



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone Vranjak 3, Ploče

General information

| Location (city/municipality) | Ploče |
|---|--------------------------------|
| Zone type | Business zone |
| Size of the zone (m ²) | 391.700 |
| Available land size (m ²) | 52.095 |
| 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) |
|---|--------------------------------------|------------------|------------|-----------------------------|---|---------------|--|
| 52095 | * | Flat | | Public | No encumbering rights | Sale, rent | 60 |

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/m³) 18,40

Communal contribution for office spaces (EUR*/m³) 18,40

Communal contribution for services (EUR*/m³) 118,40

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 |
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| | |
|-------------------------------|---------|
| Urban development plan | Created |
|-------------------------------|---------|

| | |
|----------------------------|---------------|
| 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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