



PROFILE FOR INVESTORS

Municipality of Srbac

Your investment opportunity



July 2026

INVEST IN THE FUTURE



Welcome investors

The municipality of Srbac is an attractive location for investment, thanks to its favorable geographical location, developed infrastructure, and available labor force.

Located in the northern part of the Republic of Srpska, near important traffic routes, it allows for quick access to regional and European markets.

The local government is actively working to create a favorable business environment, providing investors with effective support and reliable cooperation during the implementation of investments.



Why invest in Srbac?



Favorable geographical location

proximity to regional centers and important traffic routes



Proximity to the border with the European Union

favorable position for export, transport and international cooperation



Built business infrastructure

developed road, electricity, water and telecommunications network



Available and qualified workforce

tradition in manufacturing and service industries



Equipped business zone with favorable land price

favorable conditions for initiating and developing investments



Local government support for investors

efficient administration and assistance in project implementation

The Municipality of Srbac offers favorable conditions for investment and business development, with a stable business environment and support for investors.

Basic information



MUNICIPALITY AREA

453,72 km²



NUMBER OF POPULATIONS

16 933



POSTAL CODE

78420



CALL NUMBER

+387 51



CLIMATE

temperate continental



AGRICULTURAL

land: 17 514 ha
forest: 14 906,44 ha

Location and connectivity

The municipality of Srbac has a strategic position in the region, with direct connections to major economic centers.

The municipality is connected by main roads and the Banja Luka - Gradiška highway, which enables fast and efficient transport of goods and services.

The proximity of the border crossing with the European Union further increases its attractiveness for investors.



Where is Srbac located?

The municipality of Srbac is located in the northern part of the Republika Srpska and Bosnia and Herzegovina, in the immediate vicinity of the confluence of the Vrbas River and the Sava River.

It is located in the area of Lijevče Polje, a flatland region known for its fertile soil and favorable conditions for the development of agriculture and the economy.

Thanks to its location, Srbac represents a stable and promising environment for living and investing.



Economic activities and resources

The Municipality of Srbac has significant natural resources and developed economic sectors, with special potential for further growth and investment.



AGRICULTURE

Agriculture is one of the key industries, with around 12,000 ha of arable land. The most common branches are livestock farming (poultry, pig farming, cattle farming), crop farming, vegetable growing and fruit growing. Poultry production stands out as the most developed segment.



INDUSTRY

- ✓ wood industry and wood processing
- ✓ metalworking industry
- ✓ textile industry
- ✓ exploitation of mineral resources



INFRASTRUCTURE



INDUSTRY



NATURAL RESOURCES



TOURISM



TOURIST POTENTIAL



BARDAČA

natural area protected



MOTAJICA

mountain suitable for hunting and recreational tourism



SAVA AND VRBAS

rivers suitable for fishing and recreational tourism



OSOVIĆA MONASTERY

significant religious site and cultural tourism



The municipality of Srbac offers significant, still underutilized potential, which represents an exceptional opportunity for new investments and the development of production and tourism capacities.

Location packages for investors

The Municipality of Srbac offers regulated industrial zones and favorable conditions for investors, with developed infrastructure, good transport connections and accessible locations for various types of economic activities. Investors have access to incentives, efficient administrative support and conditions that enable faster implementation of investment projects.



INDUSTRIAL ZONES

- Crnaja
- Sitneši
- Stirokart



INFRASTRUCTURE

- road network
- electricity
- water supply
- telecommunications
- planning documentation



ENCOURAGE

- land price from 0.70 KM/m²
- rent reduction up to 66%
- favorable conditions for investors
- employment incentives



TOURISM

- marina at the confluence of the Vrbas and Sava rivers
- Bardača sports and tourist zone



3

INDUSTRIAL ZONES

ready for investment
with complete documentation



15

DAYS

average time for issuing
permits



UP TO 90%
DISCOUNT

land prices



DEVELOPED INFRASTRUCTURE

excellent traffic connection

KEY BENEFITS FOR INVESTORS



STRATEGIC LOCATION

close to EU markets
and major roads



AVAILABLE LABOR FORCE

quality and
motivated workforce



FAST PROCEDURES

efficient local
government and
investor support



FAVORABLE TERMS

competitive operating
and investment costs



PARTNERSHIP

a reliable partner in
the implementation
of your projects



Extremely favorable investment conditions, with significantly reduced costs in industrial zones.

CRNAJA

INDUSTRIAL ZONE

The Crnaja Industrial Zone is a developed area intended for industrial and business activities, with a favorable location and the possibility of adapting plots to the needs of investors.



BASIC INFORMATION

**Area:**

32 ha

**Location:**

in the town of Crnaja, near the main road M I-102 Nova Topola – Srbac – Derventa

**Access:**

local road Crnaja – Nožičko

**Distance:**

- 5 km from Srbac
- 20 km from the Banja Luka - Doboj highway

**Plots:**

- 31 plots
- from 600 m² to 40,000 m²
- possibility of merging plots



INFRASTRUCTURE

- water supply network (Ø160 mm)
- optical and TC cable
- power grid
- 20 kV transmission line
- no sewage network



LOCATION ADVANTAGES

- proximity to the main road
- good connectivity to the region
- proximity to the highway
- lexible parceling
- possibility of capacity expansion



PURPOSE OF THE ZONE

- manufacturing industries
- processing industry
- warehousing and logistics capacities
- capital-intensive industries



URBAN PARAMETERS

- minimum building factor: 0.2
- maximum building factor: 0.7
- maximum number of floors: P+2



Favorable industrial zone with flexible parceling and good transport connections, suitable for various investment projects.

SITNEŠI

INDUSTRIAL ZONE

The Sitneši Industrial Zone is an area intended for greenfield investments, with a favorable location, developed infrastructure and direct access to the regional road Srbac - Prnjavor.



BASIC INFORMATION

**Area:**

47,5 ha

**Location:**

Sitneši, along the regional road
Srbac – Prnjavor (R-474)

**Access:**

direct access to the regional road

**Distance:**

- 5 km from Srbac
- 25 km from highway E661
- 40 km from highway E70
- 35 km from Mahovljani Airport

**Plots:**

- 51 new plots
- ranging in size from 600 m² to 27,000 m²
- modular boundaries – can be combined



INFRASTRUCTURE

- water supply network (Ø160 mm, branches Ø80 and Ø90 mm)
- optical and TC cable
- power network
- 20 kV transmission line
- no sewage network



LOCATION ADVANTAGES

- proximity to the main road
- good connectivity to the region
- proximity to the highway
- flexible parceling
- possibility of capacity expansion



PURPOSE OF THE ZONE

- manufacturing industries
- processing industry
- warehousing and logistics capacities
- capital-intensive industries



URBAN PARAMETERS

- minimum building factor: 0.2
- maximum building factor: 0.7
- maximum number of floors: P+2



Favorable greenfield industrial zone with direct access to the regional road and developed infrastructure, suitable for various investment projects.

STIROKART

INDUSTRIAL ZONE

The Stirokart industrial zone is located in the immediate vicinity of large industrial and industrial complexes. It directly abuts the Stirokart industrial plants on the south side, and on the north side it is in contact with former construction plants. The area within the scope is directly connected to the city center and the largest peripheral settlements by existing roads.

Water supply is provided by the Srbac water supply system with pipelines of 1250 mm, 300 mm and 200 mm profiles. Within the scope of the subject zone, the sewage network is built according to a distributed separator system.

The electricity supply to the existing facilities is solved through the "AUTOSERVICE" and "STIROKART" transformer stations, and is partially supplied from other sources. There are TC and fiber optic cables on the site.

Purpose of the zone: a working zone in which the development of small production and business facilities and medium-sized and even larger industrial facilities is possible.

BASIC INFORMATION

WATER SUPPLY



Water supply from the Srbac water supply system with pipelines of 1250 mm, 300 mm and 200 mm profiles

SEWERAGE



Sewerage network constructed using a distributed separator system

ELECTRICITY



Power supply via the "AUTOSERVICE" and "STIROKART" substations, and partially from other sources

TK INFRASTRUCTURE



There are TK and fiber optic cables on the site



INFRASTRUCTURE

- Water supply from the Srbac water supply system (Ø1250 mm, Ø300 mm and Ø200 mm)
- Sewerage network by distribution separator system
- Electric power network
- TC and optical cable



LOCATION ADVANTAGES

- Close proximity to large industrial and work complexes
- Direct connection to the city center and the largest peripheral settlements
- Developed transport network



PURPOSE OF THE ZONE

- Development of small production and business facilities
- Development of medium-sized industrial facilities
- Development of larger industrial facilities



Stirokart – a developed industrial zone with complete infrastructure and excellent connectivity.

BARDAČA

SPORTS - TOURIST ZONE

The Bardača sports and tourist zone is home to a senior citizen's home, a swimming pool, a sports and recreation area, catering facilities, etc.

In the immediate vicinity is the Faculty of Natural Sciences and Mathematics of Banja Luka, where student education and scientific research are conducted.

Events such as the Gastro Fest Srbac-Bardača and the International Art and Ecological Colony of Bardača are held in Bardača, and they have already become a tradition and are distinguished by a large number of visitors.

At the moment, modalities for the economic valorization of this area are being sought in terms of considering and proposing possible ways of investing in this valuable natural resource.

BASIC INFORMATION



NURSING HOME



SWIMMING POOL



SPORTS AND RECREATION



FACILITY OF NATURAL SCIENCES AND MATHEMATICS BANJA LUKA



EVENTS:

- Gastro - fest Srbac - Bardača
- International Art - Ecological Colony Bardača



NATURAL ENVIRONMENT AND CONTENT

- Rich natural environment
- Home for the elderly
- Swimming pool, sports and recreation area
- Catering facilities, etc.



EDUCATION AND SCIENCE

In the immediate vicinity is the facility of the Faculty of Natural Sciences and Mathematics of Banja Luka, where student education and scientific research are conducted.



MANIFESTATIONS

- Gastro Fest Srbac-Bardača
- International Art-Ecological Colony Bardača
- Traditional events with a large number of visitors



Bardača – a unique area with diverse content, educational and tourist potential, open to new investment ideas.

Investor contact

The Municipality of Srbac provides efficient administrative support, fast procedures and favorable conditions for the implementation of your investment projects.



FAST PROCEDURES

15 DAYS

for issuing location conditions, construction and use permits from the date of completion of the case

3 DAYS

for registration of legal entities via APIF



SERVICES FOR INVESTORS

- ✓ building permits
- ✓ work permits
- ✓ environmental permits
- ✓ agricultural consent
- ✓ business information
- ✓ document verification



INCENTIVES AND BENEFITS

- ✓ offer of construction and agricultural land on favorable terms
- ✓ support for existing investors
- ✓ stimulus measures and direct incentives from the budget



ELECTRONIC REGISTERS

All necessary registers, permits and licenses are available online:



[Vlada Republike Srpske](http://Vlada.RepublikeSrpske.gov.rs)



[Ministarstvo spoljnetrgovine i ekonomskih odnosa BiH](http://Ministarstvo.spoljnetrgovine.gov.rs)

HOW TO INVEST IN SRBAC



1

LOCATION CHOICE

selection of a suitable location from available industrial zones and plots



2

DOCUMENTATION

preparing the necessary documentation with the support of the municipal service



3

PERMISSIONS

issuance of location conditions and permits within 15 days of completing the case



4

REGISTRATION

registration of a legal entity through APIF in just 3 days



5

IMPLEMENTATION

start and implement your investment project with our support.



15 DAYS

permit issuance



BANKS

available to investors



MICRO - CREDIT ORGANIZATIONS

financial support



ONLINE

Registries and services available 24/7

Leading companies and business entities

Successful domestic and international companies in the food, metal, wood, textile and manufacturing industries operate in the area of the Srbac municipality.



KOLEKTOR



INVESTING IN THE FUTURE



Investor contact

The Municipality of Srbac is at your disposal.

Our team is ready to provide all the necessary information and support for the implementation of your investment projects.



MAYOR OF THE MUNICIPALITY

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ОДЈЕЉЕЊЕ ЗА ПРИВРЕДУ, ПОЉОПРИВРЕДУ И ДРУШТВЕНЕ ДЈЕЛАТНОСТИ

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