



## VUKOVARKA d.o.o.

Real estate agency

Priljevo 70,  
32010 Vukovar, Hrvatska,  
tel: +38532 441 999  
mob: +38598 9830 777  
vukovarka@vukovarka.hr  
www.vukovarka.hr  
Direktorica: Ružica Dufek

### High quality warehouse or production hall for sale in Vukovar (CROATIA)

Brand new multipurpose steel construction warehouse suitable for small production or medium high material storage is ready for moving in promptly. The building consists of warehousing area and two floors at the front part of the building, basement as a show room and the first floor for the offices. The warehouse is located by the tangential road, approximately 100 met close to the railroad and 5 km away from Danube river port Vukovar. All construction documentation and licences are confirmed by authorized institutions. According to urbanistic plan you have licence to even build another warehouse with the same outline.

### Technical information

Construction year 2007

#### Areas

Total land 6.000 m<sup>2</sup>

Total outdoor 4.994 m<sup>2</sup>

Total building 1.131 m<sup>2</sup>

Open roof covered 257 m<sup>2</sup>

#### Width x length

Warehouse 20,91 x 42,17

Basement (showroom) 20,91 x 5,96

1st flor (office utilities) 20,91 x 5,96

Total building 1.131 m<sup>2</sup>

#### Heights

Max 8,20 met

Max useful 7,60 met

Open roof max useful 6,25 met

Ceiling 3,90 met down to 3,20 met (armstrong)

#### Ground structure

Warehouse industrial concrete 20 cm average thickness, steel mixtured

Outdoor doble layer asfalt

#### Steel construction

HEA 360 x 6700

HEA 240 x 3400

HEA 180 x 2400

#### Walls

Warehouse - concrete pannels 2,00 met height covered by thermo isolated pannels 60 mm thickness Office and showroom bricks covered by thermo isolated pannels 60 mm thickness

#### Warehouse doors

Side door 6,5 x 4,5 met

Back door 13,0 x 4,5 met

#### Facilities

Heating / cooling gas radiators / 2 air condition units

Telephone and ADSL installed and operative

Alarm installed and operative

Video surveylance installed cables

Lightening excellent indoor and outdoor

Toilets 3

Bathroom 1



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### Tax benefits and investment incentives for the areas of special state concern, the town of Vukovar

During Croatian war, from the year 1991 until its diplomatic reintegration in the national territory in the year 1998, the town of Vukovar has been occupied by the aggressor and suffered many lives and material losses. After the reintegration Croatian government rebuilds the infrastructure and family houses, supports local economy development and attracts investors throughout tax benefits and stimulative incentives. Croatian parliament has proclaimed the town of Vukovar as the area of special state concern.

#### **Profit tax rate – 0%**

Entities that perform their activities in the town of Vukovar and employ more than 5 full time employees, for minimum period of 9 months, more than 50% of whom have residence in the town of Vukovar, are exempt from profit tax over the period of 10 years  
(from 01.01.2005 - 01.01.2015)

#### **Real estate tax – 0%**

Entities purchasing land or building for performing business activity are exempt of real estate tax under the condition the real estate is not given away within the course of 10 years.

#### **Rebate of pension funds and health care contributions**

There is a right to a 50% refund of compulsory contributions for the pension fund and health care paid for employees who reside in the town of Vukovar.

#### **Incentives (Fund for restoration and development of Vukovar)**

The Fund is co-financing new investment in production with 25% of non refundable funds.

Tariff benefits There is no custom duty on imported initial equipment need to enable business activity.

#### **Inheritance and gift tax – 0%**

Natural persons who reside in areas of special state concern are exempt from inheritance and gift tax if the inherited or received assets are real estates registered in the area of town Vukovar.

### Location the town of Vukovar, Croatia

Vukovar – Zagreb (Croatia) 315 km

Vukovar – Beograd (Serbia) 140 km

Vukovar – Budapest (Hungary) 280 km

Vukovar – Sarajevo (Bosnia and Herzegovina) 215 km

The City of Vukovar is situated in the northeastern part of the Republic of Croatia and holds the position of three border points between Croatia, Serbia and Bosnia and Herzegovina. Due to its specific geographical position, marked with an international navigation route – the river Danube, Vukovar represents a significant traffic junction of main roads. The city is located only 16 km from Vinkovci, the largest railroad junction in Croatia, and 39 km from the highway Zagreb-Belgrade, which places Vukovar among the most significant traffic junctions in the Republic of Croatia, especially regarding international transit of goods. Airport Osijek, which is located only 20 km from Vukovar certainly strengthens the stated argument. Among five Croatian river ports, the Port of Vukovar is the only port on the banks of the Danube which guarantees availability for navigation during the entire year.

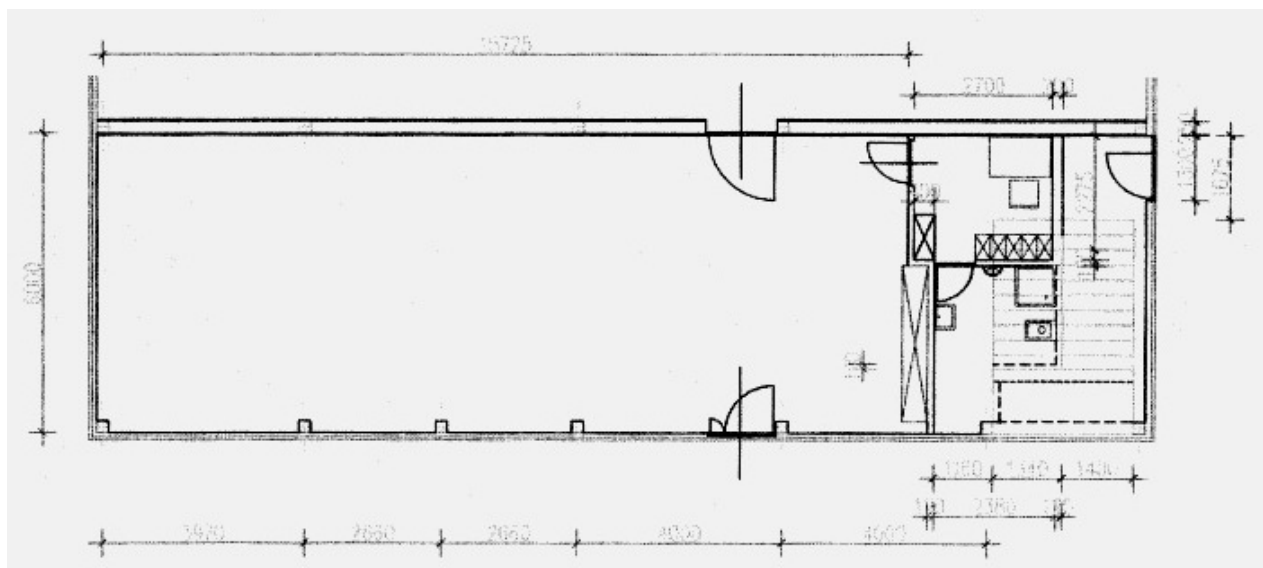


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**Technical drawings**  
Office and showroom floor

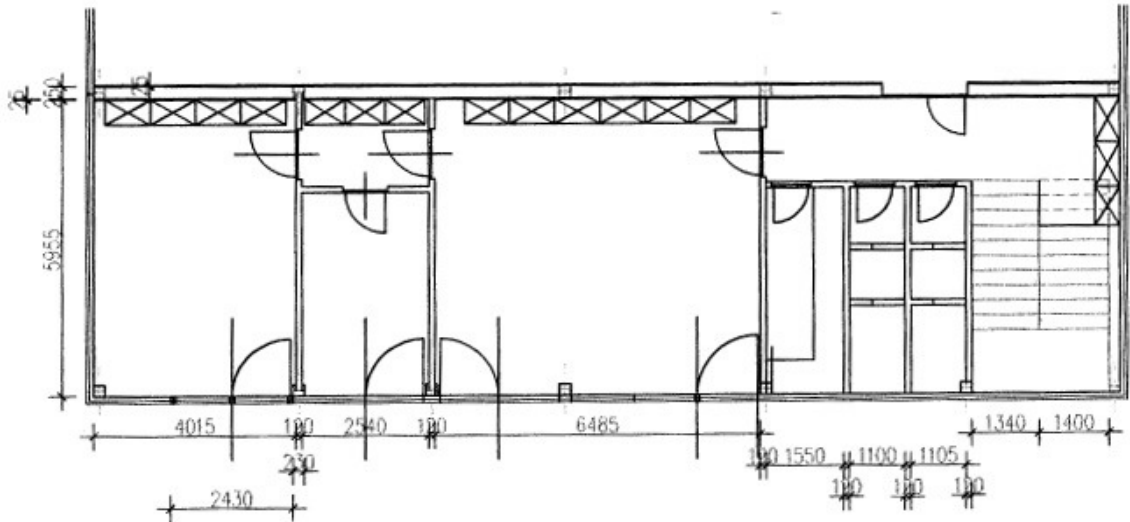




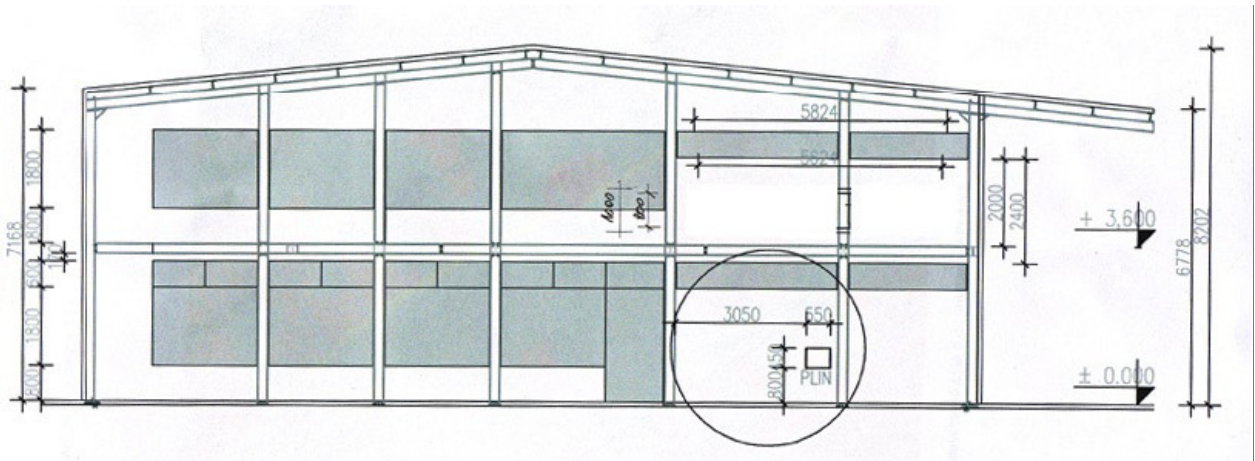
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Building front





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Photo gallery

