



## COMMERCIAL LAND BEGOV HAN, ZEPCE

<b>Land plot</b>	Commercial building land	
<b>Location/Municipality</b>	Begov Han, Zepce Municipality	
<b>Ownership</b>	Private	
<b>Purpose of the land</b>	<p>Suitable for industrial facilities, hospitality businesses (restaurants, hotels, cafes), construction companies, warehouses, logistics centres, service facilities as well as retail and wholesale operations. There is a possibility to expand the plot if required (over 5000 m<sup>2</sup>).</p> <p>A private transformer with a capacity of 400 kW is installed on the property, ensuring a stable and reliable electricity supply. All necessary infrastructure connections are available, including a private water source, municipal water supply, electricity, and sewage. Access to the plot is officially registered and straightforward, with direct access to the main road M17, which is part of the European international route E73. The plot is located around 10 km from the Corridor Vc motorway interchange, making it highly suitable for logistics and transport operations. The land has already been prepared with approximately 25,000 m<sup>3</sup> of crushed stone filling, allowing immediate construction and development. We possess an urban planning permit for the construction of commercial and commercial-industrial facilities on the property.</p>	
<b>Regulatory Plan</b>	Yes	
<b>Surface (m<sup>2</sup>)</b>	5000 m <sup>2</sup>	
<b>Infrastructure</b>	Road connection	Yes



## FIPA INVESTMENT PROJECT PROFILE

	Electricity	Yes
	Water	Yes
	Gas	No
	Phone & Internet	Yes
	Sewage	Yes
<b>Selling</b>	Yes 60 EUR / m <sup>2</sup>	
<b>Leasing</b>	Yes 2.56 EUR / m <sup>2</sup> (yearly)	
<b>Supporting information available</b>	For additional information about this land plot, please contact FIPA either by e-mail: <a href="mailto:fipa@fipa.gov.ba">fipa@fipa.gov.ba</a> or phone number: +387 33 278 080.	