



CORAL CONSULTING SERVICE

INVESTMENT PROJECT PROFILE	
Project title	<b>Business zone "Mraclin" - metal, wood processing, manufacturing of construction elements, storage and recycling services</b>
Location potential	Due to its rich history, the area has an archaeological site dating back to the Stone Age. Its old architecture is known for its specific wooden houses. The village with approximately 1,100 inhabitants is pleasant for living and has a kindergarten, primary school, church, fire station, playground, shops, restaurants and shooting range for hunters. The main economic activities are the production of building components: bricks, concrete elements and wood flooring, as well as processing of plastics.
Project description	<p>The project land of approximately 33.000 m<sup>2</sup>, of which 1.000 m<sup>2</sup> is covered by buildings, is owned by a local family. In the central part of the land plot, there are: a crane and a concrete plant with the capacity of 10 m<sup>3</sup>, with underground tunnels, and an indoor production line for concrete elements, lathes and the office space in construction. The infrastructure is partially complete, and includes connections to the telecommunication and electricity networks, as well as a direct connection to the public road, and has its own water pump with the connection to the public water supply system. The construction of the public sewage system is underway.</p> <p>The best-known producer of building materials and wood elements in the region operates in the immediate neighbourhood of the project. According to the spatial plan, the land is situated in the industrial zone, and is planned for production- business purposes. The aim of the project is to develop a small business zone, and the owner is looking for a partner.</p> <p>The possibilities are numerous: due to a high permitted construction density on the existing land, it is possible to build new open and covered facilities or buildings for various activities such as metal or wood processing, production of construction elements, storage and recycling services and other activities.</p>
Current project status	Currently a part of the already built offices are in the process of acquiring permits from state authorities. It is estimated that the project could be implemented within one year from the start of investment in the business zone.
Estimated value of the investment project	<b>3,5 million EUR</b>
Project realization model	Sale
For additional information about this project, please contact by e-mail: <a href="mailto:info@coral-consulting-service.com">info@coral-consulting-service.com</a>	