

A photograph of a construction site under a clear blue sky. In the foreground, a tall blue tower crane stands prominently. To its left, several orange tower cranes are visible, some with concrete buckets suspended. In the background, a multi-story building is under construction, showing its concrete frame and extensive scaffolding. The building has a curved facade. The overall scene is one of active construction.

I FEEL
SLOVENIA

GREEN.
CREATIVE.
SMART.

INVESTMENT OPPORTUNITY:

**BUILDING PLOT
DOBRUSKA VAS**

WHY SLOVENIA?

Foreign direct investment (FDI) is equally important to Slovenia's economic growth as it is for global GDP and jobs worldwide. The Slovenian government has been working on improving the environment to attract quality business to the country and, in turn, create new jobs. For Slovenia as an FDI location quality has always been its core value and its cutting edge. Attention to quality runs in the blood of its people and in combination with vocational and university education makes the country's workforce often **No. 1 reason to invest** in Slovenia.

Discover Slovenia's investment opportunities, visit

www.investslovenia.org.





FACTS ABOUT SLOVENIA

One of the fastest growing CEE countries

- GDP growth in 2018: 4.5 % (**4th highest** in EU-28)
- Estimated GDP growth for 2019: 3.4 %
- Long-term GDP growth: 2.2 %
- **25th most developed country** (Human Development Index 2018, UN)
- **15th place on Quality of Life Index** 2019 (Numbeo)
- **11th safest country** (Global Peace Index 2018)
- **2nd most secure energy system** in the world
- Well-developed ICT infrastructure
- Strong healthcare system

BUILDING PLOT DOBRUSKA VAS

In terms of accessibility to other services and amenities, the land is located in an ideal position. The usual municipal services, shops, kindergarten and elementary school, gas station etc. are available nearby in the town centre of Skocjan, just 3 km from the property. Well equipped Skocjan fire brigade is located 3 km from the property. The location provides direct access to the property from the regional road Dobruška vas - Šentjernej. Underground build or basement is allowed. The minimum distance from the new building to the neighbouring plot is 5m.

The maximum allowed height of the buildings on the plots 12/1, 12/2, 12/3 and 12/7 is 16m (Hk max), flat or with a minimum slope roof. The maximum allowed height of the buildings on the plots 12/4, 12/5, 12/6, 12/8, 12/9, 12/10 is 12m (Hk max), roof with slope is allowed with a maximum height of 15m. The Municipal Detailed Spatial Plan (OPPN) is approved. The owners are selling the land as a whole and do not want to enter into any form of cooperation.

<https://investslovenia.spiritslovenia.eu/p/1652>



Promoter

Development centre Novo mesto

Location:

(45.8798851729224N, 15.3133176066189E)

Investment 4.00 MIO EUR

Type of investment

Land



Sector

Industry for SMEs & Mid-Caps

Size of land plot 61.241 m²

Dedicated use of space Areas for economic zones IG

Actual use of space Areas for economic zones IG

Land in nature represents The plot has all the necessary utility connections.

Land plot price 4,020,000.00 EUR

The land plot is for sale

Utilities

electric current

pipeline - connection capacity: možnost povezave

water supply

optical network - network provider: T-2

telephone network

sewage - connection capacity: razvod do vsake gradbene parcele

The benefits of land plot

Public lighting arranged along an accessible paved road.



Austria

Slovenia

Croatia

Bosnia and Herzegovina

Graz

Maribor

Celje

Zagreb

Karlovac

Szombathely

Sopron

Győr

Székesfehérvár

Veszprém

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Venice

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Varaždin

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SLOVENSKA
POSLOVNA
TOČKA



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