
BETTERPOTENTIAL
BETTEROPPORTUNITIES
BETTERWILL

INVEST IN BOLJEVAC

BOLJIPOTENCIJAL
BOLJEMOGUĆNOSTI
BOLJAVOLJA

INVESTIRAJTE U BOLJEVAC



LOCATION 1: The beach - Zmijanac

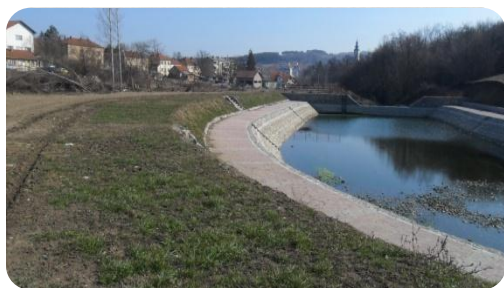
The total land area (m²): 18000

State owned: 100%

LOKACIJA 1: Kupalište - Zmijanac

Ukupna površina zemljišta (m²): 18000

Vlasništvo opštine: 100%



The site is located on plot 2829/10 KO Boljevac, measuring about 1.80 hectares. The beach is located on the area along the pond, on the stream of Zmijanac river. The project comprises the construction of Sports - recreation centre, consisting: road-pedestrian traffic, with parking lots, plateaus, small market place, terraces, cafe restaurant, fitness, sports multifunctional facilities, the beach with green-grassed areas, i.e. park with golf course and children playground. The area is located in the vicinity of town centre, between the building compartments which are connected with Dragisa Petrovic Str. and a stream of Zmijanac, where the pond is forming.



Lokacija se nalazi na parceli 2829/10 KO Boljevac, površine oko 1,80 ha. Potez se prostire uz jezerce na potoku Zmijanac. Projektom je planirano da se na označenom prostoru izgradi Sportsko - rekreativni centar – kupalište, koje bi imalo sledeće sadržaje: 1. kolsko pešački saobraćaj, parking prostor, 2. platoi, pijacete, terase, 3. objekti kafe restorana, fitnes, prateći sadržaj, 4. sportska multifunkcionalna igrališta, 5. plaža, uređene zelene površine, park, golf teren, dečije igralište. Prostor se nalazi u neposrednoj blizini centra, između stambene zone koja je povezana sa Ulicom Dragiše Petrovića i potoka Zmijanac, na kome se formira jezerce.



Invest in Boljevac



LOCATION 2: The town centre *The total land area (m²): 1371 The total area of buildings(m²): 790 State owned: 100%*

LOKACIJA 2: Centar grada *Ukupna površina zemljišta (m²): 1371 Ukupna površina objekata (m²): 790 Vlasništvo opštine: 100%*



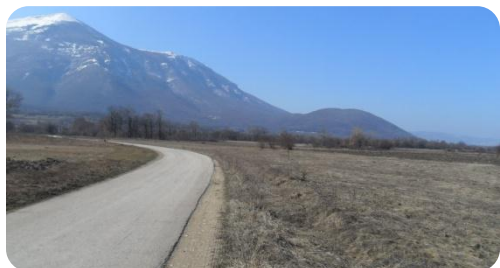
The site is located on plot no. 150 KO Boljevac, with 0.1371ha areas. The area is located in the very town centre. The Boljevac master plan comprises residential area with its central content. Commercial-residential building was erected according to the agreement of joint venture (i.e. co-financing) between the Serbian Construction Directorate, Belgrade and the Municipality of Boljevac. So far, only rough construction works have been completed (i.e. pillars, walls and roof).



Lokacija se nalazi na parceli br. 150 KO Boljevac, površine 0.1371ha. Potez se prostire u samom centru grada, na uglu ulica Obilićeve i Kralja Aleksandra. Generalnim urbanističkim planom Boljevca predviđena je zona stanovanja sa centralnim sadržajem. Stambeno-poslovna zgrada izgrađena na osnovu ugovora o zajedničkoj izgradnji (sufinansiranju) između Građevinske direkcije Srbije D.O.O. iz Beograda, i Opštine Boljevac koji je zaveden dana 20.07.2004.godine. Do sada su urađeni grubi građevinski radovi (noseći stubovi, zidovi i krov).

LOCATION 3: The "Mirovo" industrial zone *The total land area (m²): 738100 State owned: 22% Private owned: 78%*

LOKACIJA 3: Industrijska zona "Mirovo" *Ukupna površina zemljišta (m²): 738100 Vlasništvo opštine: 22% Privatno: 78%*



It is 4 km away from Boljevac, close to the Paracin - Zajecar motorway (M5) and comprise area of 73.81ha of land. The municipality of Boljevac has chosen this area for construction of industrial zone with the "Plan of detailed regulation of Mirovo industrial zone". This plan allows the growth of industrial zones close to the motorway as well as the development small and medium enterprises on the municipal land.



Lokacija se nalazi na 4 km udaljena od Boljevca, neposredno uz magistralni put M5 Paraćin- Zaječar i prostite se na 73.81ha. Opština Boljevac je opredelila ovaj prostor za izgradnju industrijske zone, za koju je izradila "Plan detaljne regulacije industrijske zone Mirovo". Ovim se omogućava stvaranje industrijske zone uz magistralni put Zaječar - Paraćin (M5) i mogućnost za razvoj malih i srednjih preduzeća na ovoj teritoriji.



Invest in Boljevac



LOCATION 4: Business Incubator Centre

The total area of buildings(m²): 1731

State owned: 80%

LOKACIJA 4: Biznis inkubator centar

Ukupna površina objekata (m²): 1731

Vlasništvo opštine: 80%



The municipality is the owner of the part of the object where KTK (leather and textile plant) Boljevac was located. In the past three years, the building was renovated and the Business Incubator Center (BIC) was founded. The BIC comprises a number of workshops which were made by prefabricated walls. The municipality owns amount of 1000m² of building area. Besides the BIC one can also find a storage house, wardrobe and offices here. It is located in the town with a complete infrastructural facilities, comprising a brand new heating system built two years ago.



Opština poseduje deo objekta u svom vlasništvu u kome je ranijih godina poslovalo preduzeće KTK (kožarsko-tekstilni kombinat) Boljevac. U prethodne tri godine objekat je adaptiran i osnovan Biznis inkubator centar (BIC) sa većim brojem radionica koje su urađene montažnim pregradama, površine 690m². Ukupna površina objekta u vlasništvu opštine iznosi 1000m², u kome se pored BIC-a nalazi i magacinski prostor, garderober, kancelarije. Lokacija je u samom gradu i ima izgrađenu kompletnu infrastrukturu, sa novim sistemom parnog grejanja, ugrađenim pre dve godine.

LOCATION 5: Rtanj mountain - a tourist destination

Peak altitude: 1565m

Population: 182

LOKACIJA 5: Rtanj – turistička destinacija

Nadmorska visina vrha: 1565m

Broj stanovnika naselja: 182



The mountain of Rtanj, as a tourist destination, has been attracting nature lovers for decades. Adventurers and mountain climbers always seize the opportunity to climb the mountain top where you can observe the Danube, the Avala mountain, the Kopaonik mountain, the Stara Planina as well as the city of Vidin, Bulgaria and a part of Bulgaria, when the sky is clear. That's why people always say that climbing the Rtanj's top is climbing the roof of Serbia. Interesting mining and cultural history of the site has been very attractive for tourists who are growing in numbers every year, also due to improved catering services.

At the bottom of the mountain peak and approximately 10 miles from the Boljevac centre, the village of Rtanj is located. It used to be known for its children's recreation center, "M. Sibinović" while today people recognize it for its restaurant and tourist complex "Millennium".

Urban settlement consisting of several residential buildings, privately-owned houses and cottages are all equipped with utility infrastructure. The road leading to the village of Rtanj, of the Paracin-Zajecar motorway, was completely repaired in 2009. The road to Boljevac through the Ilino village is a regional road connecting Boljevac and Sokobanja, another pearl of eastern Serbia.

In the near future, the municipality of Boljevac will develop the plan of detailed regulation and make the village of Rtanj a destination suitable for further investment.

Rtanj, kao turistička destinacija, decenijama privlači ljubitelje prirode. Avanturisti i planinari ne propuštaju priliku da izađu na vrh Rtnja, sa koga se- kad je vedro - vide Dunav, Avala, Kopaonik, Stara planina, Vidin i deo Bugarske. Zato se kaže da je uspon na vrh Rtnja: izlazak na krov Srbije. Zanimljiva rudarska, ali i kulturološka istorija ovog lokaliteta već decenijama privlači turiste koji su iz godine u godinu brojniji jer su i ugostiteljske usluge sve bolje.

U podnožju planinskog vrha, na desetak kilometara od centra grada Boljevca, nalazi se naselje Rtanj. Svojevremeno je bilo prepoznatljivo po Dečjem odmaralištu „M. Sibinović“, a danas po ugostiteljsko-turističkom kompleksu „Milenijum“.

Urbano naselje od nekoliko stambenih zgrada, privatnih kuća i vikendica, opremljeno je komunalnom infrastrukturom. Put ka naselju Rtanj, od magistralnog puta Paraćin-Zaječar, u potpunosti je saniran 2009. godine. Put ka Boljevcu, preko Ilina je regionalni put koji spaja Boljevac i Sokobanju, još jedan turistički biser istočne Srbije.

Opština Boljevac će u narednom periodu izraditi Plan detaljne regulacije čime će naselje Rtanj postati destinacija pogodna za investiciona ulaganja.

