



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

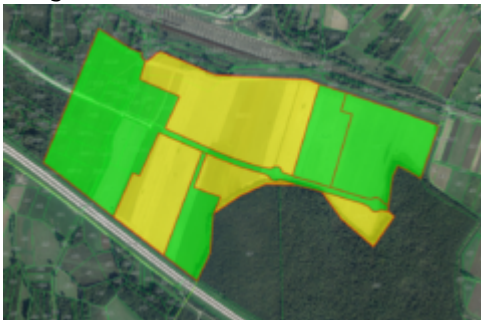
Business zone Novska

General information

Location (city/municipality)	Novska
Zone type	Business zone
Size of the zone (m²)	850.000
Available land size (m²)	321.000
Construction purpose	Manufacturing and services
Allowed construction density	Min 0,1 - max 0,6
Construction efficiency coefficient allowed	
Allowed construction height (m)	15m (except silos, chimneys, etc. up to 25m)
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)
5027	*	Flat		Public	No encumbering rights	Sale	4,50
181570	*	Flat		Public	No encumbering rights	Sale	4,50
123795	*	Flat		Public	No encumbering rights	Sale	4,50
26846	*	Flat			No encumbering rights	Sale	4,50

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) 4

Communal contribution fee

**Communal contribution for office spaces
(EUR*/m³)**

**Communal contribution for services
(EUR*/m³)** 4

**Redemption from paying communal
contribution fee** Yes, entirely

Communal contribution tax

**Amount of communal contribution tax
(EUR*/m²)** 0,03-4,1

**Redemption from paying communal
contribution tax** Yes, first two years

Water contribution

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

**Water contribution for manufacturing
buildings (EUR*/m³)** 0,08

**Water contribution for open-space
business buildings (EUR*/m²)** 0,13

Water fee

Water regulation fee (EUR*/m²) 0,01-0,14

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, 0,3 km

Railway siding	3,2 km
Sea port	Rijeka, 263 km
Airport	Franjo Tuđman Airport Zagreb, 95 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Vodoprivreda Novska d.o.o.		Republic of Croatia		
Venka Gradnja d.o.o.		Republic of Croatia		
Vodovod Novska d.o.o.		Republic of Croatia		
Palir d.o.o.		Republic of Croatia		
Phyox d.d.		Republic of Croatia		
CVH d.d.		Republic of Croatia		
EWF transporte d.o.o.		Islamic Republic of Afghanistan		
Žuti Grejp d.o.o.		Islamic Republic of Afghanistan		
Thesa, vl. Sablić Helena		Islamic Republic of Afghanistan		

Gallery



* average rate = 7.54

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