

Invest in Leskovac

Why invest in Leskovac?

1. GEOGRAPHIC POSITION

The region has an exceptionally favourable geo-strategic position, having in mind that one of the most important crossings of European corridors - Corridor X - lies in part of its territory: Salzburg-Salonica, Budapest-Belgrade, NiÅ¡-Sofia-Istanbul.

2. HUMAN RESOURCES

Large numbers of highly qualified personnel and young professionals live and work in the region, representing exceptional intellectual potential.

3. GREAT WEALTH OF NATURAL RESOURCES

The region is well known for its great wealth in natural resources: land, water, mineral wealth, forests, organic agriculture potential, ethno-tourism, energy, hydro-potential, etc.

4. FINANCIAL INCENTIVES

An investor who invests capital of at least 600 million RSD, and provides at least 100 new workplaces through the investment, will enjoy tax exemption for a period of 10 years.

An investor who invests capital of at least 6 million RSD into an undeveloped site and provides at least 5 new jobs will enjoy tax exemption for a period of 5 years.

An investor who employs persons older than 50 years will be exempted from paying income based benefits for these persons for a period of 2 years.

Investors are exempted from paying customs and other taxes on the import of equipment (except motor vehicles and gambling machines) required for operating.

5. MOST FAVOURABLE TAX RATE ON PROFIT

The tax rate on corporate profit is 10%, and is the lowest compared to other surrounding countries.

6. LEGAL SAFEGUARDS

The protection of intellectual and industrial property is regulated (patents, copyright, geographic origin, etc.). Investors are protected against subsequent changes in regulations which may jeopardize their operation, with the right to choose the legal outcome most favorable for them.

7. INVESTMENTS

Construction of an office building or industrial plant

The process of constructing an office building begins with the acquisition of a site, by buying an existing building, or leasing undeveloped land. Land is leased by the Directorate for Land Development.

Investors can also acquire development land by buying companies already provided with sites approved for the construction of office buildings.

8. PROCEDURES

Having secured a site, one must obtain a Statement of urban planning conditions from the Secretariat for Urban Planning. Based on this Statement, the occupancy and status of the lot are defined. This is followed by the preparation of a preliminary design, topographical and land survey underlays, and geomechanical study. Next comes the payment of land development fee (assessed on the basis of the location of the building, and charged per square meter of the building floor area).

Technical conditions must then be secured from public utilities, for connecting onto municipal infrastructure (power supply, heating, gas, roads, water supply and sewer, etc.), as well as fire fighting and prevention certification of the design project.

After receiving the building permit, the preparation and revision of construction documents take place, followed by the selection of the Contractor.

Present Investors

- Actavis-Island,
- Kremnikovtzi, Bulcvet- Bulgaria,
- Poor, Werner & Weber - Austria,
- Mageo LTD -Â Cyprus

- Lang Jou -Â Guo, City Chamber,Â China