The City of Virovitica is located in the lowland - plain area surrounded by Bilogora mountain and it is the center of Virovitica-podravina County. It covers the area of 178.5 km² with the population of around 23,000 people.

It is situated on Podravina traffic corridor which is, along with Sava traffic corridor, the most important traffic road of the continental part of Croatia. The most important traffic roads that are passing through are state road D2 and D5. It is important to emphasise that the City and the surrounding area will also be connected with the new Highway A13.

ENTREPRENEURIAL ZONE “ZAPAD I” and “ZAPAD II” is located on the west side of the City of Virovitica along the state road D2, on both sides of Virovitica bypass road. The Zone covers the surface of 80 ha and it is in the ownership of the City of Virovitica. The plan of building infrastructure is according to the needs of the investor.

The Zone Zapad I is for production, warehouse, and commercial activities, and Zapad II is for production and warehouse activities. The biggest advantage is the vicinity of the future Highway A13 and issuing of documents and permits for construction in shortest period of time.

**City/Municipality**
City of Virovitica

**Name of zone**
Entrepreneurial zone “ZAPAD I” and “ZAPAD II”

**Size of the zone**
80 ha

**Available for sale**
80 ha (city of Virovitica)

**Infrastructure**
only the parcels along the national road D2 are equipped with gas, electricity, water, sewage and telephone

**Current economy activities**
-

**Permissive activities**
production, trade, service, warehouse

**Traffic communications**
64 km far from the Highway A3

**Other benefits**
lowest utilities and local rates

**Local incentives**
entrepreneurs employing unemployed persons

**Ready for investment**
yes

**Contact**
Grad Virovitica
Upravni odbor za gospodarstvo i razvoj
Trg kralja Tomislava 6, Virovitica
tel. +385 33 721 988
+385 33 721 981
fax +385 33 721 211
e-mail: gospodarstvo@virovitica.hr
www.virovitica.hr
### General information

<table>
<thead>
<tr>
<th>Traffic connections</th>
<th>Distance in km</th>
</tr>
</thead>
<tbody>
<tr>
<td>roads</td>
<td>0 km</td>
</tr>
<tr>
<td>highway</td>
<td>64 km</td>
</tr>
<tr>
<td>railways</td>
<td>0.5 km</td>
</tr>
<tr>
<td>airports</td>
<td>150 km</td>
</tr>
<tr>
<td>sea ports</td>
<td>450 km</td>
</tr>
<tr>
<td>river ports</td>
<td>120 km</td>
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</tbody>
</table>

#### Infrastructure

<table>
<thead>
<tr>
<th>Utility services</th>
<th>Present</th>
</tr>
</thead>
<tbody>
<tr>
<td>water supply</td>
<td>yes</td>
</tr>
<tr>
<td>sewage</td>
<td>yes</td>
</tr>
<tr>
<td>power supply</td>
<td>yes</td>
</tr>
<tr>
<td>gas pipeline</td>
<td>yes</td>
</tr>
<tr>
<td>telecommunications network</td>
<td>yes</td>
</tr>
</tbody>
</table>

**Size** 80,00 ha

- **number of plots** as needed
- **price / m²** 1,00 kn / m² – 236,10 kn/m²
- **available plots** all plots
- **number of entrepreneurs in the zone** -
- **number of employees** -

**Ownership structure** City of Virovitica

### Costs

<table>
<thead>
<tr>
<th>Costs of investment</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>utility costs</td>
<td>from 0.35kn/m²</td>
</tr>
<tr>
<td>local rates</td>
<td>from 4.00kn/m³</td>
</tr>
<tr>
<td>gas</td>
<td>3.00 kn/m³ (VAT excluded)</td>
</tr>
<tr>
<td>water costs</td>
<td>6.00 kn/m³ (VAT excluded)</td>
</tr>
<tr>
<td>waste water</td>
<td>2.03 kn/m³ (VAT excluded)</td>
</tr>
<tr>
<td>drainage</td>
<td>2.00 kn/m³ (VAT excluded)</td>
</tr>
</tbody>
</table>

### Distance

- **Zagreb** 150 km
- **Budapest** 280 km
- **Osijek** 130 km
- **Munich** 640 km
- **Split** 450 km
- **Trieste** 370 km
- **Rijeka** 330 km
- **London** 2000 km
- **Wienna** 335 km