



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Blatnjača Business Zone

#### General information

Location (city/municipality)	Lipovljani Municipality
Zone type	Business zone
Size of the zone (m <sup>2</sup> )	1.306.400
Available land size (m <sup>2</sup> )	1.100.000
Construction purpose	Manufacturing
Allowed construction density	0,6
Construction efficiency coefficient allowed	1,5
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 <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)
As needed	*	Flat		Public	No encumbering rights	Sale, rent	2,87/2,87

## Infrastructure/energents capacity

<b>Gas</b>	
Availability	No
<b>Electricity</b>	
Availability	Yes
<b>Water</b>	
Availability	Yes
<b>Sewage</b>	
Availability	Yes
Water purifier	No

## Communal information

<b>Communal contribution fee</b>	
Communal contribution for manufacturing (EUR/m <sup>3</sup> )	2,45
Communal contribution for office spaces (EUR*/m <sup>3</sup> )	
Communal contribution for services (EUR*/m <sup>3</sup> )	2,54
Redemption from paying communal contribution fee	Yes, 50%

## Communal contribution tax

**Amount of communal contribution tax (EUR\*/m<sup>2</sup>)** 0,89

**Redemption from paying communal contribution tax** Yes, In first 8 years, 100%

## Water contribution

**Water contribution for business buildings (EUR\*/m<sup>3</sup>)** 0,67

**Water contribution for manufacturing buildings (EUR\*/m<sup>3</sup>)** 0,12

**Water contribution for open-space business buildings (EUR\*/m<sup>2</sup>)** 0,20

## Water fee

**Water regulation fee (EUR\*/m<sup>2</sup>)** 0,48

## Physical plans

**County urban plan** Yes

**Municipal/City urban plan** Yes

**Urban development plan** Created

**Detailed urban plan** No obligation

## Distances from traffic infrastructure

**Road** Zona je uz pristupnu cestu. km

**Highway** A3, 0 km

**Railway siding** 0,5 km

**Sea port** Rijeka, 255 km

**Airport** Zračna luka Zagreb Franjo Tuđman, 90 km

## Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Hrvatske šume d.o.o. Šumarija Lipovljani	forestry	Republic of Croatia	RH	<a href="http://www.hrsume.hr">www.hrsume.hr</a>
Lipovljani Lignum d.o.o.	wood-manufacturing	Republic of Croatia	Florian Group	<a href="http://www.floriangroup.hr/">http://www.floriangroup.hr/</a>

## Gallery



\* average rate = 7.54

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