



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Business Zone “Beli Manastir- West”

#### General information

<b>Location (city/municipality)</b>	City of Beli Manastir
<b>Zone type</b>	Business zone
<b>Size of the zone (m<sup>2</sup>)</b>	182.422
<b>Available land size (m<sup>2</sup>)</b>	30.099
<b>Construction purpose</b>	Manufacturing and services
<b>Allowed construction density</b>	0,6
<b>Construction efficiency coefficient allowed</b>	1,8
<b>Allowed construction height (m)</b>	18.0 (exceptionally and more if necessary due to the production process)
<b>Allowed noise level (at the border of the site, dB)</b>	Not foreseen in physical plans

#### Infrastructure/energents capacity

<b>Gas</b>	
<b>Availability</b>	Yes
<b>Electricity</b>	
<b>Availability</b>	Yes
<b>Water</b>	
<b>Availability</b>	Yes

## Sewage

Availability Yes

Water purifier Yes

## Communal information

### Communal contribution fee

Communal contribution for manufacturing (EUR/m<sup>3</sup>) 3,98

Communal contribution for office spaces (EUR\*/m<sup>3</sup>)

Communal contribution for services (EUR\*/m<sup>3</sup>) 3,98

Redemption from paying communal contribution fee Yes, during the facility building

### Communal contribution tax

Amount of communal contribution tax (EUR\*/m<sup>2</sup>) 0,10

Redemption from paying communal contribution tax Yes, in 1st year of the investment

### Water contribution

Water contribution for business buildings (EUR\*/m<sup>3</sup>)

Water contribution for manufacturing buildings (EUR\*/m<sup>3</sup>)

Water contribution for open-space business buildings (EUR\*/m<sup>2</sup>)

### Water fee

Water regulation fee (EUR\*/m<sup>2</sup>) 0,0398

## Physical plans

County urban plan Yes

<b>Municipal/City urban plan</b>	Yes
<b>Urban development plan</b>	Created
<b>Detailed urban plan</b>	No obligation

## Distances from traffic infrastructure

<b>Road</b>	0 km
<b>Highway</b>	A5, about 3 km to the entrance to the Sudaraž toll station km
<b>Railway siding</b>	1,39 km
<b>Sea port</b>	Rijeka, 458 km
<b>Airport</b>	Osijek International Airport , 48 km

## Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Urban bike solutions Ltd.	Design and production of urban equipment for equipping cycling infrastructure	Republic of Croatia		<a href="http://www.ubs-bike.com">www.ubs-bike.com</a>
Tehno filter Ltd.	Production of air purification systems in industry	Republic of Croatia		<a href="http://www.tehno-filter.hr">www.tehno-filter.hr</a>
Ecocortec Ltd.	Proizvodnja bioplastike i antikoroziivnih folija	Republic of Croatia		<a href="http://www.ecocortec.hr">www.ecocortec.hr</a>
Virtual zone map		Republic of Croatia		<a href="https://tourmkr.com/F1OeYxGafy/36785360p&amp;161.29h&amp;88.16t">https://tourmkr.com/F1OeYxGafy/36785360p&amp;161.29h&amp;88.16t</a>

## Gallery

\* average rate = 7.54

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