

**PROJECT TITLE:  
DEVELOPMENT OF THE ENTREPRENEURIAL  
ZONE GORNJE MEKUŠJE IN KARLOVAC  
KK.03.1.2.03.0024.**



**FUND / PROGRAMME:  
European Regional Development Fund,  
The Operational Programme "Competitiveness and Cohesion", 2014 - 2020**

**TOTAL PROJECT VALUE: 10,213,750.00 HRK**

**EU SUPPORT: 8,548,683.25 HRK (84.9 %)  
From the European Regional Development Fund,  
The Operational Programme "Competitiveness and Cohesion", 2014 - 2020**

**PROJECT IMPLEMENTATION PERIOD: from 1 July 2019 to 1 July 2020**



European Union  
Together to EU funds



The Project is co-financed by the European Union from the  
European Regional Development Fund.



Dear businessmen and future investors,

“The Development of the Entrepreneurial Zone Gornje Mekušje in Karlovac” is currently one of the largest development projects of the Town of Karlovac which will enable equipping ten building plots during 2020 with the help of EU funds, which can also be a good opportunity for your business venture. The realisation of this project will make available to the entrepreneurs 8.225 m<sup>2</sup> of landscaped and infrastructurally completely equipped area.

The entrepreneurial zone Gornje Mekušje is the zone of exceptional geostrategic position with regard to all means of transport and quality newly-constructed utility infrastructure, and eight secondary schools and the Polytechnic in Karlovac can address your need for educated workforce. Besides, the Town of Karlovac has been continuously investing in the public utility and social infrastructure in order to make Karlovac a desirable place for living and working for everyone working in it.

Through history, the Town of Karlovac has been industrially oriented town, and we wish to remain the same in the future by providing favourable conditions for all entrepreneurs. Therefore, we invite you to take advantage of this area, and the Municipal Administration will be your partner in opening each new workplace.

We hope this brochure with general information about the Zone, its purpose and benefits will be useful and help you bring a decision about entering the Zone.

Welcome to Karlovac.

The Mayor

**Damir Mandić**



## ABOUT THE PROJECT

The entrepreneurial zone in the Town of Karlovac, in the suburb Gornje Mekušje is arranged within the implementation of the project "Development of the Entrepreneurial Zone Gornje Mekušje in Karlovac" KK.03.1.203.0024. The project is co-financed in the amount of 8,548,683.25 HRK (84.9999951%) from the European Regional Development Fund.

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## PURPOSE OF THE PROJECT

The project "Development of the Entrepreneurial Zone Gornje Mekušje in Karlovac" will contribute to the equal economic development of the region by attracting investment and creating opportunity for new workplaces in the Town of Karlovac and the Karlovac County. The realisation of the specific aim, infrastructural equipment of the entrepreneurial zone Gornje Mekušje, will create conditions for growth of entrepreneurship and increase of investment and employment in the Town of Karlovac.

The zone area "Gornje Mekušje" covers the area of 104,616 m<sup>2</sup>. The entire zone area is in the ownership of the Town of Karlovac. The zone is divided into 10 building plots, and building plots no. 8 - 10 can be joined together.

## PROJECT AIMS

Project aims are focused on the activation of the available area of the zone Gornje Mekušje aimed at entrepreneurs for performing entrepreneurial activities within the entrepreneurial zone, equipped and constructed infrastructure of the zone and populating the zone with companies which will operate in the zone. The project results will be reflected in the total of 8.225 m<sup>2</sup> of equipped and constructed infrastructure of the zone, i.e. built roads, energy, sewage, water supply, communication and the so-called green infrastructure, the number of companies operating in the zone and, consequently, increase of their competitiveness, creation of new workplaces, stimulation of new investment by entrepreneurs and transfer of knowledge and innovations.

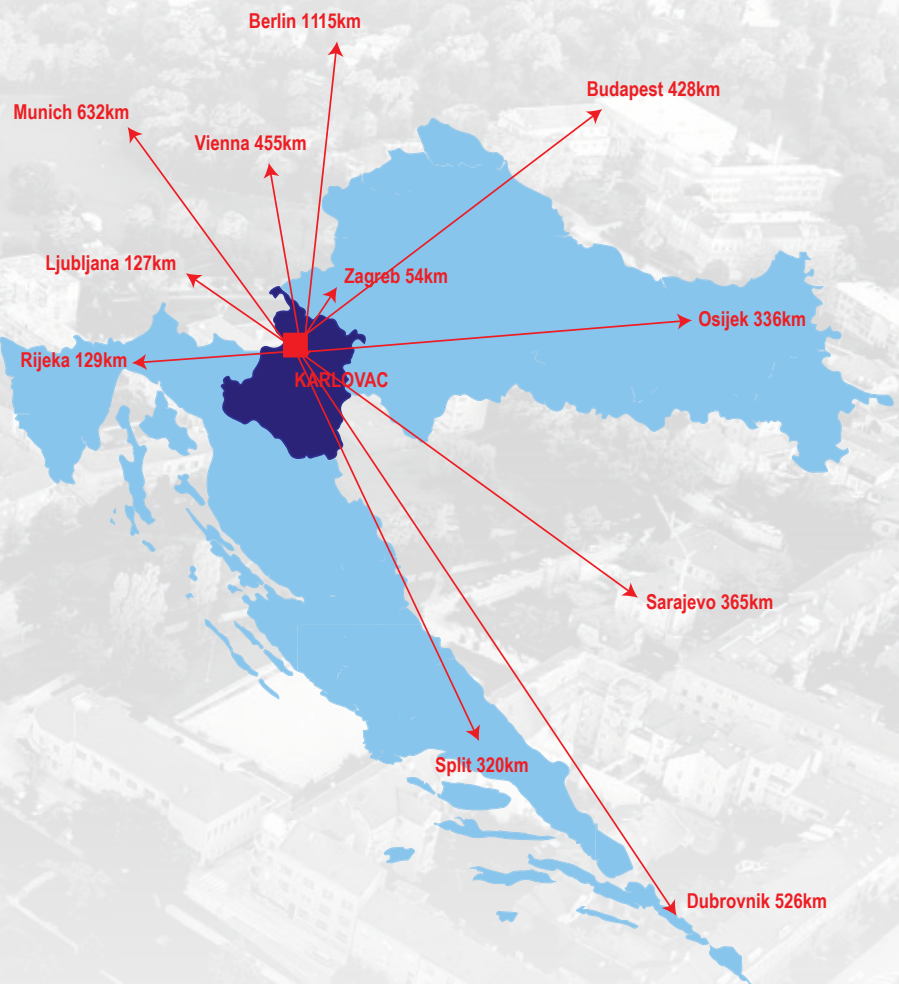
## ABOUT KARLOVAC

The Town of Karlovac is situated in central Croatia. With a population of 55,705 (2011 census) it is the administrative, political, cultural and economic centre of the Karlovac County.

The most significant economic activities are manufacture, trade and construction, and the preserved nature and numerous cultural and historical monuments make a good basis for the development of the tourist sector.

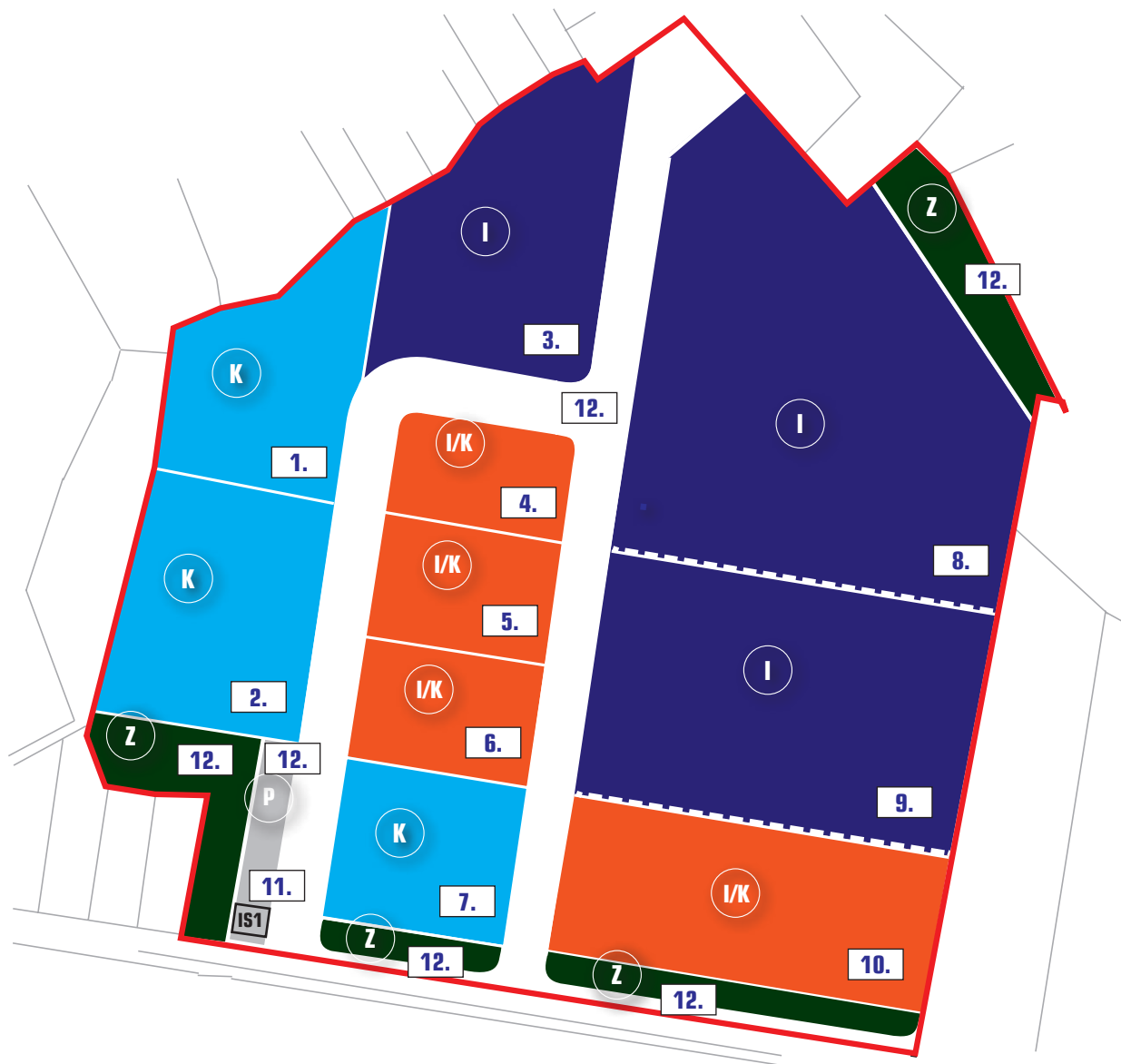
## ZONE POSITION

The entrepreneurial zone Gornje Mekušje is situated in Karlovac, near main state highways and railway lines. A modern highway (39km) connects Karlovac with Zagreb (international airport) and Rijeka (133km, seaport).



## AREA PURPOSE AND ZONE PLOT SUBDIVISION PLAN

The entrepreneurial zone Gornja Mekuše is a part of the space of the Town of Karlovac which has been intended for the development of entrepreneurship by spatial planning documentation. Construction in the zone should be done in accordance with the Urban plan "Business zone Mekuše-I stage". For (I) and (K) purpose, maximum total construction coefficient of building plot (Kig) is 0.60, and the minimum 0.1. Maximum allowed number of floors is E=5.



### KEY OF SYMBOLS


#### 1. TERRITORIAL AND STATISTICAL BORDERS

 PLAN COVERAGE BORDER

#### 2. DEVELOPMENT AND ARRANGEMENT OF THE SETTLEMENT

 ECONOMIC PURPOSE - MANUFACTURE (I)

 BUSINESS PURPOSE (K)

 ECONOMIC PURPOSE -  
MANUFACTURE OR BUSINESS PURPOSE (I/K)

 PUBLIC PARKING (P)

 PROTECTIVE GREEN AREAS (Z)

 INFRASTRUCTURAL SYSTEM AREAS (IS1)

 TRAFFIC AREAS

 PLOT CODES

 PLOT TERMINATION FOR JOINING OPTION



ENTREPRENEURIAL ZONE GORNJE MEKUŠJE - AREAS			
Code	Purpose	Area (ha)	% from plan's scope
1.	BUSINESS PURPOSE	0.59	5.82 %
2.	BUSINESS PURPOSE	0.70	6.91 %
3.	ECONOMIC PURPOSE - MANUFACTURE	0.84	8.29 %
4.	BUSINESS – ECONOMIC PURPOSE - MANUFACTURE	0.29	2.86 %
5.	BUSINESS – ECONOMIC PURPOSE - MANUFACTURE	0.33	3.26 %
6.	BUSINESS – ECONOMIC PURPOSE - MANUFACTURE	0.33	3.26 %
7.	BUSINESS PURPOSE	0.43	4.24 %
8.	ECONOMIC PURPOSE - MANUFACTURE	2.33	23.00 %
9.	ECONOMIC PURPOSE - MANUFACTURE	1.40	13.82 %
10.	BUSINESS – ECONOMIC PURPOSE - MANUFACTURE	0.88	8.69 %
11.	AREAS OF INFRASTRUCTURAL SYSTEMS	0.06	0.59 %
12.	Roads/Parking/Protective green areas	1.95	19.25 %
	TOTAL	10.13	100.00 %

Economic purpose areas – manufacture (I) and business purpose areas (K).

**Economic use areas - manufacture (I)** are intended for the construction of buildings for industrial and craft production, business buildings for trade, service and utility-service activities with auxiliary buildings and catering and tourist buildings (without accommodation).

**Business use areas (K)** are intended for the construction of business buildings for trade, service and utility-service activities and catering and tourist buildings (without accommodation).

#### Prepared spatial planning documentation:

##### 1. URBAN PLAN DESIGN OF “BUSINESS ZONE MEKUŠJE – 1st STAGE”

- construction holder: The Town of Karlovac, September 2017;
- expert maker: ADF d.o.o., Karlovac, Maksimilijana Vrhovca 9.

##### 2. BUILDING PERMIT for construction of roads with utility infrastructure in the business zone Gornje Mekušje

CLASS: UP/I-361-03/17-01/000091, REG:NO.: 2133/01-05/04-17-0008 from 18 September 2017;

Main project, common marks PZGM 2017, made by the chief design engineer Slobodan Mraković, BSc CE., Sava d.o.o., Karlovac, Tina Ujevića 2:

- Construction project, codes GP-26/17 – FOLDER 1/3;
- Geodetic project, codes GP-13/2017 – FOLDER 2/3;
- Electrical engineering project, codes T.D. 086-17 – FOLDER 3/3;
- Fire protection study, codes T.D. 36/17.

## Benefits of investment in the Zone:

Will be defined by subsequent decisions of the Town of Karlovac, and they will depend on the number of employees, business activities and other defined criteria to be decided by the Town Council of the Town of Karlovac. All benefits belong to low-value state aid.

### Benefits in effect:

1. **Group II Areas of Special State Concern** (Areas of Special State Concern Act) – Payment of reduced unit price for water contribution (Zone C)
2. **Public utility fees** – HRK 0 – for manufacturing activities - Benefit belongs to a low-value state aid
3. **Utility fee** – deduction option by a special decision of the Town Council - Benefit belongs to a low-value state aid

## Manner of disposal:

**Land ownership:** The Town of Karlovac

**Method of sale:** Call for tender

**Starting price:** Estimate of the market value by a certified court expert – assessor

The interested entrepreneurs/investors are expected to submit a

## LETTER OF INTENT with the following content:

Name of the legal person, i.e. name and surname of the natural person

- Predominant activity
- Planned activities in the Zone with the expected number of newly-employed persons
- Investment value
- Required land size
- Energy needs, required amount of water, gas and drainage.

Public call for the expression of interest for purchase of the land in the Entrepreneurial zone Gornje Mekušje is found at [www.karlovac.hr](http://www.karlovac.hr)







**8225 m<sup>2</sup>**

Area available to investors

**10**

PLOT  
NUMBER

**0 HRK**

PUBLIC UTILITY CHARGES FOR  
PRODUCTION



Deadline for completion of the utility landscaping  
of the Zone: 1 July 2020

**Expressing interest by submitting a letter of intent  
does not constitute a binding offer, only a starting  
information for announcing a tender for the sale of  
building land in the Zone.**

Letters of intent should be sent to the address:

Grad Karlovac,

Upravni odjel za gospodarstvo, poljoprivredu i turizam,  
Banjavčičeva 9, 47000 Karlovac with a reference:

**PISMO NAMJERE ZA KUPNJU ZEMLJIŠTA U  
PODOZETNIČKOJ ZONI GORNJE MEKUŠJE**

Or at the email: [zona@karlovac.hr](mailto:zona@karlovac.hr)

Letters of intent are received until the Zone is filled.

Additional information can be obtained at:

phone: **047 628 181**

e-mail: [zona@karlovac.hr](mailto:zona@karlovac.hr)







**PROJECT HOLDER:**



THE TOWN OF KARLOVAC  
Ul. Ivana Banjavčića 9, 47000 Karlovac

+385 47 628 181  
zona@karlovac.hr  
www.karlovac.hr

**More information on EU funds:**

[www.mrrfeu.hr](http://www.mrrfeu.hr)  
[www.strukturnifondovi.hr](http://www.strukturnifondovi.hr)  
email: [fondovi@mrrfeu.hr](mailto:fondovi@mrrfeu.hr)  
[www.safu.hr](http://www.safu.hr)

**Project website:**

[www.zona-gornjemekusje-karlovac.com](http://www.zona-gornjemekusje-karlovac.com)

Content of the publication is the sole responsibility of  
the Town of Karlovac.