



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Work Zone Celine South (Samobor)

#### General information

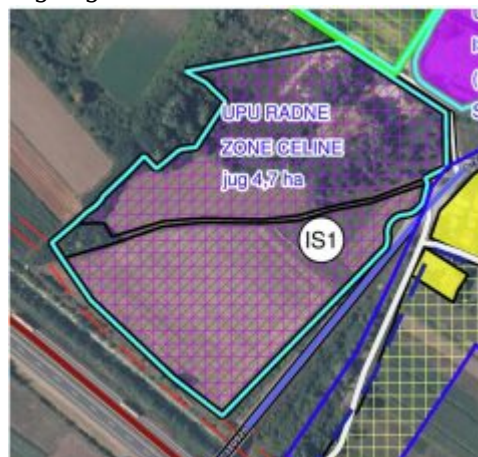
<b>Location (city/municipality)</b>	City of Samobor
<b>Zone type</b>	Business zone
<b>Size of the zone (m<sup>2</sup>)</b>	47.000
<b>Available land size (m<sup>2</sup>)</b>	44.141
<b>Construction purpose</b>	Manufacturing
<b>Allowed construction density</b>	0,4
<b>Construction efficiency coefficient allowed</b>	2,0
<b>Allowed construction height (m)</b>	12
<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 No

### Electricity

Availability No

### Water

Availability No

### Sewage

Availability No

Water purifier No

## Communal information

### Communal contribution fee

Communal contribution for manufacturing (EUR/m<sup>3</sup>) 0,01

Communal contribution for office spaces (EUR\*/m<sup>3</sup>) 0,01

Communal contribution for services (EUR\*/m<sup>3</sup>) 3,30

Redemption from paying communal contribution fee Yes, For taxpayers under special regulations

## Communal contribution tax

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

2.03 per year (Business premises serving the manufacturing, IT, creative and cultural industries) 4.06 per year (Business premises serving other activities) 8.12 per year (Business premises of large shopping centers (including tenants or owners of business premises performing activities within a large shopping center) and business premises in which financial activities are performed, insurance activities, gambling and betting activities, telecommunications activities, retail trade in motor fuels and lubricants (including trade in other products and catering within the premises), supply of medicines and similar products (pharmacies), wholesale trade, performance of a single technological system of vehicle technical inspections, registration, testing and homologation of vehicles, and activities directly related thereto, car trade, car rental, notary and legal activities, supporting and auxiliary activities in traffic, postal services, design and supervision.

**Redemption from paying communal contribution tax**

Yes, 50% in 1st year, 25% in 2nd year, 25% in 3rd year (storage and related activities in transportation) 100% in 1st year, 50% in 2nd year, 25% in 3rd year (other activities)

## Water contribution

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

THE WATER CONTRIBUTION WAS ABOLISHED BY LAW FROM 1.7.2024.

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

THE WATER CONTRIBUTION WAS ABOLISHED BY LAW FROM 1.7.2024.

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

THE WATER CONTRIBUTION WAS ABOLISHED BY LAW FROM 1.7.2024.

## Water fee

### Water regulation fee (EUR\*/m<sup>2</sup>)

Business premises of shops and services 0.14  
Business premises of production activities and services 0.04  
Business premises of administration, social activities and other public services 0.03  
Closed business premises whose purpose is not determined 0.08  
Open business premises for trade and services 0.03  
Other open business premises 0.01

## Physical plans

<b>County urban plan</b>	Yes
<b>Municipal/City urban plan</b>	Yes
<b>Master urban plan</b>	Yes
<b>Urban development plan</b>	Not created, but there is obligation to create it
<b>Detailed urban plan</b>	No obligation

## Distances from traffic infrastructure

<b>Road</b>	0 km
<b>Highway</b>	A3, 4,2 km
<b>Railway siding</b>	25 km
<b>Sea port</b>	Rijeka, 171 km
<b>Airport</b>	Zagreb International Airport , 40 km

\* average rate = 7.54

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