

## Property

| Short description                                    |   |
|--|---|
| Name of business area                                | <b>Krapina New West</b>   |
| Area total (ha)                                      | 13,772 ha   |
| Name of main owner                                   | The town of Krapina   |
| Area of main owner (ha)                              | 8,76 ha   |
| Other owners   | private   |
| Additional area possible (ha)                        | Yes, 18,6 ha  |
| Space planning (description and year of legislation) | The town of Krapina spatial plan 2002, 2003, 2004, 2007   |
| Drafting of a lower range plan necessary (yes or no) | Master plan of the town of Krapina 2004<br>General town planning scheme 2005  |
| Detailed plan (unregulated or in construction)       | Not regulated   |
| Possible services                                    | Clean industry, warehouses, production and processing of fish products, business and administration constructions, shopping malls, communal services, logistic centres, research centres, technology parks, exhibition centres.   |
| Permitted merging/separation of parcels (yes or no)  | Yes   |
| Gross max area construction                          | 70 % ( minimal 30 % of green area )   |
| Max area efficiency                                  | $P_0+P+2; V_p+1+P_k$  |
| Location access (description)                        | Newly built industrial road   |
| Location   |   |
| Nearest urban centre (km)                            | 2,5 km  |
| Terrain configuration (description)                  | Plain terrain of the Krapinčica river valley  |
| 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 kn/m <sup>2</sup>                   | 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.<br>General tax exemptions and tax exemptions when introducing a real-estate into the company.  |
| Tax ground rate now kn/m <sup>2</sup>                | 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.<br>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 <sup>2</sup>        | 10 – 55 eur/m <sup>2</sup>  |
| Market price of land eur/m <sup>2</sup>              | 10 – 60 eur/m <sup>2</sup>  |