



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Industrial zone Janjevci (Donji Miholjac)

#### General information

<b>Location (city/municipality)</b>	Grad Donji Miholjac
<b>Zone type</b>	Business zone
<b>Size of the zone (m<sup>2</sup>)</b>	1.247.269
<b>Available land size (m<sup>2</sup>)</b>	214.981
<b>Construction purpose</b>	Manufacturing and services
<b>Allowed construction density</b>	0,80
<b>Construction efficiency coefficient allowed</b>	1,2
<b>Allowed construction height (m)</b>	11 (P+2)
<b>Allowed noise level (at the border of the site, dB)</b>	-

#### Zone diagrams & plans

Diagram of the zone



Scanned copy of cadastral plan extract with highlighted available lots



## Infrastructure/energents capacity

### Gas

Availability Yes

### Electricity

Availability Yes

### Water

Availability Yes

### Sewage

Availability Yes

Water purifier Yes

## Communal information

### Communal contribution fee

Communal contribution for manufacturing (EUR/m<sup>3</sup>) 1,3 - 0,13

Communal contribution for office spaces (EUR\*/m<sup>3</sup>) 1,3 - 0,13

Communal contribution for services (EUR\*/m<sup>3</sup>) 1,3 - 0,13

Redemption from paying communal contribution fee No

### Communal contribution tax

Amount of communal contribution tax (EUR\*/m<sup>2</sup>) 0,04

Redemption from paying communal contribution tax No

### Water contribution

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

## Water contribution

**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>)** 0,14

## Physical plans

**County urban plan** Yes

**Municipal/City urban plan** Yes

**Urban development plan** Created

**Detailed urban plan** Created

## Distances from traffic infrastructure

**Road** 0 km

**Highway** A3, 45 km

**Railway siding** 20 km

**Sea port** Rijeka, 380 km

**Airport** Osijek , 60 km

## Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Poduzetnički inkubator OSVIT	Supporting institution	Republic of Croatia		<a href="https://www.osvit.biz/">https://www.osvit.biz/</a>
KANAAN Ltd.	Nutritional	Republic of Croatia		<a href="https://kanaan.hr/">https://kanaan.hr/</a>
ENNA FRUIT Ltd.	Nutritional	Republic of Croatia		<a href="https://ennafruit.hr/otkupni-centri/">https://ennafruit.hr/otkupni-centri/</a>

Company name	Activity	Country of origin	Parent company	Company website
Agroeuropa Ltd.	Agricultural	Republic of Croatia		
Massive lamellas Ltd.	Wood processing	Republic of Croatia		<a href="http://www.pozgaj.eu/pozgaj-grupa/">http://www.pozgaj.eu/pozgaj-grupa/</a>
EUROPLAST	Metal and plastic processing	Republic of Croatia		<a href="https://euoplast.hr/">https://euoplast.hr/</a>
MOGA Ltd.	Metal processing	Republic of Croatia		<a href="https://moga.hr/">https://moga.hr/</a>
Bravarija Kovačević Ltd.	Metal processing	Republic of Croatia		
Gestus Metal, simple limited liability company	Metal processing	Republic of Croatia		<a href="http://gestus-metal.hr/">http://gestus-metal.hr/</a>
MS-ROOF, simple limited liability company	Sheet metal processing	Republic of Croatia		
Karašica Vučica JSC	Low-rise construction	Republic of Croatia		<a href="https://karasica-vucica.hr/">https://karasica-vucica.hr/</a>
LIM-MARIO, simple limited liability company	Construction sheet metal shop	Republic of Croatia		<a href="https://www.huk.hr/listings/lim-mario/">https://www.huk.hr/listings/lim-mario/</a>
Craft Marin	Construction	Republic of Croatia		
WDM energy LTD.	Bioelectric plant	Republic of Croatia	Bioen invest d.o.o	<a href="https://www.bioen.eco/hr/tvrtke/vdm-energija-d-o-o-donji-miholjac/">https://www.bioen.eco/hr/tvrtke/vdm-energija-d-o-o-donji-miholjac/</a>
ŽITAR Ltd.	Repurchase of grain	Republic of Croatia		<a href="http://www.granolio.hr/hr/proizvodnja/proizvodni-kapaciteti/staklenici/">http://www.granolio.hr/hr/proizvodnja/proizvodni-kapaciteti/staklenici/</a>
Vlado Ltd.	Repurchase of grain	Republic of Croatia		<a href="https://vlado.hr/">https://vlado.hr/</a>
Papuk Ltd.	Repurchase of grain	Republic of Croatia		<a href="https://www.papuk.hr/">https://www.papuk.hr/</a>
GRADA-Horvat, simple limited liability company	Prodaja građ. materijala	Republic of Croatia		

Company name	Activity	Country of origin	Parent company	Company website
Thomas Eckhard Ltd.	Boje i lakovi	Republic of Austria		<a href="https://thomas-eckhard.croatia.biz/">https://thomas-eckhard.croatia.biz/</a>
Craft "Papir Trade"	Obrada papira	Republic of Croatia		<a href="http://papirtrade.hr/">http://papirtrade.hr/</a>
FIRO, simple limited liability company	Projektiranje i nadzor	Republic of Croatia		
Marrow Labs Ltd.	Izrada softwera	Republic of Croatia		<a href="https://www.marrowlabs.com/">https://www.marrowlabs.com/</a>
Fungus Panonia Ltd.	Mushroom production	Republic of Croatia	Marinada d.o.o.	
TRUCKER	Carrier	Republic of Croatia		
Family farm Vrbanić	Agriculture	Republic of Croatia		
Family farm Kožić	Agriculture	Republic of Croatia		
Petrović	Services in agriculture	Republic of Croatia		
Craft JURMAN	Repair of machines	Republic of Croatia		
Craft EISAO	Business consulting	Republic of Croatia		
Poslovni plan Ltd.	Business consulting	Republic of Croatia		<a href="http://poslovni-plan.hr/">http://poslovni-plan.hr/</a>
OSVIT	Accounting service	Republic of Croatia		<a href="https://www.osvit.biz/">https://www.osvit.biz/</a>
DUGA	Social entrepreneurship	Republic of Croatia		<a href="http://www.duga.hr/">http://www.duga.hr/</a>
Centar za vozila Hrvatske	Technical review	Republic of Croatia		<a href="https://www.cvh.hr/">https://www.cvh.hr/</a>
Hrvatska elektroprivreda	Distribution	Republic of Croatia		<a href="https://www.hep.hr/ods/">https://www.hep.hr/ods/</a>

Company name	Activity	Country of origin	Parent company	Company website
HOPS	Electricity transmission	Republic of Croatia		<a href="https://www.hops.hr/en/Home/Index">https://www.hops.hr/en/Home/Index</a>
Family farm Matijević Stjepan	Production of fruits and vegetables, service activities of packaging and sorting of fruits and vegetables	Republic of Croatia		
AGRI PLANT Ltd.	Storage, grading and packaging of planting material	Republic of Croatia		

## Gallery



\* average rate = 7.54

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