

A photograph of a large-scale 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. The background features a multi-story building under construction, with its concrete frame and wooden scaffolding clearly visible. The overall scene is one of active industrial development.

I FEEL
SLOVENIA

GREEN.
CREATIVE.
SMART.

INVESTMENT OPPORTUNITY:

**WAREHOUSE SPACE IS
FOR SALE IN LJUTOMER**

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

WAREHOUSE SPACE IS FOR SALE IN LJUTOMER

A larger warehouse of 950 m2 (ground floor) is for sale in the business zone in Ljutomer.

The building is built of brick and covered with salonite panels. The floor is concrete. The exterior of the building is paved and asphalted. Access is possible even with the largest vehicles. Next to the building is an electrical (transformer) station with leased power.

The land measures 2.225 m2 and extends behind the building, where additional covered areas can be placed or used for other purposes. Parking is also available.

The building was built in 1975 and adapted in 2000. The building is communally equipped with water pipes and electricity.

The Municipality of Ljutomer covers the northeastern part of the Slovenske gorice and part of the western part of the Pannonian border. It covers an area of 107,2 km², includes 44 settlements and has 11.374 inhabitants. The most important economic activities in the Municipality of Ljutomer are agriculture, viticulture, wood processing industry, trade, catering and tourism, construction and other services. The Municipality of Ljutomer has an extremely rich tradition of craftsmanship. The town of Ljutomer has a centuries-old winemaking tradition.

<https://investslovenia.spiritslovenia.eu/p/1784>



Promoter

private owner

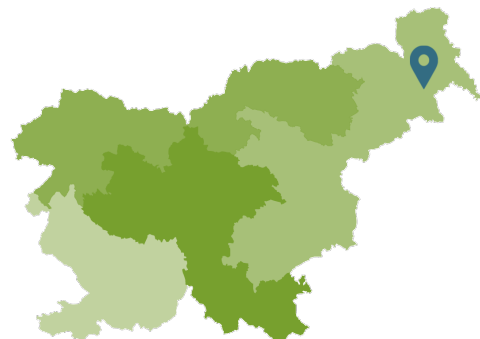
Location:

Ljutomer
(46.525206N 16.187665E)

Investment 0.30 MIO EUR

Type of investment

Building



Sector

Industry for SMEs & Mid-Caps

Plot size 2225 m²

Building floor area 950 m²

Total building area 950 m²

Tenants No

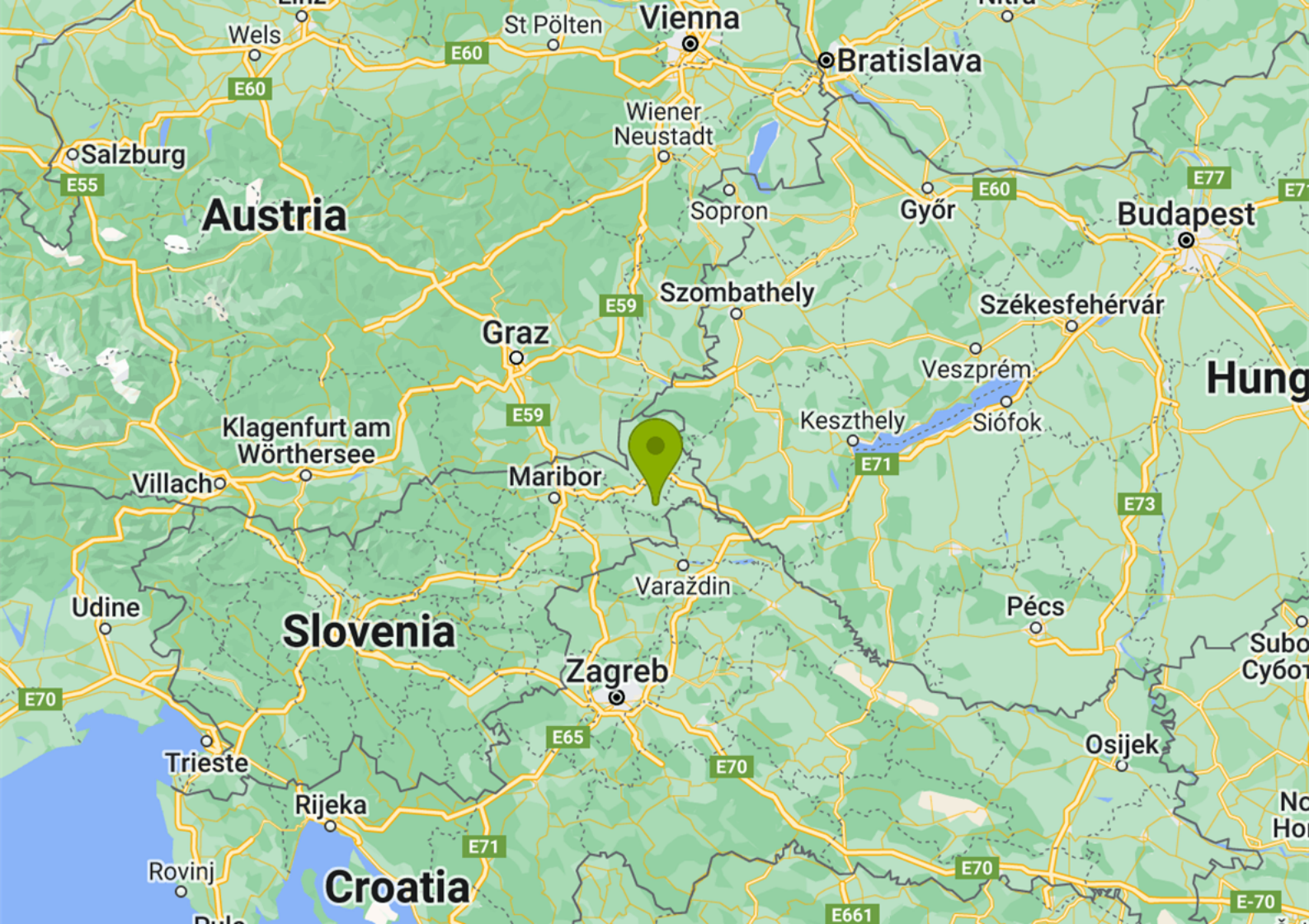
The building is for sale

Utilities

electric current

water supply

Year of construction 1975



Austria

Hungary

Slovenia

Croatia

Vienna

Bratislava

Budapest

Graz

Szombathely

Székesfehérvár

Klagenfurt am
Wörthersee

Maribor

Keszthely

Veszprém

Siófok

Udine

Varaždin

Pécs

Zagreb

Subotica
Cybota

Trieste

Osijek

Rijeka

Rovinj

No
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Contact information

Sabina Potočnik Magdič



Business card



++386 (0)5 908 11 45



++386 (0)40 716 965



sabina.potocnik@rcms.si

Autogenerated by: SPIRIT INVEST SLOVENIA

Slovenian Public Agency for Entrepreneurship,
Internationalization, Foreign Investments and Technology

T: +386 1 589 1 870, **E:** invest@spiritslovenia.si
www.investslovenia.org

Financed by: The Republic of Slovenia and the European Union
under European Regional Development Fund

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Entrepreneurship,
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SLOVENSKA
POSLOVNA
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REPUBLIC OF SLOVENIA



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DEVELOPMENT FUND