

Location: Niava, Serbia Population: 260,237 Area: 597 km

Key Indicators

Workforce Availability: 8/10

Infrastructure Score: 6/10

Cost Competitiveness: 9/10

Business Environment: 7/10

Investment Overview

Nis is a major Serbian industrial and logistics city positioned on key Balkan transport corridors.

Municipality Details

Municipality Website: <https://www.ni.rs>

Investor Office: <https://www.ni.rs/invest>

Investment Contact: City Investment Office

Investment Contact Information: +381 18 504 500

Talent & Demographics

Labor Force: 118,000

Unemployment Rate: 9.6%

Average Age: 42.1

University Graduates: 26,000

Vocational Graduates: 21,000

Higher Education Share: 29%

Secondary Education Share: N/A

Primary or Lower Education Share: N/A

Connectivity

Nearest Airport: Constantine the Great Airport

Airport Distance: 6 km

Closest Capital Cities: Belgrade 237 km; Sofia 160 km; Skopje 210 km

Transport Links: Pan-European Corridor X, rail, international airport

NO - Highway Access

NO - Rail Connection

NO - Port Access

Utilities & Digital Infrastructure

Electricity Reliability: 98.9%

Broadband Coverage: 94%

Avg. Internet Speed: 80 Mbps

Utility Operators: EPS, water utility, telecom operators

YES - Industrial Water Supply

YES - Natural Gas Access

Costs & Business Environment

Avg. Industrial Rent: 3.4/m/mo

Avg. Office Rent: 9/m/mo

Avg. Gross Wage: 870/mo

Corporate Tax Rate: 15%

Electricity Cost: 0.12/kWh

Investment & Economy

Foreign Direct Investment: N/A

FDI per Capita: N/A

Gross Value Added: N/A

GVA per Capita: N/A

Real Estate & Zoning

Industrial Zones: 5

Available Land: 260 hectares

Avg. Land Price: 42/m

Business Parks: YES

YES - Greenfield Sites

YES - Brownfield Sites

Quality of Life

Hospitals: 8

Universities: 1

International Schools: 2

Air Quality Index: 86

Green Space per Capita: 28 m

Local Government Capacity

Avg. Permit Time: 35 days

Response Time: 3 days

YES - Investor Office

YES - English Support

YES - Incentives Available

Generated by Territoria. Data priority: CSV data, scraped data, fallback data.