



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Unique Economic Zone North of State Road D8

#### General information

<b>Location (city/municipality)</b>	<b>Biograd na Moru</b>
<b>Zone type</b>	Business zone
<b>Size of the zone (m<sup>2</sup>)</b>	898.990
<b>Available land size (m<sup>2</sup>)</b>	84.279
<b>Construction purpose</b>	Manufacturing and services
<b>Allowed construction density</b>	0.40 / 0.60 (depending on the zone)
<b>Construction efficiency coefficient allowed</b>	1.0 / 1.2 (depending on the zone)
<b>Allowed construction height (m)</b>	18 / 12 / 10 / 8 (depending on the zone)
<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>	No
<b>Electricity</b>	
<b>Availability</b>	Yes
<b>Water</b>	
<b>Availability</b>	Yes

## Sewage

Availability Yes

Water purifier No

## Communal information

### Communal contribution fee

Communal contribution for manufacturing (EUR/m<sup>3</sup>) 18,31

Communal contribution for office spaces (EUR\*/m<sup>3</sup>) 18,31

Communal contribution for services (EUR\*/m<sup>3</sup>) 18,31

Redemption from paying communal contribution fee No

### Communal contribution tax

Amount of communal contribution tax (EUR\*/m<sup>2</sup>) <https://www.biogradnamoru.hr/images/dokumenti/vazniji.akti.grada/Odluka-o-komunalnoj-naknadi-9-18.pdf>

Redemption from paying communal contribution tax No

## Water contribution

Water contribution for business buildings (EUR\*/m<sup>3</sup>) Tariffs as well as amounts of water contribution calculations are defined by the Decree on the amount of water contribution (Official Gazette 78/210, 76/2011, 19/2012, 151/2013, 83/2015, 42/2019 and 73/2020).

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>) See the table [https://www.voda.hr/sites/default/files/nuv\\_tarifa\\_za\\_web](https://www.voda.hr/sites/default/files/nuv_tarifa_za_web).

## Physical plans

County urban plan Yes

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

## Distances from traffic infrastructure

<b>Road</b>	km
<b>Highway</b>	A1, 4 km
<b>Railway siding</b>	23 km
<b>Sea port</b>	Gaženica , 23 km
<b>Airport</b>	Airport Zadar , 26 km

## Companies in the zone

<b>Company name</b>	<b>Activity</b>	<b>Country of origin</b>	<b>Parent company</b>	<b>Company website</b>
Tvornica mreža d. o. o.	Entertainment and recreational activities	Republic of Croatia		<a href="https://www.tvornicamreza.hr/">https://www.tvornicamreza.hr/</a>
Jadran Tuna d. o. o.	Fishing	Republic of Croatia		<a href="http://jadran-tuna.hr/">http://jadran-tuna.hr/</a>
Karlo Yachting d. o. o.	Entertainment and recreational activities	Republic of Croatia		<a href="http://www.karlo-yachting.com/">http://www.karlo-yachting.com/</a>
Mormora d. o. o.	Processing and preservation of fish, crabs and shellfish	Republic of Croatia		
Markvinia d. o. o.	Cutting, shaping and processing of stone	Republic of Croatia		<a href="https://www.markvinia.hr/">https://www.markvinia.hr/</a>
Čirjak d. o. o.	Construction of residential and non-residential buildings	Republic of Croatia		<a href="https://www.cirjak.hr/">https://www.cirjak.hr/</a>

Company name	Activity	Country of origin	Parent company	Company website
Kulaš d. o. o.	Non-specialized wholesale trade	Republic of Croatia		
Nave Marin d. o. o.	Repair of metal products, machines and equipment	Republic of Croatia		<a href="https://nave.com.hr/">https://nave.com.hr/</a>
Frey	Production of other textiles	Republic of Croatia	vl. Vanja Pedisić Švraka	<a href="https://frey-yachtstylist.com/hrv">https://frey-yachtstylist.com/hrv</a>
Filip Comes d. o. o.	Other specialized wholesale trade	Republic of Croatia		
Pelagos net farma d. o. o.	Aquaculture	Republic of Croatia		<a href="https://pelagos-net.hr/">https://pelagos-net.hr/</a>
DIDOV ŠKVER d.o.o.		Republic of Croatia		
NAVITA YACHTS SERVICE d.o.o.		Republic of Croatia		
Auto servis LABAR	Maintenance and repair of motor vehicles	Republic of Croatia		<a href="https://autoservis-labar.com/">https://autoservis-labar.com/</a>
PAUMAN INVEST d.o.o.		Republic of Croatia		

## Gallery

\* average rate = 7.54

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