REPUBLIKA HRVATSKA
Ministarstvo
gospodarstva

Business Zone Križnice (Samobor)

General information

Location (city/municipality)	City of Samobor
Zone type	Business zone
Size of the zone (m²)	245.000
Available land size (m²)	50.000
Construction purpose	Manufacturing and services
Allowed construction density	0,4
Construction efficiency coefficient allowed	1,2
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)	14,50
Communal contribution for office spaces (EUR*/m³)	0,01
Communal contribution for services (EUR*/m³)	14,50 – 14,60
Redemption from paying communal contribution fee	Yes, For taxpayers under special regulations

Communal contribution tax	
Amount of communal contribution tax (EUR*/m²)	3.38 per year (Business premises serving the manufacturing, IT, creative and cultural industries) 6.77 per year (Business premises serving other activities) 13.54 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	Not created, but there is obligation to create it

Distances from traffic infrastructure

Road	0 km
Highway	A3, 3 km
Railway siding	24 km
Sea port	Luka Rijeka, 170 km
Airport	Međunarodna zračna luka Zagreb, 38 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
KOMFOR KLIMA Ltd.	Manufacture of refrigeration and ventilation equipment, except for household use, Rental and leasing of water transport equipment	Republic of Croatia		
INTEREUROPA, LOGISTIČKE USLUGE Ltd.	Logistics services	Republic of Croatia		https://www.intereuropa.hr/
PURIĆ Ltd.	Importer and distributor of parts and equipment for diesel injection system maintenance	Republic of Croatia		https://www.puric.hr/
CROATIA-TEHNIČKI PREGLEDI Ltd.	Vehicle inspections and registration	Republic of Croatia		https://www.tehnicki-pregledi.hr/
JUB, trade and transport, Ltd.	Building materials, paints and varnishes	Republic of Croatia		https://www.jub.hr/
TEHNOLUB Ltd.	Wholesale trade in solid, liquid and gaseous fuels and related products.	Republic of Croatia		https://tehnolub.com/
KEMIKA Jsc.	Production of other chemical products	Republic of Croatia		https://www.kemika.hr/

Company name	Activity	Country of origin	Parent company	Company website
SAMOBORKA Jsc.	Production of mortar, ready-mix concrete and other	Republic of Croatia		https://www.samoborka.hr/
LIM SAMOBOR Ltd.	Production of food, chemical and decorative packaging	Republic of Croatia		https://www.lim-samobor.hr/
Hvar Ltd.	Production, sale and installation of asphalt, construction of roads and highways and civil engineering	Republic of Croatia		https://www.hvardoo.hr/
ZODA Ltd.	Non-specialized wholesale trade	Republic of Croatia		
Lumex trgovina Ltd.	Distribution of make-up tools and accessories	Republic of Croatia		https://lumex.hr/
Geolux Ltd.	Industry of non-contact hydrological radars and sensors.	Republic of Croatia		https://www.geolux-radars.com/hr
MMM Agramservis Ltd.	Repair and maintenance of personal and household items	Republic of Croatia		https://www.agramservis.hr/

Gallery

* average rate = 7.54

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