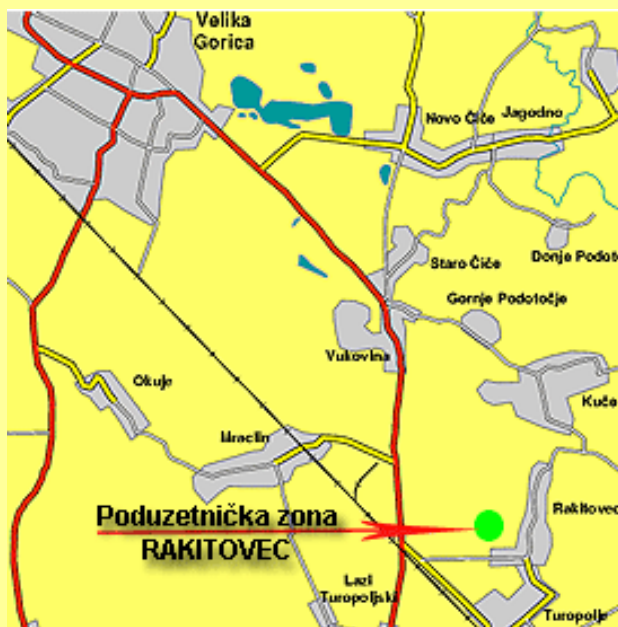


ENTREPRENEURS' ZONE "RAKITOVEC"

VELIKA GORICA, CROATIA

With over 70.000 inhabitants in the wider city area, Velika Gorica is the seventh largest town in Croatia, and the largest settlement in Zagrebacka County (Zupanija). Located 7 kilometers from Buzin knot, the southern motorway exit to Zagreb, Velika Gorica is situated on the main intercity road Zagreb-Sisak (average daily traffic – 39.000 vehicles), with Zagreb Airport on the town's northern entrance (1,5 million passengers per year). The town's economic development is based on small business and agriculture: the 2.500 crafts and SME companies operate mainly the metal processing, wooden and services' industry, whereas over 5.000 agricultural undertakings grow fruit (apples, strawberries) and vegetable, or breed cattle.



General information on the Zone:

Area of land (ha)	53
No. of land portions (owners)	30
Price HRK/m ²	-
No. of free portions of land	19
Unoccupied area (ha)	approx. 30
Existing entrepreneurs in zone	4
No. of employees in the area	60
Zone regulated by the existing area planning documents?	Yes
Zone exists as a separate legal entity (management)?	No
Starting up the business	By land purchase
Possibility to widen the zone to the free land portions outside of the zone borders?	Yes



Existing industries and activities in the microarea of the zone: production of construction material (concrete and wood), metal processing industry, electrical industry, wooden industry (parquet), trade, textile and services industry.

Traffic connections – distances (in km) from:

the county/intercity main road	0
the existing motorway (i.e. the highway in construction)	16 (7)
the railway station (w/o cargo terminal)	0,5
the waste and communal waste deposit yard	5
the Zagreb airport	15
the sea harbour (Rijeka)	150

Infrastructure:

Electricity	Yes
Water	Yes
Waste water collection	No
Gas	No
Telephone	Yes
Main roads to the zone	Yes
Asphalt roads within the zone	No
Non-asphalt roads within the zone	Partially
Public lights in the zone	No

Building areas in the Zone may be used for development of production, business, warehouse and communal facilities, construction plants, wood- and mineral-processing industry as well as food industry and the cattle/meat farms.

Other foreseen operations within the Zone may include the complementary activities, fulfilling the business of the main industries, i.e. some commercial and services' operations, offices, bars and restaurants, sports facilities, protective and other flora, communal and utility facilities, and other activities supporting the main business activities in the Zone. All production and services' facilities may be built as the „classic“ industrial plants or as the „workshops“, or small crafts' operations.

Towards the eastern exit and the nearby woods



Towards the western (main) entrance to the Zone



PZ Rakitovec-northwest, the view from the local road



Benefits:

↳ No communal fee for the production start-ups (100% for the first year, 50% for the second year and 25% for the third);

↳ For the activities involving construction, annexing or upgrading the space for the existing business buildings in the Zone, the communal fee will be reduced by 30%.

Exiting entrepreneurs in the Zone:

Entrepreneur	Type of business	Employees
Gramat d.o.o.	Trade, cutting stones (warehouse)	0
Beton-rad d.o.o.	Production of items and construction elements from concrete	18
Gorica staklo d.o.o.	Glass industry	0
Drvo-prom d.o.o.	Wooden industry	29

Land portions:

No.	Owner	ha
1	Republic of Croatia	14,1
2	GRAMAT d.o.o.	10,1
3	BETON-RAD d.o.o.	9,5
4	AGROPOSAVLJE d.o.o.	3,8
5	Private owner 1	2,9
6	Private owner 2	2,9
7	Drvoprom d.o.o.	2,7
8	The Town of Velika Gorica	2,6
9	Other private owners with smaller portions	4,2
TOTAL SURFACE AREA OF THE ZONE		52,9

Contacts: **Vesna Fabijancic-Krizanic**, Grad Velika Gorica, Trg kralja Tomislava 34, 10410 Velika Gorica, Tel: + 385 (1) 6226 346 Fax: + 385 (1) 6221 257, vfk@gorica.hr; Contact language: German

Mirela Schreiber, VG Poduzetnicki centar d.o.o., Zagrebacka 6, 10410 Velika Gorica, Tel: + 385 (1) 6262 800 Fax: + 385 (1) 6262 803, schreiber@poduzetnicki-centar.hr; Contact language: English