

Property

Short description	
Name of business area	Krapina New West
Area total (ha)	22,76 ha
Name of main owner	private
Area of main owner (ha)	22,76 ha
Other owners	private
Additional area possible (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 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 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 kn/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	10 – 55 eur/m ²
Market price of land eur/m ²	10 – 60 eur/m ²