City of Virovitica
Entrepreneurial zone “West”

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 “WEST” 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 West 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.

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| Building plot size - min/max | according to the needs of investors |
| Building coefficient         | 0,6 |
| Power efficiency coefficient | - |
| Distance from regulation line | 3 m |
| Max number of levels/floors  | underground levels + Ground Floor + 2 floors |
| Max height                   | 12 m |
| Distance from neighboring plot | min 3 m |
| Development of building plot | 15% of building plot must be in green |
| Height of fence of building plot | 2,0 m |
| Necessary number of parking places | 6 parking place till 40 per 1000 m² |
| Width of roadway access      | - |
| Other                        | - |
General information

Traffic connections | Distance in km
--- | ---
road | 0 km
highway | 64 km
railways | 0,5 km
airports | 150 km
sea ports | 450 km
river ports | 120 km

Infrastructure | Utility services
--- | ---
water supply | yes
sewage | yes
power supply | yes
gas pipeline | yes
telecommunications network | yes

Size | 336,9 ha
number of plots | as needed
price / m² | 0,13 EUR / m² for production – 31,48 EUR/m² for warehouse
available plots | all plots
number of entrepreneurs in the zone | -
number of employees | -
Ownership structure | City of Virovitica

Costs | costs of investment
utility costs | from 0,04 EUR/m²
local rates | from 0,53 EUR/m³
gas | 0,4 EUR/m³ (VAT excluded)
water costs | 0,8 EUR/m³ (VAT excluded)
waste water | 0,27 EUR/m³ (VAT excluded)
Drainage | 0,27 EUR/m³ (VAT excluded)

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 | Peking | 8400 km