



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone Vranjak 2, Ploče

General information

Location (city/municipality)	Ploče
Zone type	Business zone
Size of the zone (m ²)	330.000
Available land size (m ²)	210.000
Construction purpose	Manufacturing and services
Allowed construction density	60%
Construction efficiency coefficient allowed	
Allowed construction height (m)	Building 10.0 m - hall 12.00 m
Allowed noise level (at the border of the site, dB)	Not foreseen in physical plans

Zone diagrams & plans

Diagram of the zone



Scanned copy of cadastral plan extract with highlighted available lots



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)
210000	*	Flat		Public	No encumbering rights	Sale, rent	25

Infrastructure/energents capacity

Gas	
Availability	No
Electricity	
Availability	Yes
Water	
Availability	Yes
Sewage	
Availability	Yes
Water purifier	Yes

Communal information

Communal contribution fee	
Communal contribution for manufacturing (EUR/m ³)	18,40
Communal contribution for office spaces (EUR*/m ³)	18,40
Communal contribution for services (EUR*/m ³)	18,40

Communal contribution fee

Redemption from paying communal contribution fee

Yes, at the proposal of the Mayor, the City Council of the City of Ploče can partially or fully exempt investors who build buildings of interest to the City from paying the communal contribution.

Communal contribution tax

Amount of communal contribution tax (EUR*/m²)

0,27

Redemption from paying communal contribution tax

No

Water contribution

Water contribution for business buildings (EUR*/m³)

1,80

Water contribution for manufacturing buildings (EUR*/m³)

0,35

Water contribution for open-space business buildings (EUR*/m²)

0,53

Water fee

Water regulation fee (EUR*/m²)

0,15

Physical plans

County urban plan

Yes

Municipal/City urban plan

Yes

Urban development plan

Not created, but there is obligation to create it

Detailed urban plan

No obligation

Distances from traffic infrastructure

Road

Access road needs to be built.

Highway

A1, 0,50 km

Railway siding

6 km

Sea port

Ploče, 2 km

Airport

Dubrovnik International Airport , 120 km

* average rate = 7.54

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