

A low-angle photograph of a construction site. A large blue tower crane is the central focus, extending from the bottom left towards the top right. To its left, two orange tower cranes are visible. In the background, a multi-story building is under construction, showing concrete frames and extensive scaffolding. The sky is clear and blue.

**I FEEL
SLOVENIA**

GREEN.
CREATIVE.
SMART.

INVESTMENT OPPORTUNITY:

**BUSINESS AND
PRODUCTION COMPLEX
IN ORMOŽ FOR RENT**

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

BUSINESS AND PRODUCTION COMPLEX IN ORMOŽ FOR RENT

The land and buildings are privately owned.

There are five existing buildings (production halls) on the land: C1, C2, C3, C4, and C5.

C1, C2, C3, and C5 are fully Air-conditioned. In addition, all buildings are equipped with LED Lighting.

According to the adopted spatial plan, an additional production hall can be built on the land.

- 5 transformer stations in total 5MW;
- Cogeneration devices gas = electricity + heating;
- 2x Heat power 549kW;
- 2x Electrical 400kW;
- Gas pipeline connection;
- Centralized compressor station;
- Wastewater treatment of industrial water on the internal wastewater cleaning station;
- OPTION: Solar power plant; 1,5MW Yearly 1.560MW.

<https://investslovenia.spiritslovenia.eu/p/1599>



Promoter

RRC Ormož

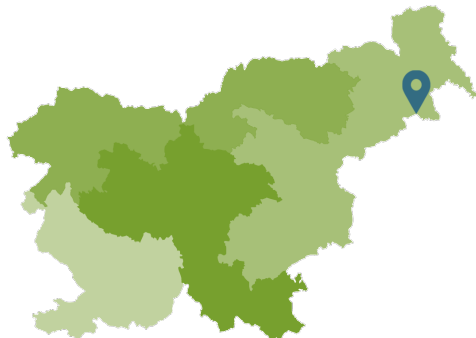
Location:

(46.411111N, 16.164171E)

Investment To be determined

Type of investment

Building



Sector

Industry for SMEs & Mid-Caps

Plot size 63459 m²

Building floor area 18700 m²

Total building area 20794 m²

Intended use of the facility Industrial buildings

The actual use of the facility Industrial buildings

Tenants No

The building is for rent

Utilities

electric current - connection power: 5MW

pipeline

water supply

optical network

telephone network

sewage

heating

Operating Permit Yes

Authorization of representation YES, authorization exists



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Salzburg

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Slovenian Public Agency for
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SLOVENSKA
POSLOVNA
TOČKA



REPUBLIC OF SLOVENIA



EUROPEAN UNION
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DEVELOPMENT FUND