

Why invest in Pirot?

The Municipality of Pirot is situated at the middle of the Balkan Peninsula, half way between Nis and Sofia, on the international motorway for Near East and Middle East. Pirot is characterised by a favourable geostrategic position and good connectivity by road and railroad network: international motorway E–80, corridor 10 and main road M–9; electrified railroad Nis-Pirot-Sofia (a branch of railroad direction Budapest- Belgrade-Skopje-Athens, as well as direction Ljubljana-Zagreb-Belgrade-Skopje-Athens). Airports Nis and Sofia are each 70 km far from Pirot.

The Municipality of Pirot has a population of 64,000 people and occupies an area of 1,235 km².

The advantages of the Municipality of Pirot are:

- Favourable geographic position
- The General Town plan of Pirot is finished
- Geographic Information System established
- Great resources of available labour force
- Greenfield and brownfield locations
- Advantages for investors
- Helpful municipal administration
- Tradition of industry and crafts
- Profitable investment oriented utility systems
- Satisfying percentage of payability of utility services
- Nature reserve park Stara planina
- Natural riches (drinking water springs, forests, pastures and meadows)

Favourable industrial climate

There are 433 companies and 1,311 entrepreneurs.

Dominant industrial branches are: rubber, textile, food processing and chemical industry. The most significant companies in the municipality are: “Tigar Tyres” (2300 employees), “Tigar AD” (2023 employees) and clothes factory “Prvi Maj” (1500 employees). Pirot has 65% of population able to work and 9,284 unemployed out of which 5,600 are experts. The National Product per capita was 103,247din in 2007.

Where to invest?

The Industrial Zone “Beg Basca” infrastructure is being built at the moment. The completion of Stage 1 of 6.5ha (out of the total 25ha) is expected in the first half of 2010 when the complete infrastructure should be finished (utility and travel).

In addition to this, these industrial (work) zones are planned in the GTP:

Bozurato - area 12.9ha, 30% available

Sredorek and Barje - area 29.6ha, 70% available

On the Municipality of Pirot territory “Free Zone” AD also operates (17ha of infrastructurally equipped land) with the municipality as an owner of a part of it, which is one of the first and real forms of public-private partnerships in the country. Its results make it the most successful zone in Serbia.

The advantages the Municipality Assembly of Pirot offers

In order to attract investments the Municipality Assembly of Pirot has taken a Decision on the approval of special privileges when giving lease of construction land, construction and use of buildings in the Industrial Park - Pirot (details can be found at: www.pirot.rs)

For construction in the Free Zone the users are free from paying compensation for:

- Regulation of town construction land
- Taxes and expenses of the municipal administration and issuing documents
- Issuing conditions for connecting into the infrastructure network
- Issuing approval for connecting into the infrastructure network
- Connecting into the infrastructure network.

The Bureau for Local Economic Development of the Municipality of Pirot offers complete logistic support to all interested investors.

According to the information of the Town Planning Department of the Municipality of Pirot, for the procedure of issuing approval for construction, reporting works and permit of use for the construction of an industrial building at least 30 days are necessary, out of which 3 to 5 days are for regulating the procedure in the municipal administration.

Foreign Investors in Pirot

The largest foreign investors are: “Michelin“, “Helenika“, “Eko Themann group“, “Tus“.

Brands of Pirot

The Municipality of Pirot is one of the rare ones in Serbia which owns its own local “brand” products, this is to preserve the tradition in the making of the Pirot kilim, the Municipality of Pirot realises the project “Foundation of the Cooperative for the Production of the Pirot kilim and souvenirs“, which will result in a higher degree of employment of the weavers, greater profit and an appropriate market verification.