



<i>Change the name to that of the city --></i>		Nova Varos
General		
Name of site	Zebinovac	
Size of site, plus land use	2 hectares - Greenfield land	
Ownership	Privately owned	
Availability of labour		
Number of inhabitants in labor drawing area	102 000	
Unemployment rate	30%	
University / Higher technical education	University of Novi Pazar 78km. University of Kragujevac 175km. Cacak Higher Technical School 120km.	
Distance to nearest town	1km from Novo Varos Town Centre.	
Communications infrastructure		
Distance & easy access to main road	0 metres	
Distance to highway	174 km	
Distance to international airport	Boegrad 222 km. Nearest international airport (Podgorica) 160 km.	
Distance to seaport/inland waterway	210 km	
Distance to rail freight station	Nova Varos - Bistrica 15 km	
Possibility of rail siding	No	
Local facilities		
Hotels	Hotel "Panorama" 2*, Motel "Vrelo" 3*, Health center "Zlatac"	
Hospitals	Dom zdravlja Nova Varoš	
Schools	Elementary school "Živko Ljujić", Elementary school "Vuk St. Karadžić", Elementary school "Gojko Drulović" (and 3 more elementary schools)	
Banks	Banca Intesa, Komercijalna banka, EuroBank EFG and more	
Cultural/Historical facilities	"Bjelin" - prehistoric hummock, The Church of the Holy Trinity in Bistrica, Log cabin-church in Kućani, Log cabin-church in Radijevici, The Monastery in Božetići, The Mosque in Nova Varoš, Kajmakamija in Nova Varoš (and more cultural-historical facilities, churches, towns, archaeological sites)	
Regional economics		
Local courier service	Post Express	
Professional service firms	City Express, AKS Express Kurir	
Land ownership		
Land restitution	No restitution issues stated by the municipality.	
Expropriation	Not required	
Land planning		
Type of plan	Industrial	
Environmental issues		
Distance to residential or nature area	Nearest houses are 500m.	
Soil pollution	Municipality states that there are no problems with soil pollution.	
Potential impact from neighbouring activities	Site currently occupied by some industrial uses. A sewage plant is currently planned to located adjacent to the site.	
Infrastructure and utilities		
Availability of utilities and access roads on site	Good availability of existing utilities / roads.	
Technical qualities		
Soil conditions	Good	
Existing buildings or other obstacles	Some existing buildings.	