the investment period and  
after the implementation of investments



Munich

Vienna

Ljubljana

Zagreb

Cazin

BiH

Sarajevo

Belgrade

# GEOGRAPHICAL POSITION

Cazin is located in the northwest of Bosnia and Herzegovina, in the Una-Sana Canton, and has a favorable geographical position due to its proximity to important regional roads and the border with Croatia. It is situated in a relatively accessible and fertile area, with a mild climate and natural resources. Its location ensures good connectivity with the rest of Bosnia and Herzegovina, as well as easy access to European Union markets.



**KARLOVAC**

85 km



**ZAGREB**

133 km



**BANJA LUKA**

135 km



**RIJEKA**

190 km



**IZAČIĆ**

34 km



**SRBLJANI**

14 km

**ZAGREB**

140 km

**BELGRADE**

417 km

**LJUBLJANA**

220 km

**VIENNA**

490 km

**GRAZ**

300 km

**MUNICH**

629 km

Distance from  
other cities

# CITY CAZIN

**66 000**

Total population in Cazin

**237 000**

Population in Una-Sana Canton

Cazin is the first choice for investment due to its strategic location near the European Union border, which provides easy access to international markets.

The city is dynamically developing, offers favorable business conditions, and has a qualified workforce.



# **BUSINESS ZONE** IN NUMBERS

**10,000,000 KM**

invested in infrastructure

**250**

employed

**45 hectares**

area of the zone

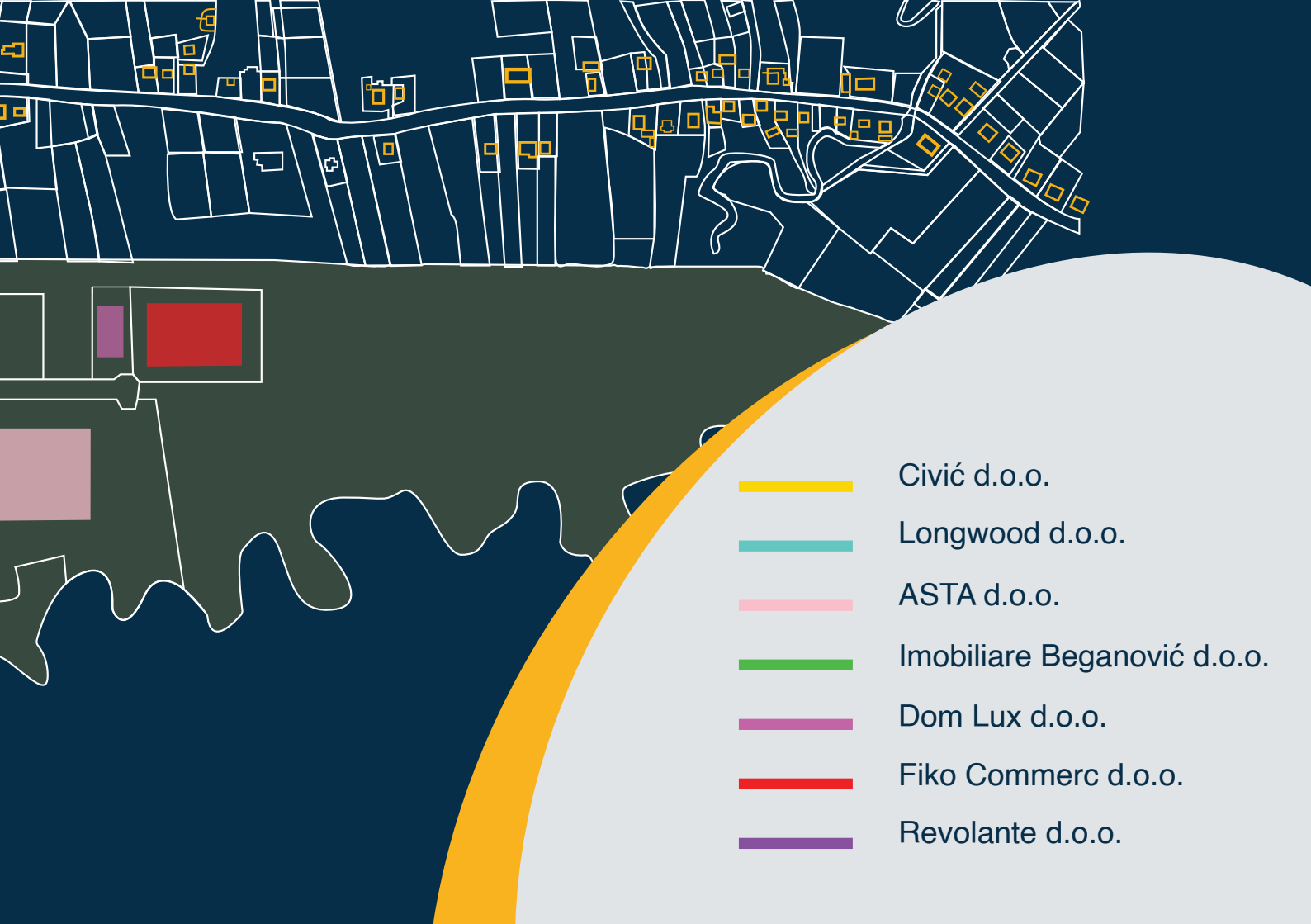
**10**

businesses



# **RATKOVAC**

## BUSINESS ZONE





50% exemption  
from the payment  
of fees based on  
natural benefits  
(rent).



Land price  
of 9€/m².



50% exemption from  
the payment of fees  
for land  
development.



Investment  
**without** specific  
restrictions.

# ADVANTAGES OF INVESTMENTS





100% exemption from the payment of utility fees for the prominent company for the first three years.

100% exemption from all city administrative fees in the process of obtaining the necessary permits.



100% exemption from the payment of connections to the sewage and water supply networks.

100% exemption from the payment of fees for the conversion of agricultural land into construction land.





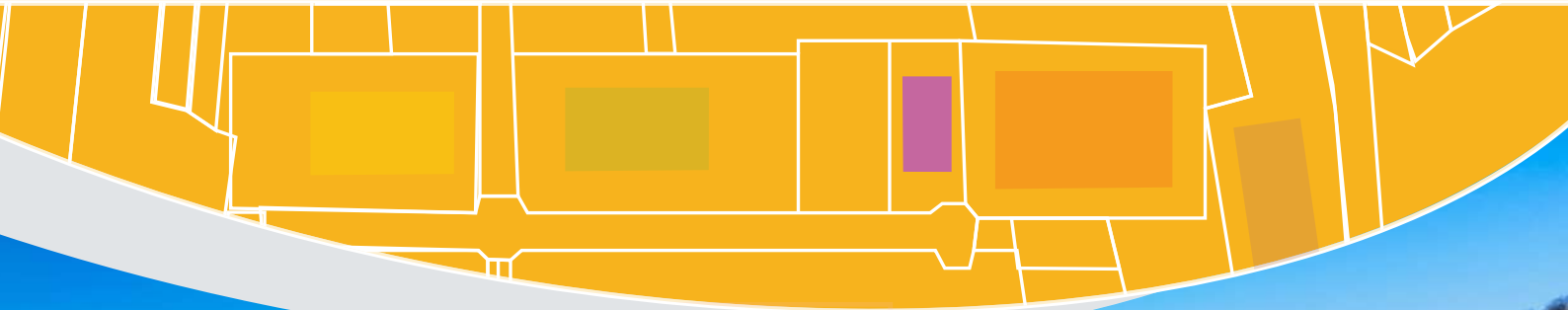
„DOM LUX“ d.o.o. is engaged in the production of aluminum and PVC joinery and related products such as aluminum blinds, fences, and similar items, as well as the renting and management of its own real estate.

**ID number: 4263848930003**

**PDV: 263848930003**

**BA: 5723760000304349 MF Banka a.d**

The entire production is exported to a well-known partner in Germany. Within our company, there is also the company VITAL 4M d.o.o., which provides sewing services for a well-known partner in the Netherlands, specializing in home curtains and decorations for homes and business premises.





“LONGWOOD” d.o.o. is a recognizable manufacturer of veneered panel furniture, with a special emphasis on high quality and innovative design. Our production is export-oriented, and we continuously strive to meet the needs of the international market.

**ID number: 4263799460004**

**PDV: 263799460004**

**BA: 161-000-021-32900-13 „RAIFFEISEN BANK“ d.d. BiH**

**+387 62 702 143**

An experienced and skilled team ensures top-quality products that meet the highest standards, ideal for various types of interiors.









„Fiko Commerc SF“ d.o.o. is engaged in the production of containers, sheet metal work, production and installation of roof, facade, and wall panels, steel structures, and a related range of construction materials

**ID number: 4263022420009**

**PDV: 263022420009**

**+387 62 702 143**

**info@fikocomerc.com**

**Ćoralići bb Cazin 77220**

Production takes place in modern facilities equipped with lines for trapezoidal sheet profiling, roof tiles, and facade sheets. We have our own fleet specialized for transportation and installation.

Under construction, 3D render.







**IB METAL GRATE (Imobiliare Beganović)**  
– Production of steel grating products and  
metal structures.

**ID broj: 4263886270009**

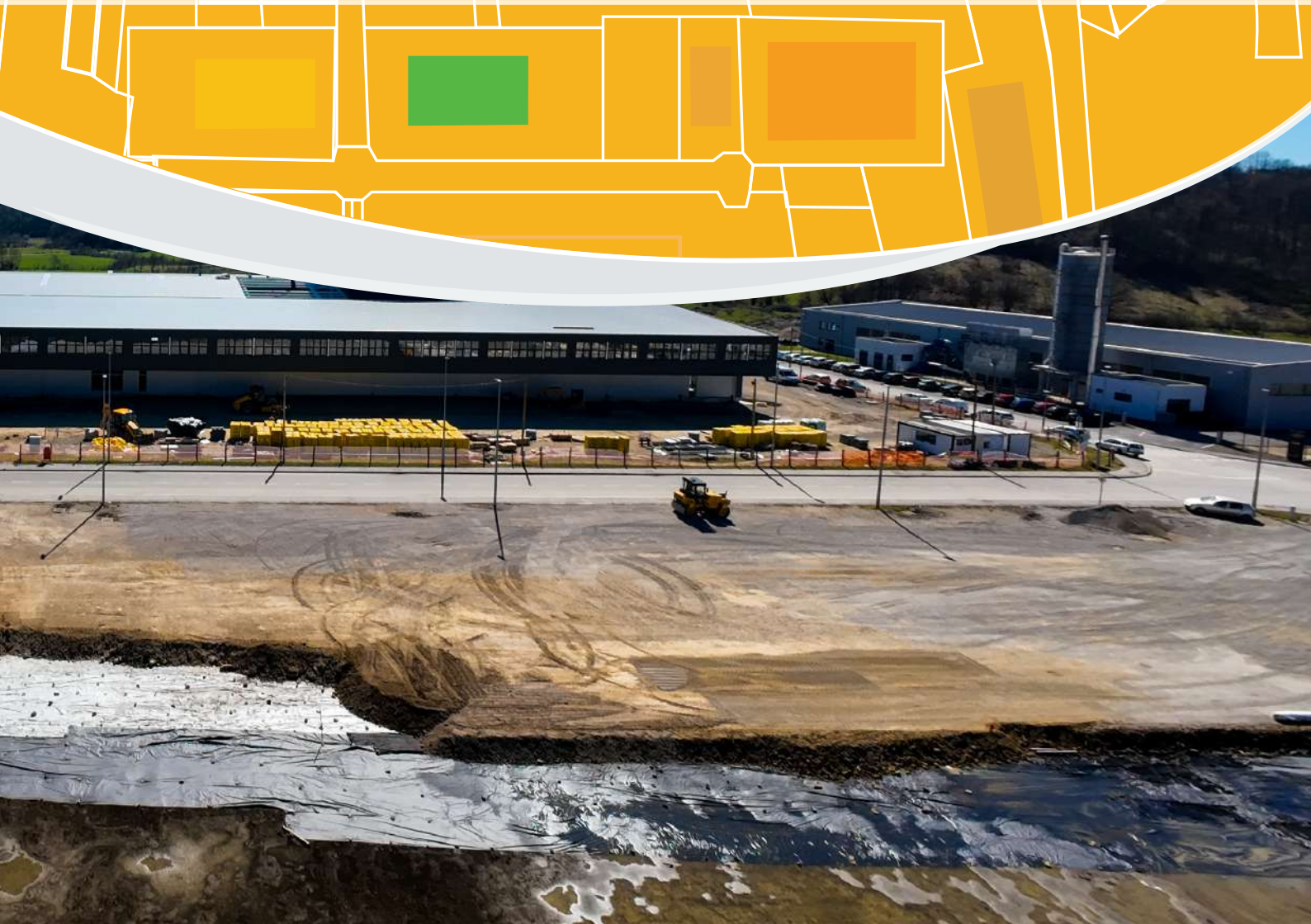
**+387 61 165 427**

**info@ibmetalgrate.com**

**Ćoralići bb Cazin 77220**

Their production is characterized by high quality standards and precision in metal processing, adapting to the specific requirements of clients.







„Civić“ d.o.o. is engaged in the production of construction sheet metal and hardware, tiles in the shape of roofing sheets, roof and facade profiled sheets, and metal structures.

**ID number: 4263030010006**

**PDV: 263030010006**

**+38737539007**

**info@civicbih.com**

**Ćoralići bb Cazin 77220**

A newer branch of the business includes the production of styrofoam, or expanded polystyrene (EPS), in which the company has become recognizable in the Bosnian and regional market in a short period of time.



# ASTA

**ASTA** produces high-quality insulation materials for windings and key copper components used in high-voltage transformers, generators, electromobility solutions, and other specialized applications.

**ID number: 4210391010004**

**PDV: 263022420009**

**[jasmir.delic@asta.ba](mailto:jasmir.delic@asta.ba)**

**Begove kafane bb Cazin 7720**

Commitment is focused on supporting the energy transition through efficient and sustainable copper technology.







# Revolante

„REVOLANTE“ d.o.o. is a company specialized in mattress production, headquartered in Cazin, Bosnia and Herzegovina. The company plans to build a modern factory in the Ratkovac business zone.

**ID broj: 4263836500003**

**[info@387mattressfactory.com](mailto:info@387mattressfactory.com)**

**Mutnik 429, 77226, Čoralići**

It focuses on the production of high-quality mattresses, using modern technologies and innovative materials to meet the needs of both the domestic and international markets.



# MAYOR

## MR. NERMIN OGREŠEVIĆ



We offer domestic and foreign investors an equipped and attractive business zone that enables the development of a wide range of manufacturing activities.

In this regard, the city administration is fully at your disposal.

The city is full of opportunities to invest in the following sectors:

- **Food industry**
- **Wood processing industry**
- **Metal processing industry**





## CHARACTERISTICS:

- Access road
- Bridge
- Sewer network
- Water supply and hydrant network
- Main road and lighting
- Electricity network and telecommunication network

**The most favorable  
and well-organized  
business zone in the  
Una-Sana Canton.**

**We build success  
together, safely.**





**POSLOVNA ZONA CAZIN**

Trg Prvog predsjednika  
Predsjedništva RBiH  
Alije Izetbegovića broj 1  
77220 Cazin, Bosna i Hercegovina

## Contact:

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+387 37 515 300  
+387 37 514 320

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[www.gradcazin.gov.ba](http://www.gradcazin.gov.ba)

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[info@gradcazin.gov.ba](mailto:info@gradcazin.gov.ba)

# GEOGRAPHICAL LOCATION



Cazin is located in the northwest of Bosnia and Herzegovina, in the Una-Sana Canton, and has a favorable geographical position due to its proximity to important regional roads and the border with Croatia. It is situated in a relatively accessible and fertile area, with a mild climate and natural resources. Its location enables good connectivity with the rest of Bosnia and Herzegovina, as well as easy access to European Union markets.

## DISTANCE FROM OTHER CITIES

<b>ZAGREB</b>	140 km
<b>BELGRADE</b>	417 km
<b>LJUBLJANA</b>	220 km
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77220 Cazin, Bosna i Hercegovina

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+387 37 514 320

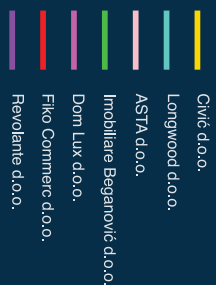
## BUSINESS ZONE Ratkovac CITY CAZIN

Support during the investment period  
and after the investment is realized.

# GENERAL INFORMATION

66 000  
Total population  
in Cazin

237 000  
Population in  
Una-Sana Canton



## INVESTMENT ADVANTAGES



Exemption of **50%** from the payment of fees based on natural benefits (rent).



The price of land is **9€/m²**.



Exemption of **50%** from the payment of fees for the development of construction land.



Investment **without** special restrictions.

- 100% exemption from the municipal fee for a prominently displayed company (first three years)
- 100% exemption from connection fees for sewage and water supply
- 100% exemption from all city administrative fees for approvals
- 100% exemption from the fee for converting agricultural land into construction land



We offer domestic and foreign investors an equipped and attractive business zone that enables the development of a wide range of manufacturing activities.

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- **Food industry**
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**MAYOR**

MR. NERMIN OGREŠEVIĆ