

PRESENTATION BULLETIN FOR BUSINESS ZONE IZOLA EAST

The Bulletin is intended for **small and medium-sized enterprises** engaged in production or service activities with higher added value not based exclusively on commercial activities, and looking for new premises like the emerging business zone in Izola. The Municipality of Izola wants to attract similar companies to sign a letter of intent regarding resettlement of activities.

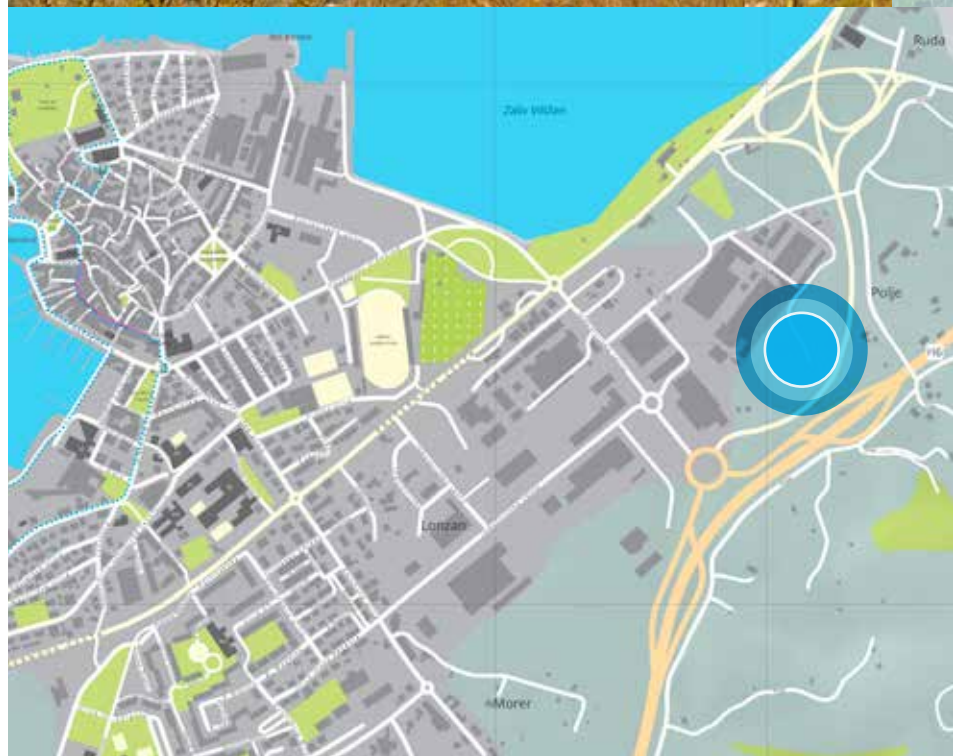


Občina · Comune di
IZOLA · ISOLA

JZP Izola - Javni zavod za spodbujanje podjetništva in razvojne projekte Občine Izola
Public agency for promotion of entrepreneurship and developing projects of Municipality of Izola

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1.

LOCATION

Izola East is an area located in the eastern part of the Izola City, between the coastal road and the former factory complex “Mehano”.



2.

ACCESS

From motorway Izola-Koper, entrance Izola, immediately near the plots in discussion. Road, links in the area between the plots, will be subject to municipal regulation according to the following schedule.

3.

TIMETABLE

First half 2017	Obtaining building permits
March 2018	Start of constructions
December 2018	End of constructions

4.

OWNERSHIP

The SME shall have the option of buying or obtaining building rights. This will be settled individually with each SME, specified in the letter of intent.

5.

PRICE

Reference value of land will be given by the Court Appraiser based on market prices. The potential European funds obtained by the Municipality of Izola, might significantly reduce the price. For the mentioned reason it is important to approach the project in the initial stage by signing No obligation Letter of intent.

6.

SLOPE AREAS

The slope of the area will be partially offset by the construction of municipal infrastructure.

7.

ACTIVITIES

The area is divided into several spatial units. In the area the following activities can be practised:

- Unit A1 is intended for the construction of non-residential buildings for commercial, business and service activities.
- The spatial units D, E, F, G, H and I, are intended for the construction of non-residential buildings for industrial, commercial, business, service and storage activities.

8.

SIZE OF PITCHES

Unit A1 - 1,263 m², Unit D - 10977 m², Unit E - 4593 m²,
Unit F - 5,009 m², Unit G - 1,950 m², Unit H - 3,158 m²,
Unit I - 2453 m². // with the Option of subdivision where possible.



9.

LEVEL OF URBANIZATION

Construction factor is max. - 0.7.
Land use factor is max. - 2.4.

10.

LETTER OF INTENT

Companies that are interested in moving into the future zone may contact JZP Izola to sign the letter of intent and thereby shape the construction and arrangement of the zone. The contacts are in front of the brochure.