

Property

Short description	
Name of business area	Entrepreneurial zone Konjščina – Lasača
Area total (ha)	18,167 ha
Name of main owner	Private
Area of main owner (ha)	18,167 ha
Additional area possible	Yes
Space planning (description and year of legislation)	Municipality Konjščina spatial plan, 2002
Drafting of a lower range plan necessary	Yes
Detailed plan (unregulated or in construction)	Not regulated
Possible services	Crafts, communal, production, energy providers, services, warehouses
Permitted merging/separation of parcels	Yes
Gross max area construction	40 %
Max area efficiency	80 % (min 20 % of green area)
Max floor number/height of building(m)	12 m to the crest
Location access (description)	The zone is located near the state road D24 (Zabok – Konjščina)
Location	
Nearest urban centre (km)	Zagreb – 53,2 km; Zabok - 26 km; Krapina – 35 km; Varaždin – 56 km
Terrain configuration (description)	Moderate hills
Water protection area (yes or no)	No
Floodplain area	No
Climate characteristics	Continental climate characterized by moderate warm summers and cold and rainy winters
Transfer form	
Tax ground offer Eur/m ²	Acquisition of newly built construction and real estate delivered by added value tax obligated person is taxed according to the Added Value Tax Law by the 22% rate. Real estate sales tax is 5% and the tax basis is real estate market value in the moment of acquisition. General tax exemptions and tax exemptions when introducing a real-estate into the company.
Tax ground rate now EUR/m ²	When a natural person rents a real estate, the tax basis is the monthly amount of the rent minus flat rate cost (30%). If so given basis is lower than 329 EUR, the tax rate is 20% plus surtax (according to the Income tax), and if it is higher, the tax rate is 35% plus surtax. When a real estate is rented by a public person to another public or natural person, the value of 22% added value tax must be paid and on the end of the year the transaction is taxed according to the Profit tax and the tax rate is 35%, the tax basis is the total amount of paid rental fee. When renting rooms, all taxes are calculated the same way, but the tax basis is lower because of flat rate cost in the amount of 50%.
Prices	
Offered price of part land eur/m ²	9,72 eur/m ²
Market price of land eur/m ²	10 – 60 eur/m ²