

## Property

Short description	
Name of bussines area	<b>Entrepreneurial zone Pregrada</b>
Area total (ha)	33,867 ha
Name of main owner	Private
Area of main owner (ha)	33,867 ha
Additional area possible (ha)	Yes
Space planning (description and year of legislation)	Town of Pregrada spatial plan (1998, 2000, 2006) Amendments 2007
Drafting of a lower range plan necessary (yes or no)	For construction areas larger than 25 ha – according to the Krapina Zagorje County spatial plan
Detailed plan (unregulated or in construction)	Not regulated
Possible services	Small and medium entrepreneurs, communal services providers
Permitted merging/separation of parcels (yes or no)	Yes
Gross max area construction	40 %
Max floor number/height of building(m)	$P_0+P+1+P_K$
Location access (description)	State road D206, county road 2118, industrial road in the zone
Location	
Nearest urban centre (km)	Krapina – 16 km, Zabok – 23 km, Zagreb – 73,1 km
Terrain configuration (description)	Plain terrain of the Kosteljina creek 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. 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. 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%.