



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business zone Barutana (Sisak)

General information

Location (city/municipality)	Sisak
Zone type	Business zone
Size of the zone (m²)	130.987
Available land size (m²)	64.040
Construction purpose	Manufacturing and services
Allowed construction density	0,6
Construction efficiency coefficient allowed	0,8
Allowed construction height (m)	15
Allowed noise level (at the border of the site, dB)	Not foreseen in physical plans

Zone diagrams & plans

Diagram of the zone



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)
46182	*	Flat	1809_10	Public	No encumbering rights	Sale, rent	according to the estimate
4512	*	Flat	1809_12	Public	No encumbering rights	Sale, rent	according to the estimate
2719	*	Flat	1809_13	Public	No encumbering rights	Sale, rent	according to the estimate

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/m³) 6.64

Communal contribution for office spaces (EUR*/m³) 6.64

Communal contribution fee

Communal contribution for services (EUR*/m³) 6.64

Redemption from paying communal contribution fee No

Communal contribution tax

Amount of communal contribution tax (EUR*/m²) Depending on the activity, from 0.045 EUR to 0.39 EUR

Redemption from paying communal contribution tax Yes, Exemption from paying communal fees for production activity and new employment: 100% in the first year of work, 75% in the second, 50% in the third and 25% in the fourth.

Water contribution

Water contribution for business buildings (EUR*/m³)

Water contribution for manufacturing buildings (EUR*/m³)

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

Water fee

Water regulation fee (EUR*/m²) The water management fee is 0.139359 EUR/m² per month for business premises intended for carrying out economic activities, 0.039817 EUR/m² per month for business premises intended for production and service purposes and premises for research and testing, 0.026545 EUR/m² per month for open business premises intended for carrying out economic and other activities, 0.066361 EUR/m² per month for developed and 0.0132723 EUR/m² per month for undeveloped construction land.

Physical plans

County urban plan Yes

Municipal/City urban plan Yes

Master urban plan	Yes
Urban development plan	Created
Detailed urban plan	Created

Distances from traffic infrastructure

Road	0,1 km
Highway	A3, 17 km (A3), 16 km (čvor Lekenik A11) km
Railway siding	0,1 km
Sea port	Rijeka, 250 km
Airport	Airport of Zagreb, 51 km

* average rate = 7.54

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