

A photograph of a large-scale construction project. In the foreground, a tall blue tower crane stands prominently. To its left, several orange tower cranes are visible against a clear blue sky. The background features a multi-story building under construction, with its concrete frame and wooden scaffolding clearly visible. The overall scene conveys a sense of active development and infrastructure growth.

I FEEL
SLOVENIA

GREEN.
CREATIVE.
SMART.

INVESTMENT OPPORTUNITY:

**ILIRSKA BISTRICA
ECONOMIC ZONE**

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

ILIRSKA BISTRICA ECONOMIC ZONE

The Ilirska Bistrica economic zone is located in the southern part of Ilirska Bistrica city along the bypass road. The area is intended for an urban economic zone, where the placement of the facilities on the existing level elevated ground is possible. There are 9 serviced sites of 1,500 to 5,900 sqm. In the first phase, an access road and a communal infrastructure (road, pavement, water supply, sewage, electricity, communications) were arranged for 6 plots of land. The second phase of the construction is underway, in which community infrastructure for the remaining plots is to be placed. In the industrial zone, it is allowed to construct facilities for production, craft, business and warehousing activities, and public parking lots in individual units. The planned dimensions for facilities are 20 m x 40,00 m (depending on the width and length of each parcel); whereby the max. plan view dimensions are determined by construction lines and construction boundaries. The maximum allowed height of the building is 15.00 m with the exception of buildings, the height of which is determined by the technology of the activity.

It is necessary to build the public infrastructure and construct an internal access road with connections to the Nikola Tesla road or the bypass. The spatial planning document is being amended and supplemented with the aim of easing the conditions for use.

<https://investslovenia.spiritslovenia.eu/p/285>



Promoter

RRA Zeleni kras d.o.o.

Location:

Ilirska Bistrica
(45.569177N 14.231449E)

Investment To be determined

Type of investment

Land



Sector

Industry for SMEs & Mid-Caps

Size of land plot 60000 m²

Dedicated use of space Areas for economic zones IG

Actual use of space Areas for economic zones IG

Utilities

electric current
water supply
optical network
sewage

Utilities + Distance

electric current
water supply
telephone network
sewage

The benefits of land plot

- Available area intended for the construction of craft and business facilities.
- 28 km from the motorway and railway connections (Postojna) in the direction of North and West, 14 km from the motorway connection (Rijeka) to the East.
- The price of land is subsidized by the municipality of Ilirska Bistrica.
- The municipality of Ilirska Bistrica cooperates in building the necessary infrastructure.

Valid spatial documents

Municipal spatial plan (OPN), spatial order of the municipality (PRO) or spatial components, if the OPN has not yet been adopted



Slovenia

Croatia





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Contact information



Business card

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Slovenian Public Agency for
Entrepreneurship,
Internationalization, Foreign
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SLOVENSKA
POSLOVNA
TOČKA



REPUBLIC OF SLOVENIA



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