



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Hatnjak Business Zone

General information

Location (city/municipality)	Općina Lipovljani
Zone type	Business zone
Size of the zone (m²)	495.000
Available land size (m²)	495.000
Construction purpose	Manufacturing and services
Allowed construction density	0,6
Construction efficiency coefficient allowed	2,0
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)
As needed	*	Flat		Public	No encumbering rights	Sale, rent	2,87/2,87

Infrastructure/energents capacity

Gas	
Availability	No
Electricity	
Availability	Yes
Water	
Availability	Yes
Sewage	
Availability	Yes
Water purifier	No

Communal information

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

Communal contribution tax

Amount of communal contribution tax (EUR*/m²) 0,89

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

Water contribution

Water contribution for business buildings (EUR*/m³) 0,67

Water contribution for manufacturing buildings (EUR*/m³) 0,12

Water contribution for open-space business buildings (EUR*/m²) 0,20

Water fee

Water regulation fee (EUR*/m²) 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 0 km

Highway A3, 1 km

Railway siding 0,5 km

Sea port Luka Rijeka, 255 km

Airport Zračna luka "Franjo Tuđman" Zagreb, 90 km

* average rate = 7.54

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