



MUNICIPALITY OF VELES
INVESTMENT OPPORTUNITIES
industrial zones

Veles, 11.12. 2012

1. CONSTRUCTION AND LAND MANAGEMENT

- New opportunities for local economic grow
- Construction land owned by the state, managed by the municipalities
- The new legislation stipulates the municipal competences in the management of the state construction land.
- Land price is subject to state approval, but the management of the construction land is executed by the municipalities
- Municipalities retain 80% of the earnings while allocating 20% to the state budget.
- Strict procedures have been put in place to guarantee transparency;



2.ECONOMIC GROW: INDUSTRIAL ZONES

5 Industrial zones

- Karaslari
- Tunel 2
- Babuna1
- Babuna2
- Rechani



INDUSTRIAL ZONE “KARASLARI“

Location

- this zone is located on the right side of the highway M1 (Gevgelija – Skopje); it's connected to highway E-75 (Skopje – Gevgelija) by underpass and is only 8km away from Veles.

Distance from larger populated areas

-100m from village Karaslari
-25km from village Gradsko
-8km from Veles.

Type of terrain

- not urbanized
- agricultural farms planted with annual plants

Property

- R. Macedonia

Purpose of site

- construction of industrial zone
- basic purpose: production, distribution and services.

Data regarding site

-cadastre parcel 1541, cadastre municipality Karaslari with an area of 11,05ha.
-cadastre parcel 1186,cadastre municipality Karaslari with an area of 13,42 ha.
- construction area – depends on urban planning documentation



Road and railway infrastructure

- highway M1(Gevgelija - Skopje) at 100m
- highway E-75 (Skopje - Gevgelija) at 150m
- gas station “Mak-Oil” with an own terminal

INDUSTRIAL ZONE “KARASLARI“

Water-supply

-there isn't a water-supply line, but it can be solved by wells, or depending on investments by connecting to the hydro-system “Lisice”

Sewage

- there isn't a collector system, but it can be solved by wastewater treatment plants since the river Vardar is nearby

Electro energetic infrastructure

-very close to this area there are electric lines that could provide electricity

Attractive natural resources

- the lake “Mladost” at 18km

Opportunities

-development of an industrial zone with an exceptional traffic connection to the entire region and wider.

-closeness of two gas stations, terminal for heavy vehicles

-customs terminal

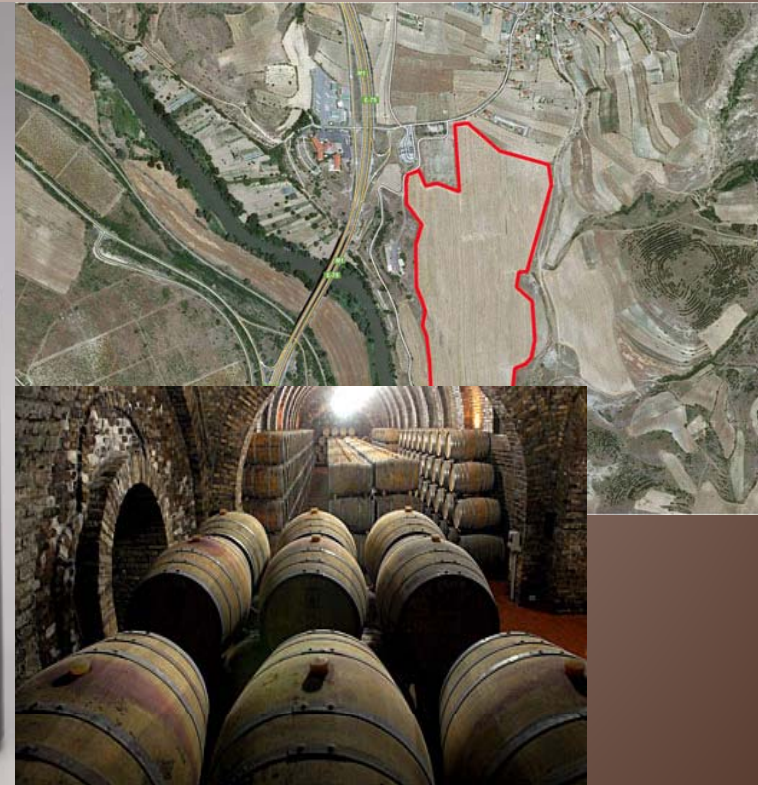
-motel “Makedonija”

Urban planning documentation

-none

Required Urban planning documentation

-Decision No.07-6917/1 from 22.12.2012 год. by the Council of the Municipality of Veles for determination of the necessity for preparation of local urban planning documentation



Wine tourism

WINERY "KARASLARI"

Location

- The site is located on the right side of the M1 highway (Gevgelija-Skopje); it is connected by underpass to the E-75 highway (Skopje-Gevgelija) and is 9 km from Veles. It is in the immediate vicinity of the site intended for industrial zone "Karaslari".

Distance from larger places

- 100m to village Karaslari
- 25km to Gradsko
- 9km to Veles
- 60km to Skopje

Type of terrain

- not urbanized
- agricultural – farms planted with annual crops

Property

- Republic of Macedonia

Purpose of land

- building a winery



Road and railway infrastructure

- highway M1(Gevgelija - Skopje) at 100m.
- highway E-75 (Skopje - Gevgelija) at 150m.
- gas station "Mak-Oil" with an own terminal

Water-supply

- there isn't a water-supply line, but it can be solved by wells, or depending on investments by connection to the hydro-system "Lisice"

Sewage

- there isn't a collector system, but it can be solved by wastewater treatment plants since the river Varadar is nearby

Electro energetic infrastructure

- very close to this area there are electric lines that could provide electricity

Attractive natural resources

- the lake "Mladost" at 18km

Opportunities

- development of wine tourism, ethno tourism and transit tourism due to the exceptional traffic connection to the entire region and wider.
- closeness of two gas stations, terminal for heavy vehicles
- customs terminal
- motel "Makedonija"

Urban planning documentation

- preparation is in progress

Necessary Urban planning documentation

- urban planning documentation for an out of city location



INDUSTRIAL ZONE "TUNEL"

Location

- The site is located in the southwest part of the city and is within the city's construction area. The site is approachable through "Blagoj Gjorev" street which turns into a highway via village Prevalec to village Bogomila. This site is at an altitude of 260m and is on a ground with a slight decrease that is suitable for construction.

Distance from larger places

- 1 km to the center of Veles
- 1km to village Prevalec
- 3km to village Gorno Orizari
- 40km to village Bogomila

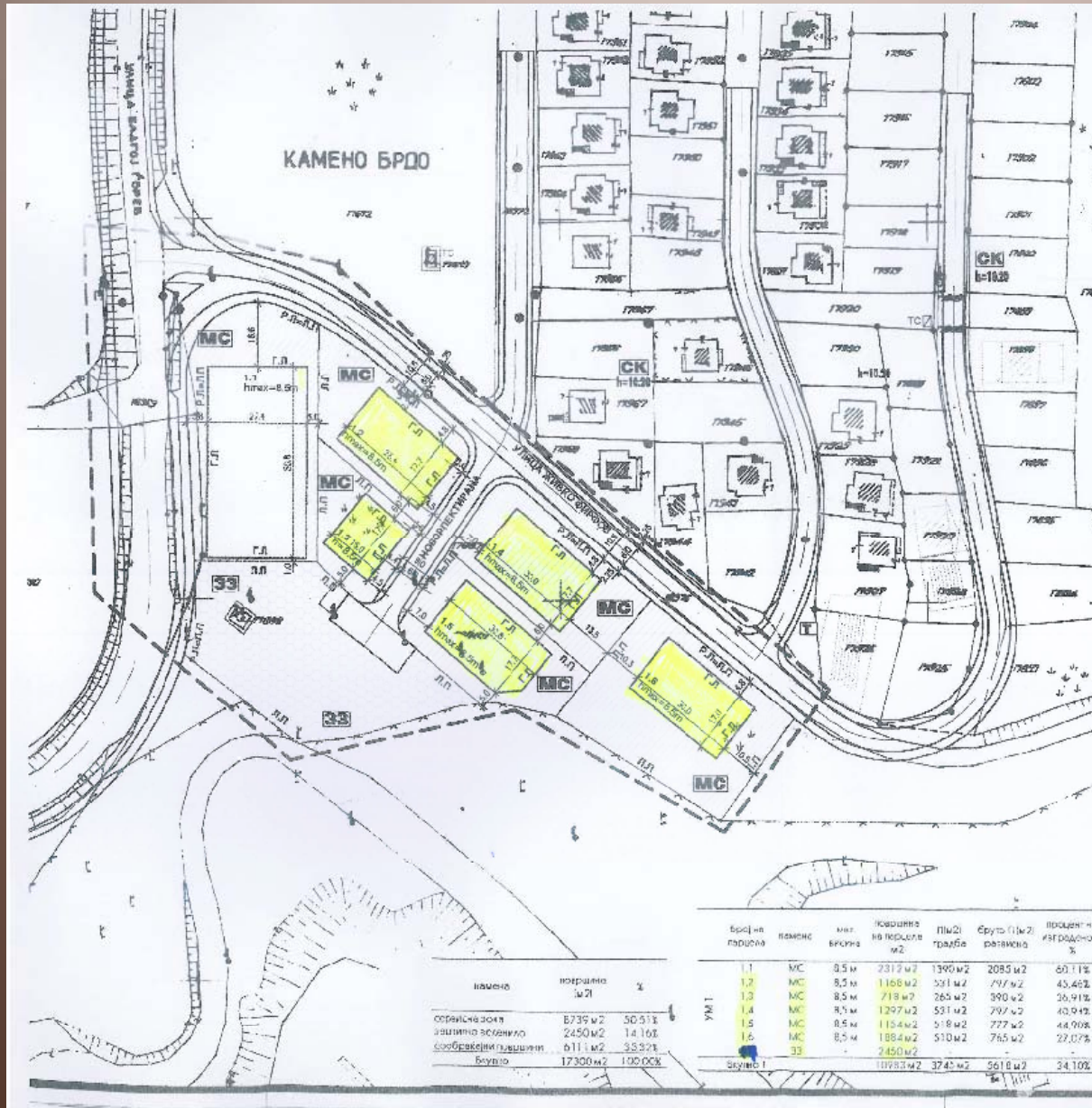


Type of terrain

- urbanized
- cadastre parcel17887, cadastre municipality Veles

Property

- R. Macedonia



Purpose of the site

- establishment of SB – small businesses and services (Given the nearness of the residential district, construction of various facilities is planned, for various activities in the field of small business and production, that will not harmfully affect the environment and the residential area – stores, warehouses, assembly-disassembly workshops, various craft workshops that do not make a lot of noise, repair services for cars and other machinery, etc)
- protective greenery

INDUSTRIAL ZONE “BABUNA1“

Location

- the site is located 5km away from the city of Veles, on the right side of the regional road P-1102, Veles – Gradsko, below the point where the river Babuna flows into the river Vardar, the lower part being flatter than the upper one.

Distance from the larger places

- 5km away from Veles
- 2km away from village Karaslari

Type of terrain

- not urbanized
- unkept vineyard

Property

- R. Macedonia

Purpose of site

- construction of industrial zone
- production, distribution, services

Data regarding site

- total area – about 10ha
- construction area – depends on urban planning documentation



Road and railway infrastructure

- the regional road Veles – Gradsko passes along the site
- the railway Skopje – Gevgelija passes along the site
- the junction to highway E-75 Skopje – Gevgelija is 100m away
- the junction to highway M1 (Gevgelija – Skopje) is only 1km away
- to the upper part there is a direct unpaved access road

Water-supply

- there is not a water-supply line, but water can be obtained by wells or depending on investments by connection to the hydro-system “Lisice”



Sewage

- there is not a collection system, but it can be obtained by waste water treatment plants (the river Vardar is nearby)

Electro-energetic infrastructure

- in the immediate vicinity there are electricity lines that could provide the necessary electrical power.

Attractive natural resources

- the river Babuna – 100m away
- the lake Mladost – 10km away

Opportunities

- these industrial zones are one of the potentially most dynamic forms of economic development for the city.

Urban planning documentation

- none

Necessary Urban planning documentation

- Decision No. 07-6917/2 from 22.12.2012 by the Council of the municipality of Veles for determination of requirements for preparation of local urban planning documentation .



INDUSTRIAL ZONE “BABUNA2“

Location

- the site is located 5km away from the city of Veles, on the right side of the regional road P-1102, Veles – Gradsko, below the point where the river Babuna flows into the river Vardar, the lower part being flatter than the upper one.

Distance from the larger places

- 5km away from Veles
- 2km away from village Karaslari

Type of terrain

- not urbanized
- agricultural – planted with annual crops

Property

- R. Macedonia

Data regarding site

- total area – about 16,35ha
- construction area – depends on urban planning documentation

Purpose of site

- construction of industrial zone
- production, distribution, services



INDUSTRIAL ZONE “BABUNA2“

Road and railway infrastructure

- the regional road Veles – Gradsko passes along the site
- the railway Skopje – Gevgelija passes along the site
- the junction to highway E-75 Skopje – Gevgelija is 100m away
- the junction to highway M1 (Gevgelija – Skopje) is only 1km away
- to the upper part there is a direct unpaved access road

Water-supply

- there is not a water-supply line, but water can be obtained by wells or depending on investments by connection to the hydro-system “Lisice”

Electro-energetic infrastructure

- in the immediate vicinity there are electricity lines that could provide the necessary electrical power



Sewage

- there is not a collection system, but it can be obtained by waste water treatment plants (the river Vardar is nearby)
- power

INDUSTRIAL ZONE “RECHANI“

Location

In the immediate vicinity of the regional road P-1102 (Skopje-Veles) – on the right side, and is located in the north of the administrative building of the agricultural company Lozar. In the southwest it is spread to the border line of cadastre municipality Bashino selo and to the industrial zone Recani 1.



Distance from larger places

- 55km away from Skopje
- 25km away from village Gradsko
- 40km away from Stip

Type of terrain

- urbanized

Property

- R. Macedonia

INDUSTRIAL ZONE “RECHANI“

Purpose of land

- class of purpose G- production, distribution, services

Data regarding site

- total area about 28ha

Road and railway infrastructure

- the regional road P-1102 (Skopje – Veles) passes nearby the site on its east side.
- there are two existing paved access roads to the site, connected to the regional road P-1102.
- 1km away from the highway E-75 (Skopje – Gevgelija)
- 1km away to the highway M1 (Gevgelija - Skopje)
- 2km away from the Veles railway station



Water-supply

- there is a water-supply line to the site from the hydro-system Lisice

Sewage

- the site has a connection to the sewage system

Electro-energetic infrastructure

- electricity lines pass through the site and electricity can be obtained

INDUSTRIAL ZONE “RECHANI“

Opportunities

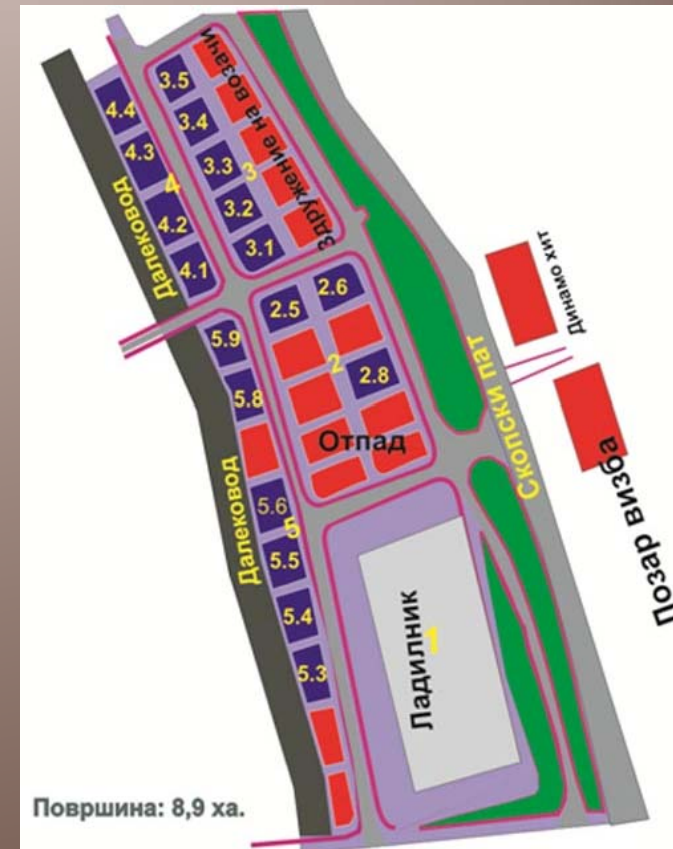
Supply of raw materials and vice versa - semi-finished products, thus the necessary chain can be accomplished: manufacturing, small businesses and services, industry-trade and residence.

The regional road passing nearby the site offers impeccable traffic connection with the city of Veles, the whole region, Macedonia's capital city and beyond.

- implementation of the urban plan
- creating new jobs
- improving the quality of

Urban Planning documentation

-Changes and amendments to the General Urban Plan for UE 2-U, block 12, municipality of Veles, for the planning period 2012-2022, and when these are adopted, a procedure for adoption of DUP for the site will immediately begin



8. GAS STATIONS: “CHALOSHEVO”

Location

- next to the regional road P 526 (Stip – Veles) on the right side of the road in direction to Veles. The construction of gas station and service center will further develop and improve the infrastructure of this Macedonian region.

Distance from larger places

- 4km away from Veles
- 50km away from Skopje
- 1km away from village Chaloshevo
- 35km away from Stip

Type of terrain

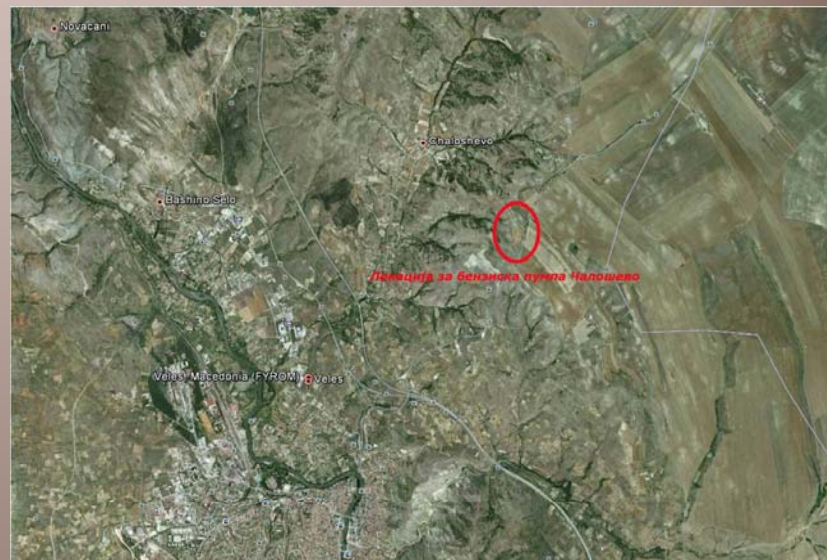
-urbanized

Property

-R. Macedonia

Data regarding the site

- area - 49 223 m²
- construction area - 34 828 m²



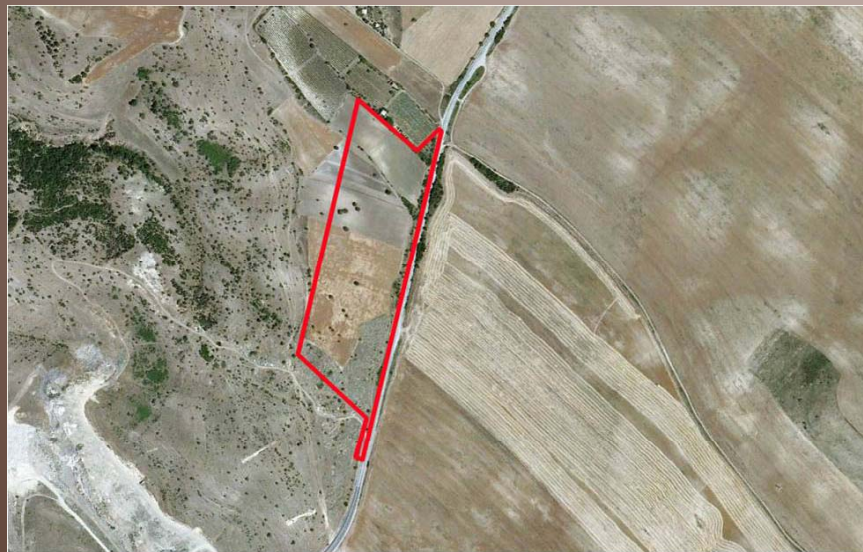
Purpose

- gas pump station – facility for purchasing fuel, refreshment bar, shops
- service center – car parks, rest areas, supplying facilities, motels, camping area, car repair service, car wash service and everything else in relation to drivers' and cars' needs.

GAS STATION “CHALOSHEVO“

Electro-energetic infrastructure

- connection to electric power line – more than 1.000m long (aerial view).



Urban planning documentation

- national urban planning documentation is approved – No. H1710 from 2011, in accordance to Decision 16-3689/3 from 04.10.2011.

Road and railway infrastructure

-the site is next to the regional road P 526 (Stip-Veles)
- the site is 3km away from the highway M1 (Gevgelija - Skopje)
- the site is 3km away from the highway E-75 (Skopje - Gevgelija)

Water-supply

- water will be obtained from wells

Sewage

- construction of separate sewage network is planned (fecal and rainwater), that will be released into the recipient through waste water treatment plants.

GAS PUMP STATION “VETERSKO“

Location:

On the right side of the highway M1(highway E-75) southern roadway, direction Skopje - Veles, 30km away from Skopje, at the place called Ramnishte, cadastre municipality Vettersko, Municipality of Veles, and is 16km away from Veles.

Purpose

-gas pump station: –facility for pumping fuel, refreshment bar, shops, service center, car parks, rest areas, supplying facilities, motels, camping area, car repair service, car wash and other services for the drivers and the vehicles.

Distance from larger places

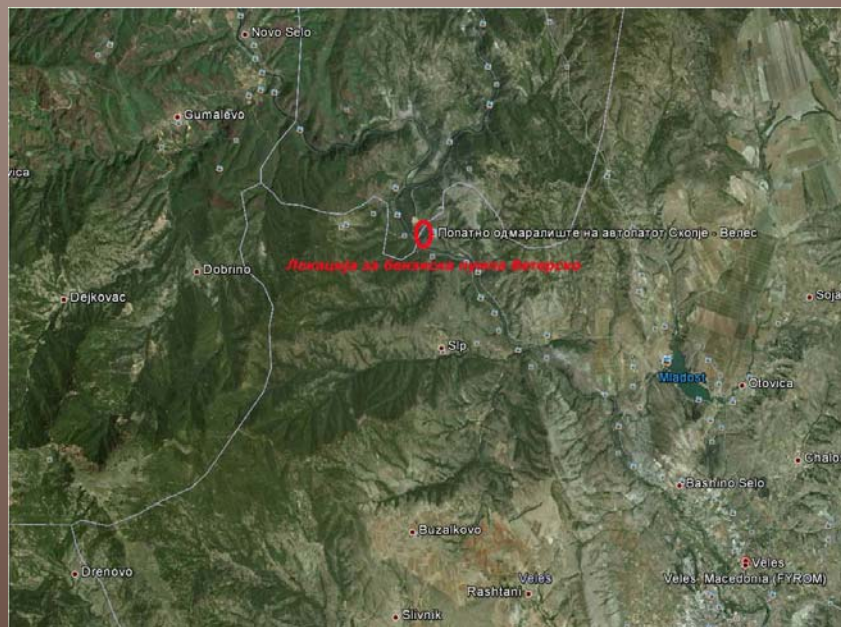
- 16km away from Veles
- 30km away from Skopje.
- 40km away from village Gradsko.

Type of terrain

-urbanized

Property

-R. Macedonia



GAS PUMP STATION “VETERSKO“

Data regarding site

- area of construction parcel 39810 m²
- construction area 32144 m²

Road and railway infrastructure

- the site is along the highway M1(highway E-75- Skopje - Veles)

Water-supply

- water will be supplied by wells

Sewage

- construction of separate sewage network is planned (fecal and rainwater), that will be released into the recipient – the river Vardar

Electro-energetic infrastructure

- connection to electric power line – more than 2.000m long (aerial view).

Attractive natural resources

- the lake Mladost is 10km away.

Urban planning documentation

- Urban planning documentation No. H1410 from 2011 is approved in accordance to Decision 16-3695/3 from 04.10.2011.



GAS PUMP STATION “KARASLARI“

Location

On the right side of the highway M1 (Gevgelija - Skopje) at the place called Chukur Balar, cadastre municipality Karaslari, municipality of Veles, 5km away from Veles and 2km away from village Karaslari.

Distance from larger places

- 5km away from Veles
- 2km away from village Karaslari
- 50km away from Skopje
- 30km away from village Gradsko

Type of terrain

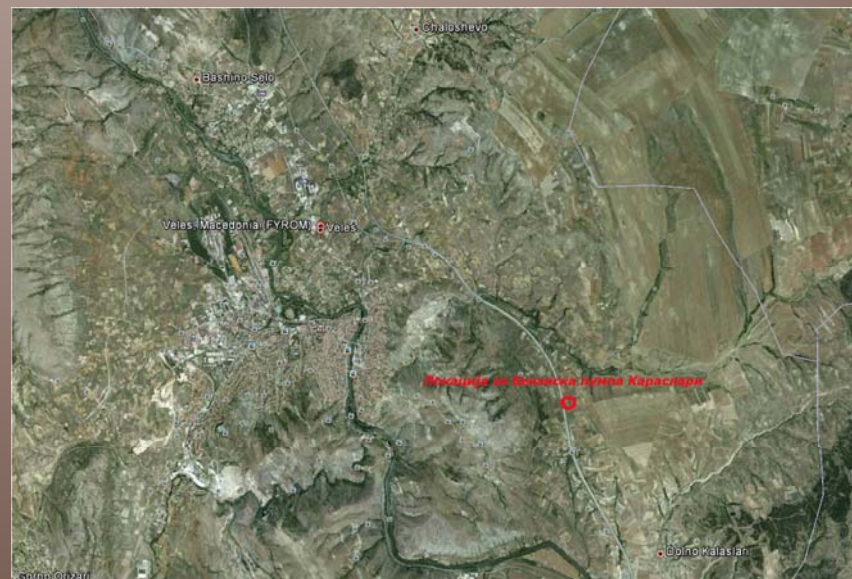
-urbanized

Property

-R. Macedonia

Purpose

Gas pump station: –facility for pumping fuel, refreshment bar, shops, service center, car parks, rest areas, supplying facilities, motels, camping area, car repair service, car wash and other services for the drivers and the vehicles.



GAS PUMP STATION “KARASLARI“

Data regarding terrain

- area of construction parcel 7.231 m²

- construction area 5231 m²

Road and railway infrastructure

- the site is along the highway M1 (Gevgelija - Skopje)

Water-supply

- water will be supplied by wells

Sewage

- construction of separate sewage network is planned (fecal and rainwater), that will be released into the recipient – the river Vardar through waste water treatment plants.

Urban planning documentation

- Urban planning documentation No. H2010 from 2011 is approved, in accordance to Decision No.16-3692/3 from 04.10.2011.

Electro-energetic infrastructure

- connection point for the site is the electric power line TS Chuka which passes on the west side of the gas station at a distance of 450m

Attractive natural resources

- the lake Mladost is 15km away.



3. TOURISM : LAKE “MLADOST“

Location : Along the highway E-75

Distance from Veles - 11 km

Distance from an industrial zone - 5 km



Opportunities:

-Development of tourism, wine, hunting, fishing, transit, sports and recreational tourism, and development of hotel trade, camping tourism – in a clean and healthy environment.

TOURISM : LAKE “MLADOST“



Distance from larger places

- 11km away from Veles.
- 45km away from Skopje.
- 25km away from the airport “Alexander the Macedonian”
- 70km away from the border with Serbia
- 80km away from the border with Greece
- 45km away from Stip
- 1km away from village Otovica.

The lake and its environment are a favourite location for rest, recreation and often visited location by campers and fishermen,

Two detailed urban plans (another two are under construction) that are designed for construction of various attractive facilities.

TOURISM : LAKE “MLADOST“

Type of terrain

- the biggest part of the terrain is urbanized
- the part that is not urbanized consists mainly of low pine and birch woods, pastures and a small part of fields

Property

- most of the site is owned by the Republic of Macedonia
- small part is private ownership

Purpose of site

- construction of big hotels
- motels, homes
- weekend settlements (villas)
- catering facilities
- shopping facilities
- aqua park with all supporting facilities
- sports and recreational zones
- tent camping sites
- camping cars site



Data regarding site

- total area - about 70ha
 - construction area- 45ha are part of existing urban plans.
-
- well arranged beaches with accompanying facilities
 - footpaths
 - urban equipment, benches, bins, a raft, inflatable props, water ski cableways, trampolines and the like.

TOURISM : LAKE “MLADOST“

Road and railway infrastructure

- the regional road P-1102 (Skopje – Veles) passes through the site
- the connection to highway E-75 (Skopje – Gevgelija) is only 1km away
- the railway Skopje – Kocani passes through the village Otovica 1km away
- at the entrance of the village Otovica (1km away) a junction is to be constructed that will connect the newly built highway A3 (Bulgaria – Resen) to the highway Skopje – Gevgelija), which will make this site more approachable for visitors from Eastern Macedonia.

Water-supply

- there isn't a water-supply line, but water can be obtained by wells or by connecting to hydro-system Lisice (whose design is in progress for the area of the entire lake)

Sewage

- there is a collection system that the site can be connected to

Electro-energetic infrastructure

- In the immediate vicinity there are electricity lines that can supply the necessary electric power

Attractive natural resources

- the lake Mladost
- ecologically clean environment
- specific flora and fauna
- rich variety of fish



4. TOURISM : AQUAPARK

Location

- the site is located on the north side of the lake Mladost, adjacent to the existing motels. It is next to the regional road R-1102 on one side and a pine forest (where the footpath that goes around the lake starts) on the other side. The location is visible from the highway M1 (Gevgelija-Skopje) that is nearby. The good location, climate, excellent traffic connection and the lake "Mladost" make this location even more attractive

Distance from larger settlements

- 11km away from Veles
- 45km away from Skopje
- 25km away from the airport "Alexander the Macedonian"
- 45km away from Stip
- 2km away from village Otovica

Type of terrain

- agricultural (field)

Property

- Cadastre parcel No.9, Cadastre municipality Bashino selo
- R. Macedonia

Purpose of site

- construction of Aqua Park with accompanying facilities

Data regarding site

- total area - about 2.6 ha
- construction area – depends on urban planning documentation



AQUAPARK

Road and railway infrastructure

- the regional road P-1102 (Skopje – Veles) passes nearby the site
- the connection to the highway E-75 (Skopje – Gevgelija) is only 1km away
- the railway Skopje – Kocani passes only 2km away, through the village Otovica
- at the entrance of the v. Otovica (1km away) a junction is to be constructed that will connect the newly built highway A3 (Bulgaria – Resen) to the highway Skopje – Gevgelija), which will make this site more approachable for visitors from Eastern Macedonia.

Water-supply

- there isn't a water-supply line, but water can be obtained by wells or by connecting to hydro-system "Lisice" (whose design is in progress for the area of the entire lake)



Sewage

- there is a collection system that the site can be connected to

Electro-energetic infrastructure

- In the immediate vicinity there are electricity lines that can supply the necessary electric power

AQUAPARK

Electro-energetic infrastructure

-In the immediate vicinity there are electricity lines that can supply the necessary electric power

Attractive natural resources

- the lake Mladost with a variety of fish
- ecologically clean environment and specific flora and fauna

Opportunities

-development of transit, sports, recreational, fishing and hunting tourism.

Urban planning documentation

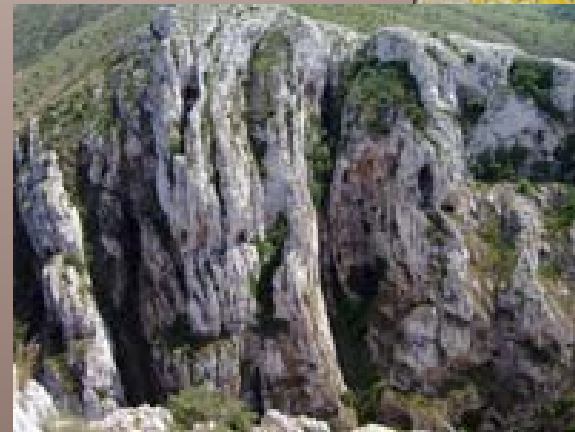
-in progress of preparation.

Required urban planning documentation

-Urban plan for out of city location



5. NATURAL RESORTS: LOCALITY PESHTI



Along the river Babuna lies a natural beauty with many endemic species of plants and animals. Peshti canyon with the famous caves (about 50 of them) up to 70.000 years old, and the cave church "Markova peshtera" which is more than 1000 years old. The site offers special attractive natural resources and opportunities.

NATURAL RESORTS: LOCALITY BREZA

Development of tourism - mountain, sports, recreational and rural.

The site is located 1190 meters above sea level and 26 km from the city. The favorable location and favorable climatic conditions allow teaching classes in nature, vacations, climate rehabilitation and recreation.

Total area of about 5 ha
Property: R. Macedonia
Infrastructure: paved road to the village Buzalkovo
Environmental clean environment
- Specific flora and fauna

Opportunities:

- construction of a mountain-resort
- construction of accommodation facilities: mountain home, resorts, motels, weekend settlement etc.
- arrangement of sports fields: ski slope, playgrounds etc.
- suitable for paragliding
- mountaineering



MUNICIPALITY OF VELES INVESTMENT OPPORTUNITIES



THANK YOU FOR YOUR ATTENTION
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Veles, 11.12. 2012