



LAND PLOT OZREN MAGLAJ

Land plot	400 dunums of land in the Ozren area, divided into about 30 plots.
Location/Municipality	Maglaj Municipality The location is 10 km from Maglaj, with an asphalt road of 6 km and a macadam road of 4 km.
Ownership	Private
Purpose of the land	<p>The land is very promising for purchase and investment.</p> <p>40% of the land is covered by forest. About 700 walnut trees and 120 plum trees were planted on 60 dunums.</p> <p>There are 6 water sources on the plots and the completely clean river Jablanica flows.</p> <p>In addition to untouched nature for recreation and improvement of people's health, the following profitable activities could be carried out on the plots, without disturbing the natural environment:</p> <ul style="list-style-type: none"> - walnut plantation, 700 trees already planted, possibility of expansion;

	<ul style="list-style-type: none"> - plum plantation, 120 trees planted, possibility of expansion to other types of fruit; - beekeeping, there is already an apiary of 50 beehives, which could be expanded to 400 or more beehives; - construction of bungalows for tourists, in the untouched nature of Mount Ozren, with walking paths, observation decks for photos - construction of a spa tourist center and health resort; - production and processing of organic products, medicinal herbs, mushrooms, vegetables and flowers, oils and juices; - cattle and deer farm; - water production, from 6 springs and the Jablanica River; - private hunting ground with motel, for hunting wild boar, deer, rabbit, fox, wolf, etc. The land is uninhabited; - production of industrial gases from warm water located at a depth of 400-700 m; - pellet factory, considering the large amount of biomass as raw material 	
Regulatory Plan		
Surface (m²)	400 dunums of land in the Ozren area	
Infrastructure	Road connection	Yes
	Electricity	No
	Water	Yes
	Gas	No
	Phone & Internet	No
	Sewage	Yes
Selling	<p>The land is sold as a whole, to one buyer or individually by parcels. The minimum price for the sale of the land as a whole to one buyer is 1000 EUR per dunum.</p> <p>In the case of the sale of individual plots, the price of the land is 1800 EUR per dunum.</p>	
Supporting information available	For additional information about this land plot, please contact FIPA either by e-mail: fipa@fipa.gov.ba or phone number: +38733278 080	