



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Business Zone Gornji Čret (Križevci)

#### General information

<b>Location (city/municipality)</b>	Križevci
<b>Zone type</b>	Business zone
<b>Size of the zone (m<sup>2</sup>)</b>	451.000
<b>Available land size (m<sup>2</sup>)</b>	393.000
<b>Construction purpose</b>	Manufacturing and services
<b>Allowed construction density</b>	0,1-0,5
<b>Construction efficiency coefficient allowed</b>	1,5
<b>Allowed construction height (m)</b>	11.5 for business activity, 8.5 for production activity
<b>Allowed noise level (at the border of the site, dB)</b>	Not foreseen in physical plans

#### 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/m <sup>3</sup> )	2,70
Communal contribution for office spaces (EUR*/m <sup>3</sup> )	
Communal contribution for services (EUR*/m <sup>3</sup> )	2,70
Redemption from paying communal contribution fee	Yes, the communal contribution is reduced by 50% for buildings with a volume of 1,001-5,500 m <sup>3</sup> , for buildings with a volume of 5,501-10,000 m <sup>3</sup> by 70%, and for buildings with a volume of 10,001 m <sup>3</sup> and more by 90%. In enterprise zones, an additional discount of 10% is granted
Communal contribution tax	
Amount of communal contribution tax (EUR*/m <sup>2</sup> )	W points (0.046 EUR) x coefficient of zone (0.1 EUR) x coefficient of purpose (in the range of 1-8) x m <sup>2</sup>
Redemption from paying communal contribution tax	Yes, Utility fee reduction 100% in the first year, 75% in the second year, 50% in the third year and 25% in the fourth year.

## Water contribution

<b>Water contribution for business buildings (EUR*/m<sup>3</sup>)</b>	0,67
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<b>Water contribution for manufacturing buildings (EUR*/m<sup>3</sup>)</b>	0,12
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<b>Water contribution for open-space business buildings (EUR*/m<sup>2</sup>)</b>	0,20
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## Water fee

<b>Water regulation fee (EUR*/m<sup>2</sup>)</b>	0,04
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## Physical plans

<b>County urban plan</b>	Yes
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<b>Municipal/City urban plan</b>	Yes
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<b>Master urban plan</b>	Yes
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<b>Urban development plan</b>	Created
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<b>Detailed urban plan</b>	No obligation
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## Distances from traffic infrastructure

<b>Road</b>	0,1 km
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<b>Highway</b>	A4, 5.4 expressway DC 10 km
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<b>Railway siding</b>	0,5 km
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<b>Sea port</b>	Port of Rijeka, 215 km
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<b>Airport</b>	Franjo Tuđman Airport Zagreb, 60 km
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## Companies in the zone

<b>Company name</b>	<b>Activity</b>	<b>Country of origin</b>	<b>Parent company</b>	<b>Company website</b>
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Company name	Activity	Country of origin	Parent company	Company website
TEHNOMONTAŽA d.o.o.	production and assembly of metal structures	Republic of Croatia		
WATROPUR d.o.o.	mediation in the trade of machinery and industrial equipment	Republic of Croatia	WATROPUR AG Švicarska	<a href="http://www.watropur.com">www.watropur.com</a>
Novoselmont d.o.o.	Installation of industrial machines	Republic of Croatia		
Cengiz inaat sanayi ticaret anonim sirketi	Construction of railways	Republic of Turkey		<a href="http://www.cengiz.inaat.com.tr">www.cengiz.inaat.com.tr</a>
Mechanical Engineering Škledar	manufacture of other general purpose machinery	Republic of Croatia		<a href="https://www.strojomehanika-skledar.hr/">https://www.strojomehanika-skledar.hr/</a>

## Gallery



\* average rate = 7.54

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