

Greenfield locality is available in the Banja Koviljaca center for hotel building.

<b>Location</b>	– Banja Koviljaca center, 6 km away from the Loznica town center;
<b>Ownership</b>	– Republic of Serbia
<b>Area</b>	– 83 acres 43 m <sup>2</sup> ;
<b>Plot</b>	– 550/9 and 163/1;
<b>Price</b>	– The initial bid price is 22.526.100 dinars; – The price incentives are granted at the state level, in accordance with Decree of the Government of the Republic of Serbia on disposal of the city construction land, below the market price;
<b>Compensations</b>	<p><b>Compensation for the development of the construction land:</b> 3240 dinars/m<sup>2</sup> or E/m<sup>2</sup>;</p> <p>Incentives are granted for the price of compensations for development of the city construction land:</p> <ul style="list-style-type: none"> <li>– 0,3% discount on price for every newly created job but never less than 60% of the total price;</li> <li>– Possibility of deferred payment, no more than 36 monthly installments;</li> <li>– Discount for cash payment 20%;</li> </ul> <p><b>Compensation for the usage of the city construction land:</b> Monthly fee.</p> <p><b>Note:</b> The value of compensations is matched with retail market prices trends, at the monthly level.</p>
<b>Detailed regulation plan established following criteria for construction of hotels with the aim towards preservation of the authentic architecture of Banja Koviljaca</b>	<ul style="list-style-type: none"> <li>– Following storey structure is allowed: P+2+Pk (ground floor, two floors, and attic) for construction of the tourist accommodation facility up to 250 beds;</li> <li>– During determination of the cote of ground floor in relation to level of traffic line, free access for handicapped persons should be planned;</li> <li>– The occupation rate is max 40 %;</li> <li>– Construction index is max 1, 0;</li> <li>– Parking and garage storing of the vehicles should be provided on own plot outside the area of the public road so that at least one parking or storing place per 3 persons should be secured. In the ground floor area on the north side of the facility there should be free access to building with minimal number of official parking places;</li> <li>– Regarding architectural form, the facility should fit harmoniously into the spa park ambient and should blend with the architecture of the old spa buildings;</li> <li>– During procedure of obtaining construction licenses it is necessary to obtain conditions from the Bureau for Protection of Cultural Monuments as well as consent of the main town architect for the preliminary design;</li> <li>– Mandatory review of the plan design through public architecture-urban planning competition is hereby established;</li> </ul>

<b><i>Subsidies at the state level</i></b>	<b><i>National Employment Agency:</i></b> Allocates grants to employers for the newly created jobs on the basis of the set criteria - more details <a href="http://www.nsz.gov.rs">www.nsz.gov.rs</a> ;
<b><i>Logistic support to investors</i></b>	<b><i>Local economic development office;</i></b> e-mail: <a href="mailto:ledoffice@loznica.rs">ledoffice@loznica.rs</a> ; 015/879-293      015/879-293, 015/898-500      015/898-500;