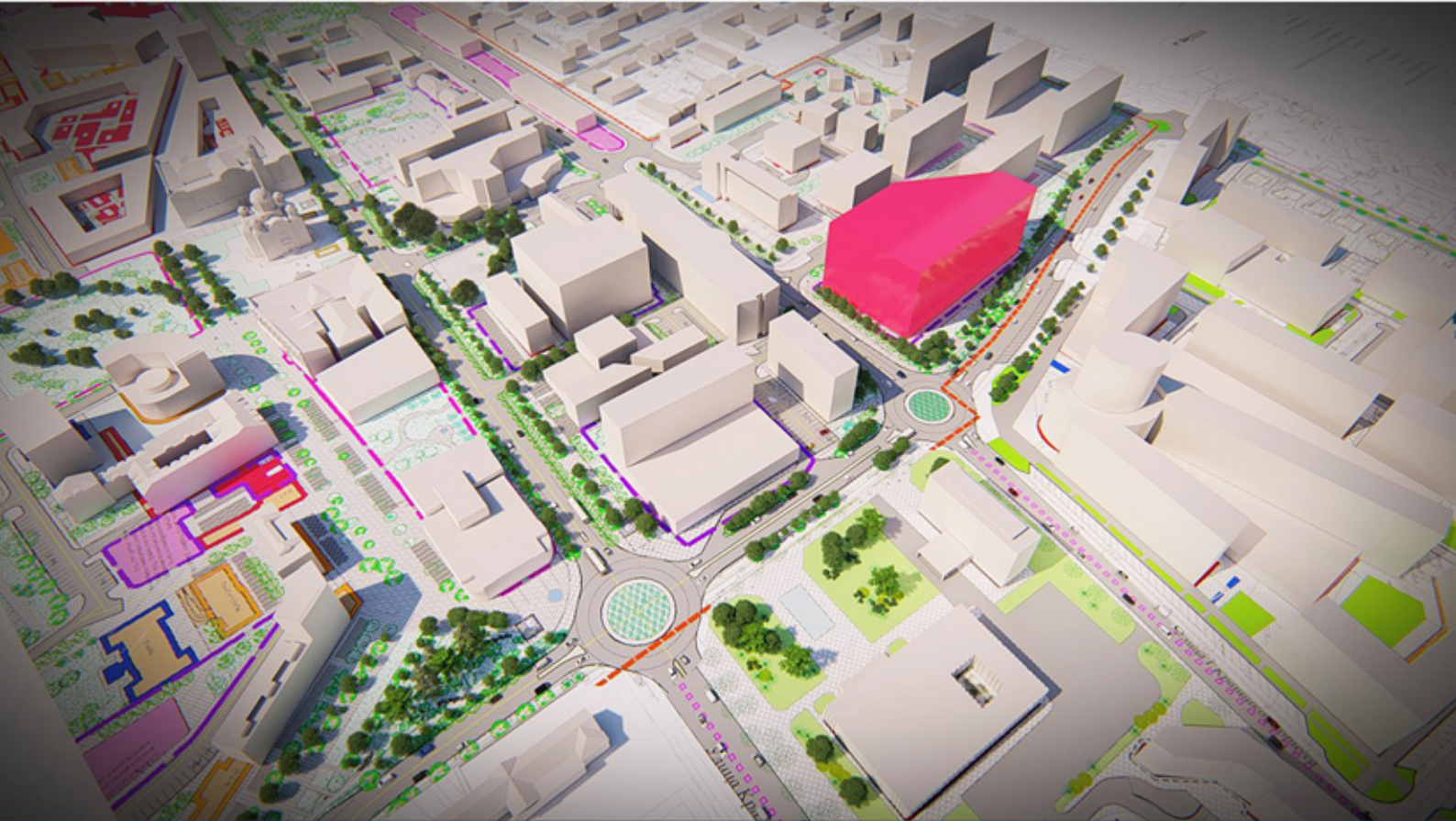




CITY OF BANJA LUKA
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Department of Local Economic Development and Strategic Planning



“PASKOLINA CIGLANA” - investment location in the city of Banja Luka

- Location - the center of the City of Banja Luka, 3.5 km away from the Banja Luka - Gradiska highway, ca 25 km from the "Banja Luka International Airport" in Mahovljani, 2.5 km from the railway line;
- Infrastructure – asphalt road around the construction plot, provided with electricity, fire protection, water, sewerage and wastewater infrastructure;
- Ownership and documentation – Real Estate Ownership Certificate No. 4578/71, certifying that the City of Banja Luka is the owner of the land; Regulatory Plan has been adopted with defined purpose of the building land;



- Surface of the location – 9.000 m²;
- Purpose of the stated location – business zone (hotel, business center, IT center), maximum floor level (overhead floors), P + 10 with construction coefficient $K_i = 4.2$ and occupancy coefficient $K_z = 0.8$;
- The coverage of the business zone (object) is around 4,306 m², the total gross area that can be constructed at this location is about 14,500 m²;
- The value of the site is BAM 328.57/1 m², ie the value of the business zone is approximately BAM 2.957.130 (source: Tax Administration of Republika Srpska, 2018). Please, note that a more precise market value of the location must be determined by a court construction expert.



- The sale procedure for the mentioned location - the first step is that the City Assembly adopts a decision on the manner and conditions of the sale of the real estate through oral public bidding – auction in compliance with the Law on Real Rights (Official Gazette of the Republic of Srpska No. 124/08 , 3/09, 58/09, 95/11 and 60/15), Law on Local Selfgovernment (Official Gazette of the Republic of Srpska No. 97/16 and 36/19), the Statute of the City of Banja Luka ("Official Gazette of the City of Banja Luka", No. 14/18 and 9/19) and the Ordinance on the Procedure of Public Bidding Procedure for the Possession of Real Estate in the Ownership of the Republic of Srpska and the Local Selfgovernment Units ("Official Gazette of the Republic of Srpska", No. 20/12).
- Furthermore, the sale of building plots will be made through oral public bidding – auction in accordance with the provisions of the Ordinance on the Procedure of Public Bidding Procedure for the Possession of Real Estate in the Ownership of the Republic of Srpska and the Local Selfgovernment Units ("Official Gazette of the Republic of Srpska", No. 20/12). The auction is conducted by the Public Bidding Commission, appointed by the Assembly of the City of Banja Luka, upon proposal of the Mayor.



For any further information please contact Department of Local Economic Development and Strategic Planning or Mayor's Office
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