



OPĆINA LIPOVLJANI
REPUBLIKA HRVATSKA



**SISAČKO-
MOSLAVAČKA
ŽUPANIJA**

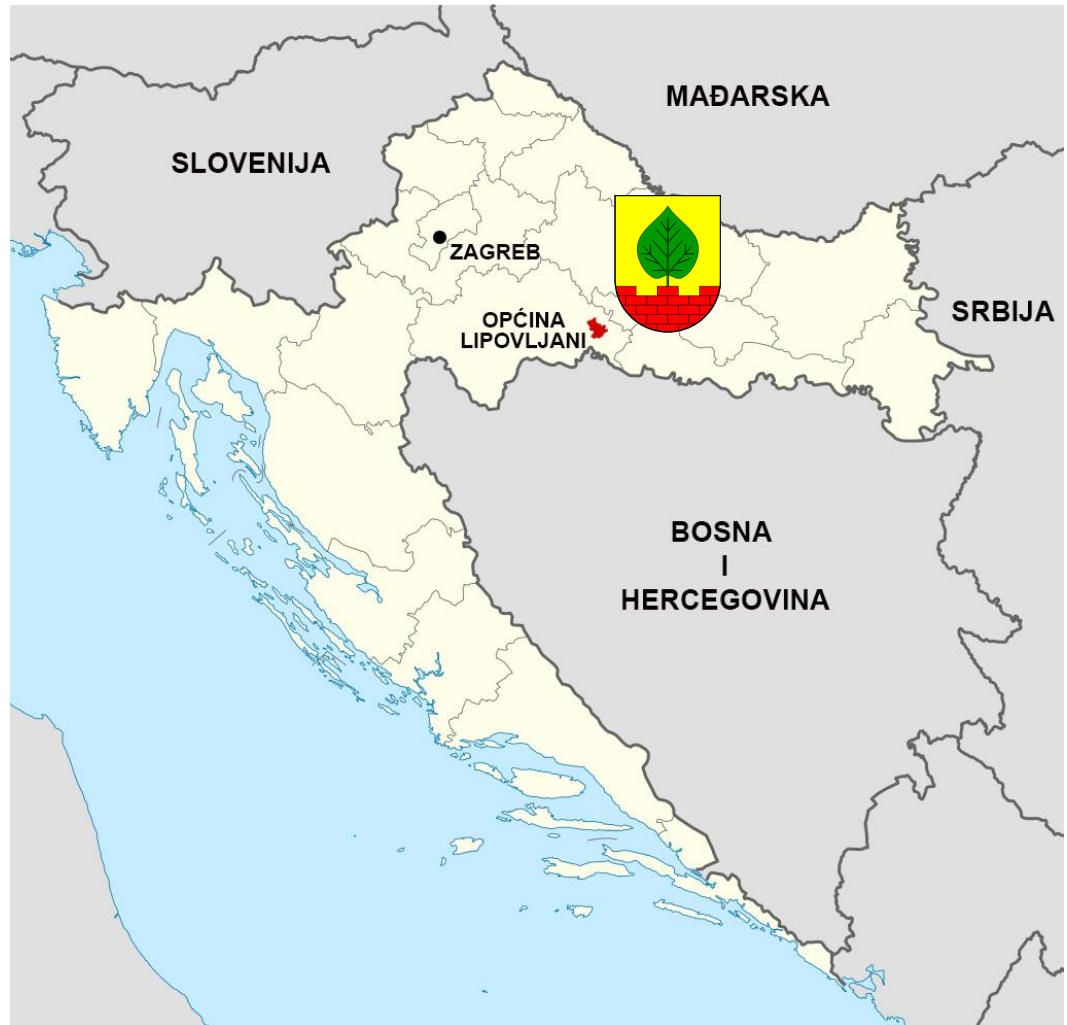
BUSINESS ZONES BLATNJAČA & HATNJAK

A PLACE OF REAL OPPORTUNITIES

MUNICIPALITY OF LIPOVLJANI – WHERE WE ARE



Republic of Croatia



GENERAL INFORMATION ABOUT THE MUNICIPALITY

- Municipality Lipovljani is in region Slavonia, Sisak-Moslavina County
- Area of the municipality: 111,4 km²
- Principal: Lipovljani; other settlements: Kraljeva Velika, Krivaj, Piljenice
- **Population:** about 3,400 (of which 600 employed)
- **Unemployment rate** of Sisak-Moslavina County: around 19%
- Highly agricultural region (53,3%), forests (43,5%)
- The **structure of the economy:** agricultural estates, wood industry, fish farming, entrepreneurship and crafts
- The **most important companies:** „Lipovljani Lignum” - Florian Group (wood industry), Tinsmith „Baranček”, cow farm „Kopecki”, PP Orahovica (agricultural production) , Lip-kom (utility company),
- State enterprise: „Croatian Forests” – Forestry Lipovljani
- **Unused resources:** geothermal water sources, mineral deposits, continental tourism,..
- Business zones: Blatnjača and Hatnjak



<https://lipovljani.hr/>

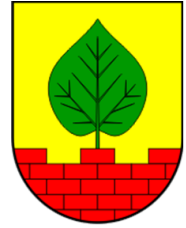
GENERAL INFORMATION ABOUT BUSINESS ZONES

- **Area od business zones:** **Blatnjača** 130,70 ha – **PZ Hatnjak** 51,46 ha (total approx. 182 ha)
- **Available building area:** approx 88 % (max building height 15 m)
- **In the final phase of infrastructure construction:** drinking and industrial water, access roads, natural gas, electricity, public lighting, DTK network and sewerage
- **Outstanding transport infrastructure:** state highway E70, main state railway with freight terminal
- **International airports nearby:** Capital Zagreb, Osijek
- **Proximity to neighboring markets:** Austria, Slovenia, Bosnia and Herzegovina, Serbia, Hungary, Italy, Bulgaria, Romania, Monte Negro, Albania, Kosovo
- Available **professional and qualified workforce:** local secondary vocational schools (Kutina, Novska) and professional faculties: mechanical, electrical and chemical engineering (Slav. Brod, Zagreb) and agriculture (Osijek, Zagreb)
- **Current investors** (wooden industry): **Lipovljani Lignum (Florian group)**; „Croatian Forests” – Forestry Lipovljani
- In progress: construction of a **solar power plant** in partnership with HEP (National energy company) with a capacity of 20 MW (business zone of Hatnjak)

GEOGRAPHICAL POSITION OF BUSINESS ZONES

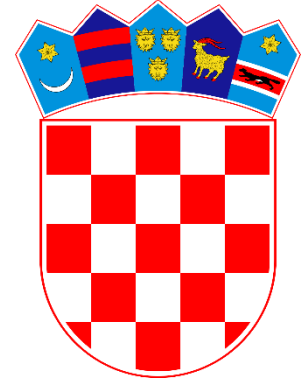


MUNICIPAL INCENTIVES FOR NEW INVESTORS



- **Sale of land** in permanent ownership at a preferential (subsidized) price: 2,87 €/m²
- **Long-term lease** of land during its use
- The final phase of construction of the necessary infrastructure for the complete activity
- **Exemption from payment of utility contribution:** 25 to 50% of the corresponding amount (one-time payment after completion of the construction)
- Exemption from payment of utility fees in the amount of 100% in the first 8 years of the company's operation
- **Interest rate subsidy on entrepreneurial loans:** a total of 4% (2% Sisak – Moslavina County + 2% Lipovljani Municipality)
- Free connection to electricity and water supply network
- **One-time financial compensation for new employments HRK 6.000 – 10.000** per employee (depending on education)
- Assistance in obtaining the necessary permits for the construction of the building and/or production plant

STATE INCENTIVES FOR INVESTMENT PROJECTS



- Profit tax incentives
- Employment incentives
- For investment in development and innovation activities
- Incentives for education and training
- Incentive measures for the capital costs of the investment project
- Incentive measures for labour-intensive investment projects
- Incentive Measures for Investment Projects through Economic Activation of Inactive Property Owned by the Republic of Croatia
- Support for the Modernization of Business Processes – Automation, Robotization and Digitalization of Production and Manufacturing Processes

More on: <http://investcroatia.gov.hr/poticaji-2/poticaji-za-investicijske-projekte/>
Incentives calculator: <http://investcroatia.gov.hr/investicijski-vodic/kalkulator-poticaja/>

DESIRABLE INVESTORS

- Production activities: metal processing industry, wood industry, plastic processing, electrical industry, ...
- Automotive industry
- Food industry and agricultural production
- Transport/Forwarding
- Services: ICT sector, digitalization, engineering services, continental tourism, ...
- New and modern technologies
- Research and Development companies



AND AT THE END:

After work, relax in the nature park Lonjsko polje....



... because 40% of municipality area is occupied by the nature park – **Lonjsko polje** – combine business with enjoying nature!



**LONJSKO
POLJE** Park prirode
Nature Park

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If you are interested to accept the challenge and invest wisely in an environmentally sustainable environment, on an outstanding geopolitical map of the European Union with acceptable business conditions contact us with confidence!

