



# Invest in KRŠKO

Invest in Krško Business Park,  
in Posavje region, Slovenia

*Slovenia*

the right mix of qualities

# Posavje region

Posavje is situated in the south-eastern part of Slovenia at the state border with Croatia. The central part of Posavje is mostly flat land surrounded by the hills of Gorjanci on its southern rim and by wine-growing slopes rising to the north and the west. With the surface area of 885 sq. km, the region occupies 4.5% of the country's territory. Most of the population (70.000) live in Sevnica, Krško and Brežice. Working population is around 23.000, while 3.000- 4.000 are unemployed (30% of which are young and highly educated). Posavje's economic activities account for just over three per cent of the Slovenian economy. Good transport connections and the proximity of Zagreb, the capital of Croatia with over 1,000,000 inhabitants, continue to be an important factor for the development of Posavje. Posavje is an outer region of the Schengen area. The border crossings Obrežje (Highway) and Dobova (Railway) are gateways for the movement of goods and people into and out of the continental EU.

**Krško** with 26,000 inhabitants is located in the center of the region and is its largest and most industrial town. The municipality used to be known for its manufacturing industry and power production. The economic structure started to transform in the 1990s and is now dominated by small and medium enterprises. Reliable electrical power supply is provided by a variety of sources; a nuclear power plant, a thermal station and a hydro power plant on the Sava river. Krško is the largest town in Posavje. The region boasts a long tradition in met-

al-processing industries, paper industry, civil engineering & construction, chemical and pharmaceutical industry and trade. With recent investments in tourism, Krško is also becoming a tourist destination. The Town museum Krško, Castles Rajhenburg and Raka and various art galleries are among the most popular sites. Accommodation is available in three hotels in town and many holiday homes on countryside (provided by [www.tvz.si](http://www.tvz.si)), as well as in the nearby Terme Čatež Spa and Paradiso Dobova wellness centers.



**Kostanjevica na Krki** is Slovenia's smallest town. The town with 2,500 inhabitants was established in the middle Ages and is situated on an islet on the Krka River. It is an attractive tourist destination with a nearby karst cave and a castle that houses art collections of famous Slovenian artists. **Investment opportunity:** There is thermal spring, with enough warm water for the investment in new thermal center.

**Brežice** is situated at the confluence of the rivers Krka and Sava. It has around 25,000 inhabitants. Important roads and railways give it a strategic position. Main economic activities are tourism, trade, small businesses and crafts. Tourism is the engine of development in the municipality. Terme Čatež Spa

is the flagship of the offer, regularly hosting conventions, conferences and other corporate events. About 30 ha of industrial land is available in Brežice.

**Sevnica**, the administrative centre of the municipality in the north-west part of Posavje has the population of 18,000 and stretches along the left bank of the Sava River. It is a basin with an eye catching landscape that eventually rises from the undulated ground of Dolenjska region to the rolling hills of Posavje. There is a railway junction towards Dolenjska, Novo mesto. Location is a pleasant place to live, work and business. There are approximately 20 ha available industrial land.

# Transport corridor through Slovenia

Two Pan-European transport corridors (No. V linking Barcelona and Kiev and No. X from Salzburg to Thessalonica) intersect in Ljubljana. Transit traffic has always played an important role in the economy – the road and rail transport services sector keeps growing. An excellent track-record of Slovenian companies in this line of business coupled with modern transport infrastructure is a proven recipe for high-quality and cost-competitive services through Slovenia's road and rail distribution network. The companies provide

excellent freight forwarding and shipping services, goods handling, safe warehousing, maritime and inland logistic terminal operations, and range of additional services – according to the needs of clients. As a member of the EU and Schengen Area, Slovenia provides both Foreign and EU manufacturers and traders with fast and reliable trade routes that meet at fully equipped logistics centres. Land-sea-air transport system is ideal for businesses and life.

Transport corridors through Slovenia



Highway system in the Republic of Slovenia



# Business zones in Posavje region

## Location of KRŠKO Business Park

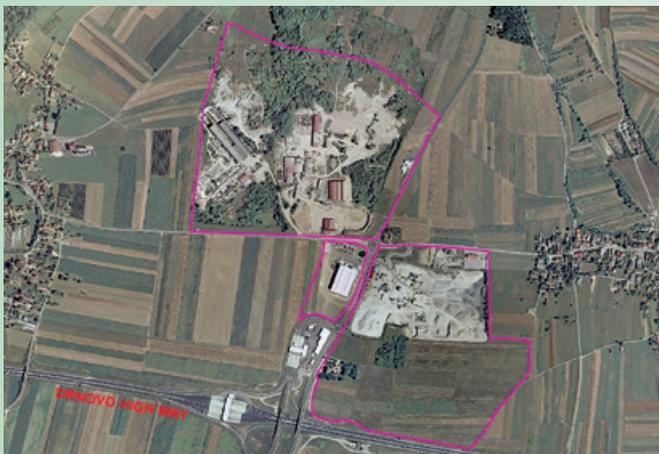
The Business park is located about 5 kilometres from Krško. The park is easily accessible by road and rail as it is in the immediate vicinity of the motorway H1/E70 Ljubljana - Zagreb (Trans-European Transport Corridor "X"), while the railway station Krško is 5 km away. International airports Ljubljana (100 km), Zagreb (Croatia 50 km) and Graz (Austria 200 km) offer a number of air travel options. The Port of Koper, Slovenia's multipurpose port, and the Port of Rijeka in Croatia are 200 km away.



*Micro location of Business zone*

## Business parks Drnovo

The zone spans over 660,000 sq. m, 388,000 sq. m of which are available for new investors. The owners of the property are mainly the Municipality of Krško, part of them are private. Investors may choose individual units from 2 ha – 10 ha to suit their needs and wishes. It is a fully serviced site well suited for logistics and distribution, as well as manufacturing, assembly and other activities. Business park has all bulding permission for infrastructure. Building works for investor can start immediately after they will be given building permission (6 months).



*Business park Drnovo, West & East*



*Business zone, Drnovo west*



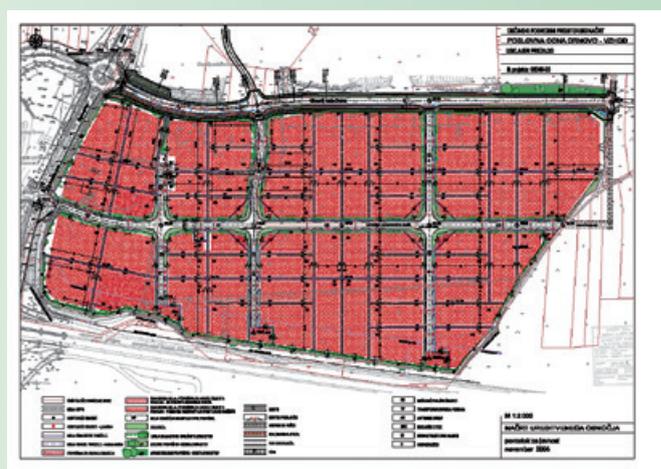
Business zone Drnovo West, »plots« Green are aviable



Main roads in Business zone Drnovo East



Business zone Drnovo East, near junction High way Ljubljana – Zagreb, aviable 18 ha



**Business Park Vrbina**

Business Park Vrbina stretches over 700,000 sq. m, 350,000 sq. m of which are immediately available for development. Net surface of 180,000 sq. m for industrial buildings and offices and 5,000 sq. m for parking. The Municipality of Krško (owner of the property) has obtained the permit for the construction of basic infrastructure. Individual units of 2-4 ha are available to investors, according to their needs. Investors may begin with construction after obtain a building permit (6 months). The site is well suited for logistics, manufacturing or other activities. There is a railway siding in the business park.



Business Zone Vrbina



Main roads in Business Zone Vrbina



Business Zone Vrbina, »plots« green are aviable

### Future development of Business Park Krško

Business Park will grow at the pace that best suits the needs of its occupants and the economic circumstances. The Business Park however takes care that there is enough land available immediately and that the infrastructure (multi-duct installations, road and railway links) in that area can be ready in time for a company to start its operations without delays. For this reason, a planning of the Business Park has been made

in phases, taking each phase at appropriate time, according to demands and needs of the market and of the investors

| Business zone               | ha         | available ha |
|-----------------------------|------------|--------------|
| BZ Vrbinja                  | 66         | 59           |
| BZ Drnovo-West (Velika vas) | 44         | 20,5         |
| BZ Drnovo-East              | 22         | 18,3         |
| <b>Total</b>                | <b>132</b> | <b>97,8</b>  |

## Why invest in Krško

Krško has become home to a number of foreign investors who were able to tap into the pool of skilled workforce and obtain industrial land for development in a facile manner. More than 25% working places in town are in foreign owned companies. The state and municipality offer a range of incentives to investors with projects for the creation of new jobs. The future of Krško and Posavje is in the energy sector, manufacturing, metal processing and machine industry, chemical industry as well as the services sector. Logistics, tourism and business services will undoubtedly continue to prosper. Highly skilled workers and a corporate culture

of transparency, accountability, observance of international technical standards, personal integrity and company loyalty make our region/town attractive for foreign investors.

#### Investment opportunity in area of:

- Chemicals, Pharmaceuticals & Biotechnology, Bioplastic
- Wood-processing industry
- Business services, added value logistic ...
- Electrical & Electronics
- Machining & Metalworking
- High-technology

## Lifestyle

The Posavje Region is a popular tourist destination due to its natural, cultural and historical riches. At the east. The slopes nurturing vineyards and the border river Sotla, while to the south there is the rolling countryside called Gorjanci adorn Posavje, and to the northwest, the ground slowly rises to the hills of Zasavje. It takes just one hour to arrive from Posavje to Slovenia's capital Ljubljana, and only 45 minutes to reach Zagreb, Croatia's capital. It is a two-hour drive to the beaches of the Slovenian coast at the Adriatic Sea and the ski-slopes in the Alps.

Posavje attracted the first settlers as early as in the early Stone and Copper Ages (5,000 years B.C.). Attracted by fertile land, Celtic tribes and the Romans had settled the area before the arrival of the Slavs. Numerous churches and castles scattered over the rolling countryside, embraced by vineyards are witness long centuries of civilization, and attract visitors to walk along well-beaten wine-roads. The area is rich in thermal-water springs Terme Čatež and Paradiso Dobova.

At present, Posavje is a mosaic of picture postcard communities and a dynamic corporate sector. Just as the best-known wines of the area are blends, the local lifestyle blends a small town atmosphere with a variety of dining,



entertainment and lodging choices plus an abundance of business services and amenities. For sports enthusiasts there are foot and bridle paths but also equestrian facilities, a golf course and the pools of the Thermal Riviera. For centuries, viticulture has been a pillar of local economy and *cviček*, a light red wine with protected geographical indication, is a pride of the local people who take great joy in their national dishes and blended wines.

# Business environment

Krško has always been known for its manufacturing industries. Recent economic growth and development stem from the traditionally strong industries and the entrepreneurial spirit of the people. The companies with strong export orientation operate in the energy sector, pharmaceutical industry, automotive electronics and logistic services. Other important economic sectors in Krško include metal processing, construction, tourism and agriculture.

## Educational Institutions

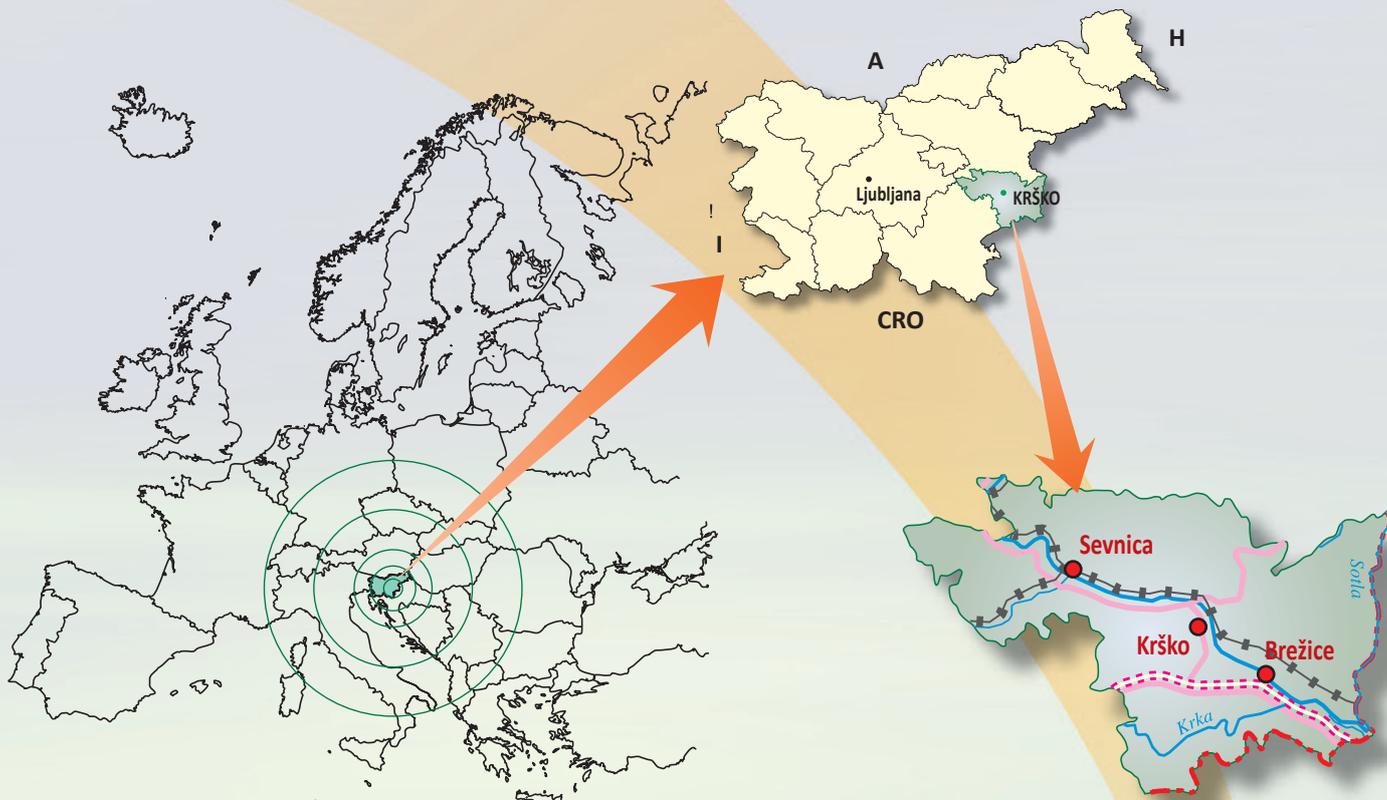
- Secondary School Krško  
(Mechanical and Electro technical)
- Faculty of Energy studies, University of Maribor
- Faculty of Logistics studies, University of Maribor,

| Infrastructural companies  | Core business  | Web site                 |
|--|--|--------------------------|
| NEK d.o.o.   | Nuclear power plant                                    | www.nek.si               |
| TEB d.o.o.   | Thermo power plant                                     | www.teb.si               |
| ADRIA PLIN d.o.o.  | Gas supplier   | www.adriaplin.si         |
| ELEKTRO CELJE d.d.   | Electricity supplier                                   | www.elektro-celje.si     |
| Construction, engineering,   | Core business  | Web site                 |
| GRIESHABER Logistika d.o.o. *  | Transport and logistic                                 | www.grieshaber.de        |
| SAVAPROJEKT d.d.   | Architectural and construction engineering             | www.savaprojekt.si       |
| TERME ČATEŽ d.d.   | Tourism, hotels, thermal riviera, golf                 | www.terme-catez.si       |
| Kostak d.d.  | Communal services and civil engineering                | www.kostak.si            |
| TVZ z.o.o.   | Tourist provider                                       | www.tvz.si               |
| Production of process equipment  | Core business  | Web site                 |
| I.H.S. d.o.o.  | Packaging and transport devices                        | www.ihs.si               |
| EKTEN d.o.o.   | Ecological and technological equipment and engineering | www.ekten.si             |
| WILLY STADLER d.o.o. *   | Manufacturing equipment, construction                  | www.stadler.de           |
| VTS DOBOVA d.o.o.  | Construction, maintenance                              | vtsdobova@siol.net       |
| INO BREŽICE d.o.o.   | Agricultural and forestry machines                     | www.inobrezice.com       |
| METALNA SENOVO d.o.o.  | Manufacturing equipment                                | www.metalna-senovo.si    |
| Technological companies  | Core business  | Web site                 |
| Krka d.d.  | Pharmaceuticals, non-prescription products             | www.krka.si              |
| TANIN SEVNICA d.d.   | Chemical products (tannin)                             | www.tanin.si             |
| KOPITARNA SEVNICA d.d.   | Footwear production                                    | www.kopitarna-sevnica.si |
| TPV PRIKOLICE d.o.o.   | Bodies for vehicle and trailers                        | www.tpv.si               |
| CHEMCOLOR SEVNICA d.o.o.   | Colours, varnishes                                     | www.chemcolor.si         |
| VIPAP VIDEM KRŠKO d.d. *   | Paper industry   | www.vipap.si             |
| RESISTEC UPR d.o.o. & Co. k.d. *   | Electronic components                                  | www.krah-gruppe.de       |
| DS Smith Slovenija d.o.o. *  | Cardboard and packaging boxes                          | www.dssmith.com/sl       |
| Other business services  |  |                          |
| Trade, storage, accommodation, transport, food services activity, first aid and hospital, SME in area of different services, branches of banks, post, and a lot of sport, cultural and other associations. |  |                          |

\* Foregin capital

# LOCATION FEATURES ABD TRANSPORT LINKS

Invest in KRŠKO



| TIME*        | 1 hour              | 2 hours                    | 3 hours        | 4 hours | 5 hours                        |
|--------------|---------------------|----------------------------|----------------|---------|--------------------------------|
| DESTINATION* | Ljubljana<br>Zagreb | Koper<br>Rijeka<br>Trieste | Graz<br>Venice | Vienna  | Belgrade<br>Budapest<br>Munich |

\*Approximate journey time, based on starting point from Krško.

## One-stop-shop” for potential investors on local level

Name: **Center za podjetništvo in turizem Krško**  
**Agency Business center Krško**

Address: CKŽ 46, Krško, Slovenia  
Telefon: 00386-7-492 220  
E-mail: [info@cptkrsko.si](mailto:info@cptkrsko.si)  
Internet: [www.cptkrsko.si](http://www.cptkrsko.si)

### Activities and main operational tasks

- Management of business zones in Krško, Posavje region (promotion, selling...);
- Promoting foreign investments;
- Giving information on legislation, taxes and incentives;
- Advise in practical matters;
- On-going support;

Important for business information and one stop shop for existing and potential investors on state level is InvestSlovenia

[www.InvestSlovenia.si](http://www.InvestSlovenia.si)