



INVESTMENT PROJECT PROFILE	
Project title	Sale of land - Kutina industrial and logistics zone
Location potential	Due to its favorable natural, traffic and geographical position, it is extremely well-connected with other parts of Croatia and neighboring countries. One of the greatest features of Sisak-Moslavina County is the density of industrial development and production facilities, with the characteristic of one of the strongest economic centers of continental Croatia.
Project description	<p>Industrial and logistics zone Kutina is the first business zone in the Republic of Croatia with the status of "Smart Zone" which provides investors with digital insight into energy consumption, digital communication between the city and entrepreneurs through e-permits and e-forms, smart public lighting, and IoT network owned by the city of Kutina, thus enabling entrepreneurs from the IT sector and companies that use IoT in their business savings and security when connecting and using the network. Also, the city gives entrepreneurs a digital insight into the consumption of city funds and participation in the creation and implementation of the city budget through the project "Kutina - open city".</p> <p>Industrial and logistics zone Kutina is located near the pan-European corridor X, distance to the highway Zagreb - Lipovac (A3) is 2.5 km, customs office terminal 2.5 km, railway station 0.5 km, state road D 45 Kutina - Virovitica (Hungary) 2.0 km, Sisak river port 45.0 km, Rijeka seaport 235.0 km, Zagreb airport 85.0 km. Also, Kutina is one of the largest freight railway stations in the Republic of Croatia in the immediate vicinity of the zone.</p> <p>In addition to the excellent geo-traffic position, the advantages of investing in the city of Kutina are a favorable entrepreneurial climate and developed existing industry (with special emphasis on energy, oil, petrochemical, and chemical industries), crafts, small and medium enterprises, educated workforce, and numerous programs and measures to encourage economic development.</p> <p>Location covered by the spatial planning documentation is designated as a construction and industrial zone envisaged for the construction of large-area logistics terminals, storage and handling facilities, and industrial plants.</p> <p>Exceptional energy capacities are available near the zone, electricity (up to 20 MWa) with the possibility of connection and possible additional supply route, gas min. 12,000 m³/h with the possibility of increase (proximity to the main gas pipeline), water 480 m³/day with the possibility of increase, proximity to the main collector, and purifier.</p>
Current project status	The owner of the land and the holder of the project, the City of Kutina, plans to sell the land, which can be divided/merged into plots according to the wishes and needs of investors. The selling price is subject to negotiation (7.00-25.00 kn /m ²) because it depends on the amount and volume of the planned investment. 100% exemption from payment of utility contribution and utility fee for 5 years is provided. Valid building permits have been obtained for the construction and equipment of the zones and it is planned to start further construction after ensuring the necessary co-funding.
Project realization model	Sale
For additional information about this project, please contact by e-mail: info@coral-consulting-service.com	