



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Business Zone Ilok 2

#### General information

<b>Location (city/municipality)</b>	Grad Ilok
<b>Zone type</b>	Business zone
<b>Size of the zone (m<sup>2</sup>)</b>	30.201
<b>Available land size (m<sup>2</sup>)</b>	20.305
<b>Construction purpose</b>	Manufacturing and services
<b>Allowed construction density</b>	0,5
<b>Construction efficiency coefficient allowed</b>	2,0
<b>Allowed construction height (m)</b>	11
<b>Allowed noise level (at the border of the site, dB)</b>	80 dB

#### Site specifications

Offered land lot size (m <sup>2</sup> )	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 <sup>2</sup> / EUR*/m <sup>2</sup> /yearly)
3381	*	Flat		Public	No encumbering rights	Rent	-
7342	*	Flat		Public	No encumbering rights	Rent	-

Offered land lot size (m <sup>2</sup> )	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 <sup>2</sup> / EUR*/m <sup>2</sup> /yearly)
810	*	Flat		Public	No encumbering rights	Rent	-
1350	*	Flat		Public	No encumbering rights	Rent	-
2020	*	Flat		Public	No encumbering rights	Rent	-
747	*	Flat		Public	No encumbering rights	Rent	-

## 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>)** 0,13

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

## Communal contribution fee

<b>Communal contribution for services (EUR*/m<sup>3</sup>)</b>	0,13
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<b>Redemption from paying communal contribution fee</b>	No
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## Communal contribution tax

<b>Amount of communal contribution tax (EUR*/m<sup>2</sup>)</b>	0,13
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<b>Redemption from paying communal contribution tax</b>	No
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## Water contribution

<b>Water contribution for business buildings (EUR*/m<sup>3</sup>)</b>	1,78
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<b>Water contribution for manufacturing buildings (EUR*/m<sup>3</sup>)</b>	0,32
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<b>Water contribution for open-space business buildings (EUR*/m<sup>2</sup>)</b>	0,52
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## Water fee

<b>Water regulation fee (EUR*/m<sup>2</sup>)</b>	0,04
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## Physical plans

<b>County urban plan</b>	Yes
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<b>Municipal/City urban plan</b>	Yes
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<b>Urban development plan</b>	Not created, but there is obligation to create it
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<b>Detailed urban plan</b>	Not created, but there is obligation to create it
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## Distances from traffic infrastructure

<b>Road</b>	0 km
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<b>Highway</b>	A3, 62 km
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<b>Railway siding</b>	- km
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**Sea port**

Port of Vukovar (river port) , 34 km

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**Airport**

Osijek, 58 km

## Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
TOKA-PROMET	production, trade, processing of grapes for wine, wine production	Republic of Croatia		-

## Gallery



1.1.1. Prikaz katastarskih čestica na kojima se nalaze nekretnine



## 1.1. Položaj nekretnina



\* average rate = 7.54

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