



Let's invest together!

LESKOVAC

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Location:

Southeast Europe, Southern Serbia, coordinates 42°52'N, 21°57'E
Leskovac is located 8 kilometers away from Corridor 10 (Belgrade – Skopje highway).

International rail route Belgrade – Niš – Skopje – Athens passes through Leskovac.

The transit hub connecting Southeast Europe, through Belgrade, with the South of Europe and, through Sofia and the Black Sea, with the corridor of Eurasia.

Distance from international airports:

Niš 45km, Sofia 150km, Skopje 160km, Belgrade 288km, Thessaloniki 320km;

Distance from the nearest border crossing points:

- To Macedonia: 115km
- To Bulgaria: 112km

Population: 144.206, rural population 54,73%;

Territory: 1.025 km² – 37,18% arable land; 27,09% forests;

The number of settlements: 144;

Investment projects – removing of infrastructural barriers

- Regional solid waste management - regional sanitary landfill constructed in cooperation with Austrian company "Porr Werner Weber";
- The construction of water system "Barje" which resolves water supply of the entire region;
- New communally equipped industrial zone named "Greenfield zone"
- Completed Central waste water treatment plant:
 - Water line objects with a part sludge treatment (phase 1)
 - Sludge line objects with anaerobic digestion (phase 2)

Preconditions for investment attraction

- Utilities;
- Available investment locations;
- Efficient and competent administration as development support;
- Available labor force;
- Openness of the city leadership towards investment support.



Free trade agreements

- The agreement of free trade between Serbia and members of European Free Trade association (EFTA) – 13 million potential consumers
- The agreement of free trade with the EU, members of CEFTA, The Russian Federation, Belarus, Kazakhstan and Turkey – duty-free access to the market with more than 800 million residents

Tax rates in Serbia

- Value Added Tax (VAT): 20%, the special rate of 10%;
- Income tax: 10%;
- Profit tax: 15%;

Fee calculation rates:

- 1) mandatory pension and disability insurance at the rate of 25%
- 2) mandatory health insurance at the rate of 10,3%
- 3) unemployment insurance – at the rate of 0,75%



City of Leskovac is certified as business friendly environment by National Alliance for Local Economic Development (NALED).

Working-age population: 99.163

Educational network:

The Faculty of Technology, Higher Business School, Higher Textile and Desing School, 11 high schools, 25 home elementary schools and 65 territorial departments of elementary schools.

Educational structure:

12,36% of university and higher education, 49,61% with high school degree and 32,48% with elementary school degree and less.

The total number of the unemployed (NES, march 2023.):

City of Leskovac - 13.047; Jablanica District - 22.651

Average salary RSD (January 2021)	Leskovac	Jablanica District	Serbia
Nett salary	62.725	61.512	81.359
Gross salary	86.399	84.746	112.212

RSF, April 2023.

Number of companies (SBRA, december 2022.): 1.086

Number of entrepreneurs (SBRA, december 2022.): 4.479

Total number of employed people in 2022 (Registered employment rate in the Republic of Serbia – annual average point): Leskovac – 36.960

(27.904 employees in the commercial sector, 7.799 non-commercial sector and 1.201 registered individual farmers)

Four dominant branches of industry: food, chemical, wood and textile industries. **Agriculture** represents the basic economic activity in the entire area, with a special emphasis on individual agricultural production.

Agricultural potential	City of Leskovac
The number of agricultural households (Census of agriculture 2012)	15.507
Number of registered agricultural households / active households (Directorate of Agrarian Payments, 28 september 2022.)	10.667 / 10.442
Used agricultural land (Census of agriculture 2012)	30.659 ha

Financial grants

1. Ministry of economy

The regulation for determination of criteria for awarding incentives for the purpose of attraction of direct investments



Republic of Serbia
MINISTRY OF ECONOMY

In addition to the existing advantages, such as strategic geographical position, duty-free export to Southeastern Europe countries and Russia, the lowest income tax rate in Europe of 15%, as well as the educated and quality workforce available at competitive costs, Serbia prepared a package of financial support to investors.

Bylaw includes: Financing investment projects in the production and service sector which can be the subject of international trade.

Eligible costs: Eligible costs are investments in tangible and intangible assets, starting from the date of submitting the application for allocation of incentive funds by the expiration date for the implementation of the investment project, in accordance with the contract on allocation of incentive funds or gross salaries for new employees related to the investment project in two-year period after reaching full employment.

The right to participate in the fund allocation procedure:

- The investors that apply investment projects in sectors for which, in accordance with this Bylaw, funds can be allocated, and who, before starting the implementation of the investment project, apply for funds allocation in manner and under conditions stipulated by this Bylaw have the right to participate;
- The beneficiary of the funds is obliged to provide participation of at least 25% of eligible costs from their own sources or other sources that do not contain state aid;
- Funds cannot be allocated to a large social company before, after reviewing documentation, it is found out that the funds allocation has efficient incentive effect, in other words, that it has an influence on:
 - significant increase of the scope of the project,
 - significant increase of the total amount of funds that the beneficiary of funds invests in the project;
 - significant acceleration of the implementation of the project, or
 - implementation of the project that could not be realized without funds allocation.

Conditions for funds allocation:

- that the direct investment remains at the same location in the local self-government unit in the period for at least 5 years after the implementation of the investment project for large business entities, or at least three years for medium and small business entities and
- That reached number of employees at the beneficiary's, after the implementation of the project, does not decrease for the period of 5 years for large business entities, or three years for small and medium business entities

Investment projects for which funds can be allocated in the territory of the City of Leskovac (III group of development):

- opening at least 30 workplaces and at least 300.000 euros of eligible costs of investment in local self-government units, which are, according to the degree of development, classified in the III group of development,
- investment projects in the service sector that can be the subject of international trade, whose minimal value is 150.000 euros, providing at least 15 new workplaces.



Types of incentives that can be allocated:

- **Incentives for eligible costs of gross salaries for new workplaces** – 30%, maximum 5.000 euros per new workplace (for III group),
- **Incentives for eligible costs of investment in fixed assets**- an increase in the amount of grants can be approved, up to 20% (for III group of municipalities),
- **Additional incentives for labor-intensive projects** – an increase in the amount of grants can be approved for: 10% of the amount of eligible costs of gross salaries (for each increase in the number of new workplaces above the assigned number- 200 new jobs), 15% (for each increase in the number of new workplaces above the assigned number - 500 new workplaces) and 20% (for each increase in the number of new workplaces above the assigned number - 1000 new jobs).

Note: The total amount of funds that can be allocated, in accordance with this Bylaw and other incentives, shall be determined in absolute amount, whereby it must not exceed the upper limit to which the total amount of the state aid allocation is allowed, in line with the regulations governing the rules for the state aid allocation.

2. Conditions and method of disposal and lease of land in public property below market rates or without charge

Refers to a construction land intended for construction in accordance with the valid planning document on the basis of which may be issued locational conditions and building permits for:

- 1) object to the realization of the investment project that improves local economic development;
- 2) object that is intended for social housing or objects in a mandatory public ownership or the local self-government;
- 3) object that is used for carrying out communal activities.

Conditions for land granting: Construction land can be disposed at a price which is lower than the market price or rented for realization of projects of local economic development which implementation is increasing the number of employed in the economy by at least 1% and increase in proportion to the public income. City of Leskovac as local self-government with more than 100,000 inhabitants can dispose of construction land in industrial zones at a price which is lower than the market price or dispose of construction land without charge for the construction of facilities in function of realization the investment project that improves local economic development, as well as facilities for the provision of services in the field of information and communication technologies that can be the subject of international trade.

For every two acres of the disposed construction land, the owner of construction land is obliged to employ at least one person for an indefinite period of time during the period of implementation of the investment project.

The amount of impairment of market value prices for local economic development projects shall not be greater than expected amount of increase of public revenues based on the realization of the project or the investment for a period of five years from the beginning of realization projects and investments.

Nacionalna služba
za zapošljavanje



3. The city of Leskovac, with the technical support of the NES, will implement the following programs / measures of active employment policy in 2023:

- Subsidy for self-employment is granted for the establishment of a shop, cooperative or other form of entrepreneurship, as well as for the establishment of a company, if the founder establishes an employment relationship in it.
- Professional internship program for students of higher education, which includes professional training of the unemployed for independent work in the profession, with the payment of a monthly financial aid to hired persons, for a maximum of 12 months.
- Professional practice program with an average grade of 9 and above, with the payment of a monthly financial aid to engaged persons, for a maximum of 12 months.
- Public works program intended for work engagement primarily of hard-to-employ unemployed persons and the unemployed in a state of social need, in order to preserve and improve the working abilities of the unemployed, as well as to achieve a certain social interest. Persons engaged in public works are paid a monthly fee for the work performed. Employment of a person is carried out on the basis of a signed contract on temporary and occasional jobs, with the longest duration of public work up to 3 months.

4. Fees for the construction land development



Fees for the construction land development does not apply to the buildings of public purposes in public ownership, utility buildings and buildings of other type of infrastructure, manufacturing and storage buildings, underground floors of high-rise building (space intended for garages, substations, power stations, storage, laundry rooms, etc.), except for the parts of underground floors used for commercial activities, children's outdoor playgrounds, open sports grounds and athletic tracks. For the construction of the facilities for performing activities of significance for economic development of the City of Leskovac, the fee could be reduced if the approval of the City Council of Leskovac is given. Fee for the construction land development can be paid on a one-time basis in full or in installments.

5. A fee for displaying business name i.e. signage

Based on the Decision on local utility fees, small legal entities and entrepreneurs (except for those entities which deal with banking, property insurance, petrol production and trade, production and trade of tobacco products, production of cement, mail, mobile phone and phone services, production of electric power, casinos, gambling houses, bingo halls, gambling services, night bars and discotheques) with the annual income of less than 50.000.000 dinars are exempted from paying this fee.

Biggest local companies: „Jugprom“ (processing and conservation of fruit and vegetables), „Mesokombinat-promet“ (meat industry), „DCP Hemigal“ (production of cosmetic products), „IGM Mladost“ (production of construction material).

Biggest foreign investors: „Yura Corporation“ (automobile industry, South Korea), „Aptiv Packard Leskovac“ Gillingham, UK (production of electric instalations for passenger vehicles), „Porr Werner & Weber“ (collection and treatment of garbage, Austria), „Bonafarm group“ (dairy products, Hungary), „Falke“ (textile industry, Germany), „Jeanci Serbia“ (textile industry, Turkey), „Autostop interiors“ (technical and industrial textile, Greece).

„**Jugprom Leskovac**“ buys and processes various types of fruit, which are then exported as finished frozen products on the European Union market. In the production and delivery chain, with a consistent application of an integrated quality management system and FSSC 22000:2011 (ISO 22000 + PAS220) i GLOBAL GAP systems, fruit and vegetables are processed and produced in the factory, in addition to natural alcoholic beverage (rakija) - „ODABRANA“.

„**DCP Hemigal**“ is a company which deals with the production of cosmetics. Knowledge and new technologies, effective and efficient quality management systems, environmental care characterize their production that take the leading position on the Serbian, Montenegrin, Bosnian, Albanian and EU markets.

„**IGM Mladost**“ is one of the biggest and most significant producers of ceramic roof tiles and building blocks in the region, with a tradition longer than 100 years. Due to its well-known quality, the company finds the way to customers on the territory of Serbia, Macedonia, Bulgaria, Russia, Bosnia and Herzegovina, Albania and Monte Negro.

„**Yura Corporation**“ is a company from Korea that produces electronic car industry components.

„**Autostop interiors**“ Leskovac, whose owner is from Athens, deals with the production of car seat covers and car floor mats. These products are first tier components for Toyota.

The German company „**Falke**“ has been producing socks for more than 120 years. This company opened a new factory in the Northern industrial zone occupying 16.581 m².

„**Jeanci Serbia**“ is a Turkish company that has been producing textile for 30 years. In 2011 Jeanci Konfeksyon opened its first factory in Leskovac. Jeanci Group introduced the Know-how higher technology for washing and painting trousers. Furthermore, with the high level of ecological awareness, the company constructed a biological and chemical waste water treatment plant.

„**Aptiv Packard Leskovac**“ is a company that first opened a factory in the Greenfield zone. The company with headquarters in Gillingham, UK produces electrical installations for passenger vehicles of various European producers.

FALKE
ERGONOMIC SPORT SYSTEM

YURA
YURA CORPORATION

JEANCI

AUTOSTOP
INTERIORS

JUGPROM
...more than fruits... ...since 1992...



DCP HEMIGAL



MLADOST
Industrija građevinskog materijala
KRUNA SVAKE KUĆE

• **APTIV** •

Location Name:	Social enterprise "Zeke Veljkovic" Part of complex "Zeke Veljkovic"
Location:	Northern industrial zone
City/Municipality:	Leskovac
Location Address:	Street Tekstilna 40
Land Purpose:	Construction land
Total Land Area (m ²):	39.057
Total Buildings Area (m ²):	8.797
Cadastral Number:	995/1
Ownership Status:	Bankruptcy Supervision Agency
Model of Transfer:	Purchase
Competition Type:	Public auction
Remarks:	Utility is fully equipped



Building name:	Area (m ²):	Year of Construction:	Number of floors:	Floor height (m):
Administration building	427	/	1	2.85
Production hall	5.141	1927	1	5.0
Canteen	999	1976	1	4.5
Ambulance	420	1948	1	
Storage of color and chemicals	284	1989	1	2.8
Buildings	216	1932	1	2.8
Transform substation and steam compression plant	278	1948	1	3.0
Old canteen and storage	975	1927	1	3.0
Machine workshop and ambulance	438	1948	1	2.80

Distance:

Town centre (km)	1.7	Airport (km)	45.0
Highway (km)	9.0	Police station (km)	2.1
Main road (km)	1.0	Fire station (km)	1.8
Railway station (km)	1.8	Hospital (km)	1.8

Brownfield potentials

Location name	„Leteks“ LLC
Position	Northern industrial zone
Address	Tekstilna 57, Leskovac
Cadastral plot	954/3
Total land area (m ²)	39.408
Total object area (m ²) on the plot	20.702
Number of objects on the plot	12
Construction rules	- index of occupancy max. 60%; - index of parcel coverage max. 2%; - number of floors P+2; - technological and traffic areas max. 25%; - green area min. 15%;
Infrastructure	electricity, water, sewage, access road, gas pipeline
Planning basis	GRP 15 in the area of GUP of Leskovac
Planned purpose	Central business activity Work zone 3 (within the construction land)
Recommendation	Fully communally equipped construction land



Distance:			
Town centre (km)	1.7	Airport (km)	45.0
Highway (km)	9.0	Police station (km)	2.1
Main road (km)	1.0	Fire station (km)	1.8
Railway station (km)	1.8	Hospital (km)	1.8

Building name:	Area (m ²):	Number of floors:	Building is ready to use:	Remarks:
Weaving hall	9.377	1	Required adaptation	Building of reinforced concrete
Spinning mill	5.918	1	Yes	Solid construction

Location Name:	Area(m²):	The readiness of the building for use:
DP "RAD"	Number of buildings: 3 Production hall – 730 m² Annex of the production hall – 107m² Administration building – 180 m²	Reconstruction needed
Textile industry Vučje	Number of buildings:33 The most significant buildings: Production hall (3778 m², 3070 m², 1.721 m², 2.380 m², 1.456 m²)	Reconstruction needed

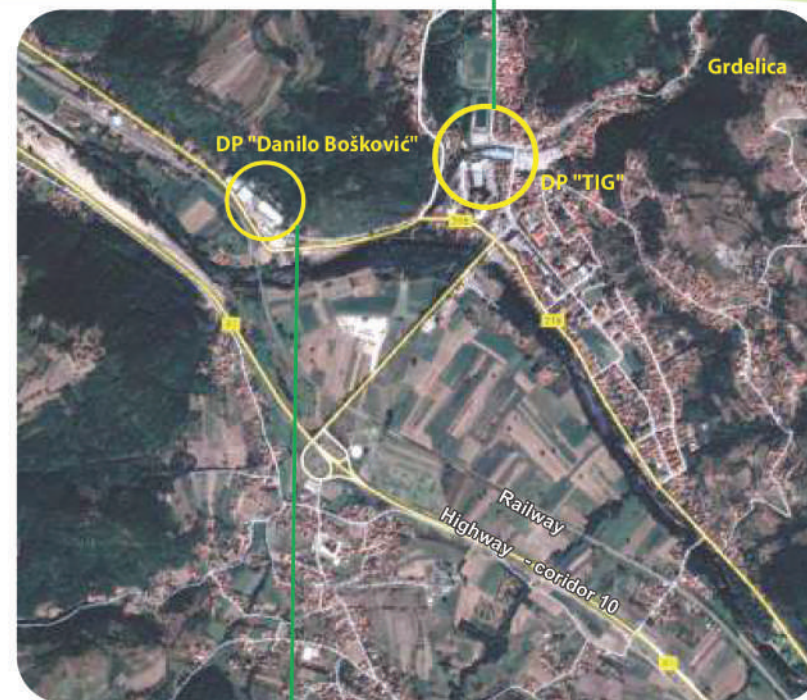
Location Name:	Social Company DP "RAD"	Social Company "Textile industry" Vučje
Location:	Grdelica	Vučje, on the road IIB 436 (Strojkovce-Vučje-Vladičin Han), 17 km from the center of Leskovac
Address:	Đorđa Veličkovića Street	18 Koste Stamenkovica Street
City-Municipality:	Leskovac	Leskovac
Land Purpose:	Construction land	Construction land
Total land area (m²):	2.078	46.782 m²
Total building area (m²):	1.017	22.427 m²
Cadastral Number :	Cadastr plot no.131 CM Grdelica (small town)	1466,1447 CM Vučje
Ownership:	Social company, Licencing Agency for insolvency administrators	Social Company in bankruptcy Ministry of economy
Model of Transfer :	Purchase	Purchase
Competition Type:	Public auction	Public auction
Remarks:	Complex completely equipped with infrastructure	Utility fully equipped



Location name:	Farm - Turekovac
Location:	Turekovac, 2 km from the road of category II No. 226 (Prokuplje-Bojnik-Leskovac); 6 km from the centre of Leskovac
City- Municipality:	Leskovac
Land Purpose:	Construction/ Agricultural land outside the construction area
Total construction land area(m²):	44.754 m²
Total area of agricultural land and other type of land (m²):	142.200 m²
Total Building Area (m²):	11.601 m² The most important buildings: Sanitary administration building – 1,650 m² Agricultural buildings – 2100 m², 1500 m², 1450 m², 1330 m², 1050 m²
Cadastral Number:	4035/4, 8101/1, 8101/2, 8102/2, 8102/3 CM Turekovac
Ownership:	Social Company „Poljoprivreda“, Bankruptcy Supervision Agency
Model of transfer:	Rent
Competition Type:	Public auction
Remarks:	The buildings are in the process of registering. There is a possibility of rent.



Location Name:	Area (m ²):	Building Readiness for use:
Tehnomasina	Number of buildings: 9 Important buildings: Outbuilding (697m ² , 237m ² , 183m ²)	Required adaptation
"TIG" Grdelica	Number of buildings: 6 Important buildings: Raw materials warehouse (757 m ²); Workshop (494 m ²); Administrative building (436 m ²);	Required reconstruction
"Danilo Bošković" Grdelica	Number of buildings: 13 Important buildings: Wood industry building (1453 m ² , 908 m ² , 782 m ² , 549 m ²)	Required adaptation



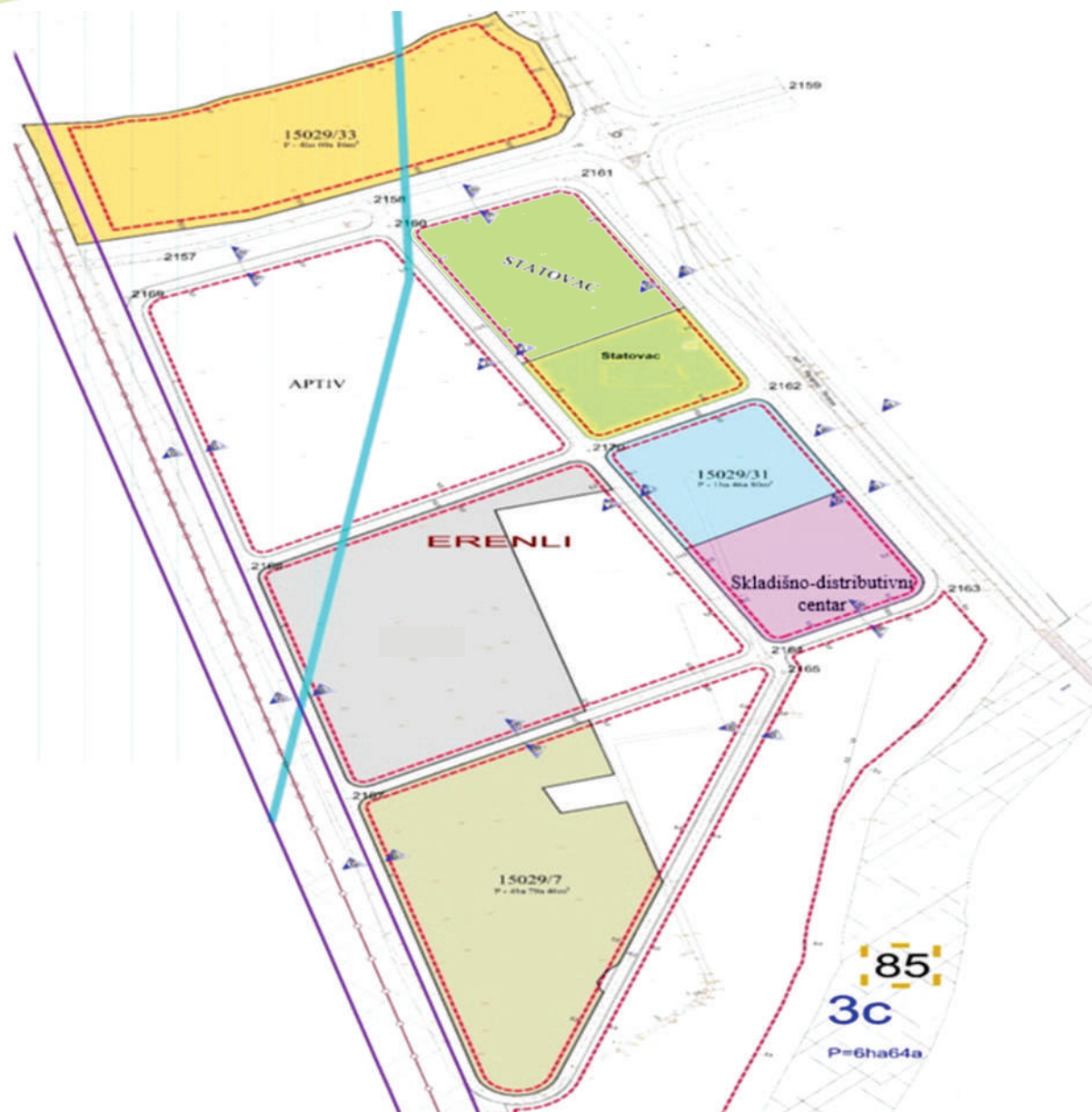
Location Name:	Tehnomasina	Joint-stock Company "TIG" Grdelica	Joint-stock company "Danilo Bošković"
Location:	Leskovac	Grdelica	Grdelica
Address:	Stanoje Glavas Street	Radnicka 1 Street	Radnicka Street
City:	Leskovac	Leskovac	Leskovac
Land Purpose:	Construction land	Construction land	Construction land
Total Land Area (m ²):	9.139 m ²	/	18.186 m ²
Total Building Area (m ²):	2.142 m ²	8.663 m ²	5.200 m ²
Cadastral Number:	Cadastral parcel No 9268/1 CM Leskovac	CP No 113,134,213 CM Grdelica	CP No 3509/1, 3509/2, 3557/3 CM Grdelica
Ownership:	State Department for Property – the right to use The City of Leskovac	State Department for Property – the right to use The City of Leskovac	State Department for Property – the right to use The City of Leskovac
Model of transfer:	Purchase	Purchase	Purchase
Competition Type:	Public auction	Public auction	Public auction
Remarks	Utility fully equipped	Utility fully equipped	Utility fully equipped
NOTE:	The above mentioned locations have been given to the City of Leskovac for protection, temporary use and management and they could be given to another user for a fee.		

Location name	Greenfield Zone
Position	In the northern part of the city, the main road M1, 7 km away from the highway Belgrade - Skoplje
Total area (m ²)	971.500 m ²
Unit 4a (western part of Green Zone)	427.736 m ² of land completely equipped with infrastructure, intended for business (SME, industrial production-light industry, storages, services, commercial and service activities, mixed business
Unit 4b (eastern part of Green Zone)	The construction of the facilities of dominant purpose -storages (cold storages, dryers, transport center, administrative buildings and other) and food industry such as processing and distribution of agricultural products
Ownership	The City of Leskovac



Distance:			
Town centre (km)	4.0	Airport (km)	45.0
Highway (km)	7.0	Police station (km)	5.0
Main road (km)	0	Fire station (km)	5.0
Railway station (km)	2.0	Hospital (km)	6.0

Rules of construction	
Part 4a	Part 4b
It is allowed to build additional objects of the dominant purpose: economy (small and medium business enterprise – light industry, storages, service and commercial purpose, mixed activities) - index of occupancy max. 60%; - object height 15 m; - technological and traffic areas max. 15%; - green areas max. 15%; It is forbidden to build objects that interfere with the dominant purpose of the plot	The construction of facilities of dominant purpose - storages (cold storages, dryers, transport center, administrative facilities and other) and food industry, functioning as processing and distribution of agricultural products. - Index of occupancy of the plot - max 40%; - Index of construction of the plot - max 1,5; - Maximum number of floors basement +2; - manipulative and traffic areas max 30% - green areas 30% For the part 4b further urban elaboration of Detailed Regulation Plan is necessary.



Location name	Northern industrial zone
Planning Documents	General regulation plan 15
The number of the parcel	944/3, 945
Total area (m ²)	13.970
Type of land	City construction land
Ownership	The City of Leskovac, RS
Construction rules	- Occupancy index is max. 40%; - Index of the construction of the parcel max. 1,5%; - Floors max. P + 2; - Technological and traffic areas max. 25%; - Green area min. 2,0%
Infrastructure	The plot has acces from the road. There is a possibility of connecting to the city infrastructure (water, sewerage, electricity, gas, phone, internet)
Planned purpose of location	Business activities in the area of food production and textile industry, warehouses, services etc., which is further improved and new production programmes, that are in accordance with the main purpose of contemporary standards, are introduced.
Note	Dividing into plots done, cadastre plot no. 945, Cadastre Municipality Leskovac (area 6479m ²)



Distance:			
Town centre (km)	1,7	Airport (km)	45,0
Highway (km)	9,0	Police station (km)	2,1
Main road (km)	1,0	Fire station (km)	1,8
Railway station (km)	1,8	Hospital (km)	1,8





Potentials of Vucje region and the river Vucjanka Canyon

Capable salesmen from Leskovac had an idea of founding the first factory in this part of Serbia. The idea became reality in 1884 in a village called Strojkovce, 11 km southward from Leskovac. They formed a braid factory located in a few dilapidated buildings with a water mill. The generating power of the factory was river water and the factory produced most popular braids on the market. Thus, they made the founding stone for the famous textile industry in Leskovac, which earned the city the nickname "Serbian Manchester". Nowadays, the factory serves as a museum.



At the very exit from Vucje, going upwards, there are old watermills which still mill wheat in the traditional way. The whole complex consisting of about 10 watermills on the canyon of the Vucjanka river has an immense touristic potential. Most of the watermills (as old as 150 years) were adapted. "Watermills days" is a festival that marks the tradition is organized in the period of Rostiljijada at the beginning of September. It was organized in 2010 for the first time and tends to become an individual touristic offer promoting Vucje and its tremendous natural beauties.



Going further up the Vucjanka river, there is electrical power plant, next to which one can find a beach, once the favourite site of people inhabiting Leskovac and Vucje. At the present moment, the location represents a locality worth visiting that is yet to reach its full touristic potential. The location is suitable for the development of a modern picnic site, projected as a unique urban area, with the concept of imperative functionality fitting into the existing appearance.



The oldest historical monument is a couple of metres away from the power plant. It is called Skobaljic town, the remnants of a medieval town named after Nikola Skobaljic, a legendary hero who fought against the Otoman empire. Skobaljic town is located on top of a rocky ridge of Kukavica, on the left coast of the River Vucjanka, 18 km from Leskovac. It was declared as the cultural heritage of Serbia in 1986.

Etno - archaeological park Hisar in Leskovac

A park/ forest Hisar occupying the area of 15 ha stands for the largest green area in the city. Based on archaeological excavations of Hisar the hill, it was determined that back in the neolithic, copper and bronze age there were first human settlements. Archeologists also found traces from Byzantine, Roman, Otoman period. Owing to its position, size and potential, Hisar tends to become a popular touristic site with interesting content.

Investirajmo zajedno!



Let's invest together!

GRAD LESKOVAC/CITY OF LESKOVAC

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