



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone „**PODUZETNIK VRBOVEC**“

General information

Location (city/municipality)	City of Vrbovec
Zone type	Business zone
Size of the zone (m ²)	900.000
Available land size (m ²)	660.000
Construction purpose	Manufacturing and services
Allowed construction density	0,4
Construction efficiency coefficient allowed	1
Allowed construction height (m)	10 m/15 exceptionally individual parts of the building or plant may be higher if it is conditioned by technological processes (chimneys, silos, etc.); or 15 m / 20 m
Allowed noise level (at the border of the site, dB)	50 dB

Zone diagrams & plans

Diagram of the zone



Site specifications

Offered land lot size (m ²)	Dimensions of plot (width*height, m)	Site description	Title deed	Public or private ownership	Constraints on changing ownership title	Land transfer	Land sale/rent price (EUR*/m ² / EUR*/m ² /yearly)
2951	*	Flat		Public	No encumbering rights	Sale	10,64
3708	*	Flat		Public	No encumbering rights	Sale	10,64
3957	*	Flat		Public	No encumbering rights	Sale	10,64
3021	*	Flat		Public	No encumbering rights	Sale	10,64
2965	*	Flat		Public	No encumbering rights	Sale	10,64
4172	*	Flat		Public	No encumbering rights	Sale	10,64
4333	*	Flat		Public	No encumbering rights	Sale	10,64

Offered land lot size (m ²)	Dimensions of plot (width*height, m)	Site description	Title deed	Public or private ownership	Constraints on changing ownership title	Land transfer	Land sale/rent price (EUR*/m ² / EUR*/m ² /yearly)
4071	*	Flat		Public	No encumbering rights	Sale	10,64
3938	*	Flat		Public	No encumbering rights	Sale	10,64
3889	*	Flat		Public	No encumbering rights	Sale	10,64
3797	*	Flat		Public	No encumbering rights	Sale	10,64
546	*	Flat		Public	No encumbering rights	Sale	10,64
4205	*	Flat		Public	No encumbering rights	Sale	10,64
2708	*	Flat		Public	No encumbering rights	Sale	10,64
1688	*	Flat		Public	No encumbering rights	Sale	10,64
1216	*	Flat		Public	No encumbering rights	Sale	10,64

Infrastructure/energents capacity

Gas

Availability

Yes

Electricity

Availability

Yes

Water

Availability Yes

Sewage

Availability Yes

Water purifier No

Communal information

Communal contribution fee

Communal contribution for manufacturing (EUR/m³) 5,31

Communal contribution for office spaces (EUR*/m³)

Communal contribution for services (EUR*/m³) 5,31

Redemption from paying communal contribution fee

Yes, Exemptions from the payment of communal contribution: 1.) 40% of the calculated communal contribution for commercial and service buildings; 2.) 50% of the calculated communal contribution for buildings intended for the performance of religious, health activities, social care, culture, sports, preschool, primary and secondary education, 3.) 100% of the calculated contribution for buildings in which activities in the field of IT, production are carried out and/or processing activity, agricultural activity, and whose total building (gross) area exceeds 300 m², and for buildings in which catering and/or tourism activities are carried out; 4.) 50% of the calculated communal contribution that builds a residential building.

Communal contribution tax

Amount of communal contribution tax (EUR*/m²)

Utility fee: office space for other activities 0.16E/m²/month; business premises-production 0.11 E/m²/month, construction land used for business activities - 10% of the amount determined for business premises.

Communal contribution tax

Redemption from paying communal contribution tax

Yes, Exemption from communal fees: legal entities and natural persons: 100% in the first year of operation, 50% in the second year, 30% in the third - for buildings for which the building act was issued after 1 January 2018 for business premises - on which it is carried out activity in the field of information technology, production and/or processing activity, tourist activity, for neglected and unused business buildings (brownfield) with a usable area of more than 500 m² in which investors revitalize the existing business potential by renewing economic activities; Buildings for commercial and service purposes for which the act of construction was issued after 1.1. In 2018, the utility fee is waived in the amount of 50% in the first year of operation.

Water contribution

Water contribution for business buildings (EUR*/m ³)	1,34
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Water contribution for manufacturing buildings (EUR*/m ³)	0,24
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Water contribution for open-space business buildings (EUR*/m ²)	0,39
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Water fee

Water regulation fee (EUR*/m ²)	0,04-0,14 €/m ² - mjesečno
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Physical plans

County urban plan	Yes
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Municipal/City urban plan	Yes
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Urban development plan	Created
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Detailed urban plan	No obligation
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Distances from traffic infrastructure

Road	The zone is bounded on the south side by county road 3302 (Radnička ulica), distance to the center 2 km. km
Highway	A1, Distance from the A4 highway; Zagreb-Goričan, 8 km; Highway D10 (St. Helena - Vrbovec - Križevci - Koprivnica - GP Gola - border of the Republic of Hungary km
Railway siding	1 km from the train station Vrbovec km
Sea port	Rijeka, 206 km
Airport	Zagreb International Airport , 36 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Konzum d.d	Retail grocery shop	Republic of Croatia		https://www.konzum.hr/
Ros Vrbovec d.o.o.	Airconditioning and cooling systems except for the household	Republic of Croatia		https://ros-vrbovec.com/
Gis impro d.o.o.	Metal construction and parts production	Republic of Croatia		https://gis-impro.hr/
Autoelektrika Bauer	Motor vehicle service	Republic of Croatia		
M.T. Staklenik j.d.o.o.	Preparation and beverage serving	Republic of Croatia		
TEHNOLOŠKI INŽENJERING I C M OBRT vl. Franjo Husain,	Scientific experiments	Republic of Croatia		
Cromik STBH d.o.o.	Production of motorcycles	Republic of Croatia		
Ugostiteljski obrt Pizzeria D	Restaurant and food preparation	Republic of Croatia		https://pizzeria-d.eatbu.hr/?lang=hr

Company name	Activity	Country of origin	Parent company	Company website
TIM-TRGO, obrt za ugostiteljstvo, vl. Kristinka Tretinjak	Preparation and beverage serving	Republic of Croatia		
Pavliček trg mlin d.o.o.	Mill products	Republic of Croatia		
DIONIZ M d.o.o. Automat klub "CEZAR"	Betting	Republic of Croatia		
Offertissima d.o.o.	Wholesale store	Republic of Croatia		https://offertissima.hr/
AMG d.o.o. Rock Club	Preparation and beverage serving	Republic of Croatia		
Šimunec promet d.o.o.	Wholesale store	Republic of Croatia		
Tehnometal vl. Brankica Beclin	Metal processing	Republic of Croatia		
Frizerski salon Estetik	Beauty centre	Republic of Croatia		
Vetrinarska stanica Vrbovec d.o.o.	Veterinary station	Republic of Croatia		https://vsvrbovec.hr/
Autoelektrika Smolčec vl. Kruno Smolčec	Motor vehicle service	Republic of Croatia		
METAL-ing d.o.o.	Light metal packages production	Republic of Croatia		
ALPRO d.o.o.	Railway safety equipment production	Republic of Croatia		
Prima commerce d.o.o.	Furniture production	Republic of Croatia		

Company name	Activity	Country of origin	Parent company	Company website
Jurval d.o.o.		Republic of Croatia		
Vodoopskrba i odvodnja Zagrebačke županije d.o.o.	Water supply and water purifier	Republic of Croatia		
Asemo d.o.o.	Computer equipment and system management	Republic of Croatia		https://asemo.hr/
Wiberg j.d.o.o.	Beverage preparation and serving activities	Republic of Croatia		https://www.tedi.com/hr/
TEDI poslovanje d.o.o.	Other retail trade in non-specialized stores	Republic of Croatia		
PIK Vrbovec plus d.o.o.	Production of meat and poultry products	Republic of Croatia		http://www.pik-vrbovec.hr/
Bravel d.o.o.	Road transport of goods	Republic of Croatia		https://bravel.hr/
C.I.A.K. Auto d.o.o.	Wholesale trade in parts and accessories for motor vehicles	Republic of Croatia		https://ciak-auto.hr/
Frenum d.o.o.	Non-specialized wholesale trade	Republic of Croatia		https://frenum.hr/
PEVEC OPREMA d.o.o.	Other retail trade in non-specialized stores	Republic of Croatia		https://pevec-oprema.eu/
Rovigo d.o.o.	Machine processing of metal	Republic of Croatia		https://www.rovigo.hr/

Company name	Activity	Country of origin	Parent company	Company website
POS-PLAST d.o.o.	Production of other plastic products	Republic of Croatia		https://pos-plast.hr/o-nama/
SALAJ METALI d.o.o.	Production of metal structures and their parts	Republic of Croatia		
APITAL d.o.o.	Production of machines for the food, beverage and tobacco industries	Republic of Croatia		https://apital.hr/

Gallery

* average rate = 7.54

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