



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone “Otok - Bobovica ” (Samobor)

General information

Location (city/municipality)	City of Samobor
Zone type	Business zone
Size of the zone (m ²)	26.000
Available land size (m ²)	26.000
Construction purpose	Manufacturing and services
Allowed construction density	0,4
Construction efficiency coefficient allowed	2,0
Allowed construction height (m)	12
Allowed noise level (at the border of the site, dB)	-

Zone diagrams & plans

Diagram of the zone



Scanned copy of cadastral plan extract with highlighted available lots



Infrastructure/energents capacity

Gas

Availability Yes

Electricity

Availability Yes

Water

Availability Yes

Sewage

Availability Yes

Water purifier No

Communal information

Communal contribution fee

Communal contribution for manufacturing (EUR/m³) 0,01

Communal contribution for office spaces (EUR*/m³) 0,01

Communal contribution for services (EUR*/m³) 3,30

Communal contribution fee

Redemption from paying communal contribution fee

Yes, for taxpayers under special regulations

Communal contribution tax

Amount of communal contribution tax (EUR*/m²)

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*/m³)

THE WATER CONTRIBUTION WAS ABOLISHED BY LAW FROM 1.7.2024.

Water contribution for manufacturing buildings (EUR*/m³)

THE WATER CONTRIBUTION WAS ABOLISHED BY LAW FROM 1.7.2024.

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

THE WATER CONTRIBUTION WAS ABOLISHED BY LAW FROM 1.7.2024.

Water fee

Water regulation fee (EUR*/m²)

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

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

Distances from traffic infrastructure

Road	0,1 km
Highway	A3, 0,5 km
Railway siding	22 km
Sea port	Rijeka, 168 km
Airport	Zagreb, 37 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
REST Ltd.	Buying and selling your own real estate	Republic of Croatia		

Company name	Activity	Country of origin	Parent company	Company website
ALFA THERM Ltd.	Introduction of water, sewage and gas installations and installations for heating and air conditioning	Republic of Croatia		https://www.alfatherm.com/hr/
Dariva trgovina Ltd.	Non-specialized wholesale trade	Republic of Croatia		https://darivatrgovina.hr/

Gallery

* average rate = 7.54

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