



**Subject: LETTER OF INTENT / FORMAL BUSINESS PROPOSAL - for sale of fully equipped municipal land in Industrial zone Ivanec and Business zone Ivanec east, Croatia**

City of Ivanec and city- owned firm Business Zone Ivanec Ltd are developing new part of Industrial zone Ivanec, which is in accordance with the City Development Plan, the zone of economic, production and industrial built planned for greenfield investments. At that moment- 75 .000 m<sup>2</sup>, is land plot available for investment, owned by private owners. City of Ivanec can offer and provide to the potential investors direct benefits and privileges concerning the purchase of land . construction of industrial units and investing or expanding of the business activities.

Land price -NEGOTIABLE( PRIVATE OWNERS)

The fully equipped municipal land includes:- planned and organized environment, sewerage network and storm drainage. plumbing( pipelines . hydrant installation), power supply lines, installation of gas connections , telephone connection installation, paved roads and sidewalks, maintained green surfaces .public lighting.

Electric power is not included. Investor and HEP sign contract on its own.

**1. Terms of built and construction in Industrial zone:**

- Construction of a buildings of economic, productive and industrial purposes
- The average size of the plot :5.000
- Maximum size of the plot - not limited
- Minimum width of the plot : 20 m
- **The largest built coefficient: 50 %**
- The maximum permitted building height -12 m

**I .Direct benefits for investment in Industrial zone :**

**1.Incentives:**

- 10-15 % exemption from payment of:
  - municipal contribution -
  - payment of utility fees in the period of 5 years
- start operating within two years of the purchase of the land
- the ability to customize the size of the land plots

**2.Services**

- administrative support in the realization of the investment,
- professional training and consulting for investors
- membership of the Business Club Ivanec

- issuing documents and permits in the period of few days
- free of charge assistance with the purchase of land from private owners

## **II .Business offer for sale of land with full infrastructure in Business zone Ivanec- Istok from private owners(different location)**

- land plots from 2.500 m<sup>2</sup> to 8,000 m<sup>2</sup>
- land price -NEGOTIABLE (PRIVATE OWNERS)
- benefit: 100% exemption from payment of municipal contribution

City of Ivanec and Business zone ltd will provide information, costumer service and professional help for investors who are interested to buy land from private owners.

### **Advantages of investing in location Ivanec:**

1. **Location-good** geographical position in one of most developed Croatian counties- Varaždin county . Ivanec is the second largest city in Varaždin County. 22 km from Varaždin,80 km from Zagreb; good road connections and Croatian nacional borders near by
2. **Planned business activities:** industrial plants of all kinds of (non-polluting industry )-in accordance with good base of labour force living near by. Advantage -over 58 % of the total labour force are high school workers, specialized in manufacturing and different types of processing industries)
3. **Total projected number of companies:** up to 20. with different profiles of activity- Advantage -networking w ith other companies or joint venture with partners or suppliers at the same location
- 4.**Industrial z and Business zones are already active-** seven companies in Industrial, and more then 15 in Business zone are already active.
- 5.**(iood entrepreneurial base-** existing private entrepreneurship - long tradition in manufacturing-
- 6 **Quality base of local human recourses for industrialized companies** that are registered here - Advantage : lower costs for specialization of employees and lower labour costs
7. **Maximum speed in processing and obtaining the necessary permits and related documents-**lower than Croatian average
8. **City Ivanec is fully oriented to progressive development of entrepreneurship-**

City of Ivanec has received the BFC SEE sign (Business Friendly Certificate In South East. Europe), an internationally recognized certification of a business friendly environment in South East Europe. At the international competition of the British Financial Times "Cities and Regions of the Future 2014/2015.", City of Ivanec was ranked among the 10 microcities in Europe with the best strategies for attracting and encouragement of foreign direct investment.

The greatest recognition of the quality of its strategies City of Ivanec gets at the Financial Times competition "Europe's Leading Lights 2016./2017." -by winning first place on the list of the top 10 Europe's microcities with the best business strategies for attracting of foreign investment.City Ivanec is the wanner of the prestigious award of the business magazine Financial Times, which has ranked Ivanec in the top 10 small cities in Europe in the category " Foreign direct investment strategy".

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**Ivanec, April 2025, offer valid in 2025/2026**