



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Severin Business Zone

General information

Location (city/municipality)	Severin
Zone type	Business zone
Size of the zone (m²)	207.000
Available land size (m²)	7.478
Construction purpose	Manufacturing and services
Allowed construction density	0.6 (0.8 for solar energy buildings)
Construction efficiency coefficient allowed	From 0.1 to 1.2
Allowed construction height (m)	15
Allowed noise level (at the border of the site, dB)	Not foreseen in physical plans

Zone diagrams & plans

Diagram of the zone

Scanned copy of cadastral plan extract with highlighted available lots

IZVOD IZ KATASTARSKOG PLANA

Publično nađeno: datum 1. 2008.



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)
4985	*	Flat		Public	No encumbering rights	Sale	2,70

Infrastructure/energents capacity

Gas	
Availability	Yes
Electricity	
Availability	Yes
Water	
Availability	Yes
Sewage	
Availability	Yes
Water purifier	
Availability	No

Communal information

Communal contribution fee

Communal contribution for manufacturing (EUR/m³)	0,66
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Communal contribution for office spaces (EUR*/m³)	0,66
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Communal contribution for services (EUR*/m³)	0,66
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Redemption from paying communal contribution fee	Yes, for buildings where they will be employed, for agricultural facilities
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Communal contribution tax

Amount of communal contribution tax (EUR*/m²)	1,06
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Redemption from paying communal contribution tax	Yes, first year of business 100% Second year 50% Third year 25%
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Water contribution

Water contribution for business buildings (EUR*/m³)	0,64
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Water contribution for manufacturing buildings (EUR*/m³)	0,15
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Water contribution for open-space business buildings (EUR*/m²)	0,28
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Water fee

Water regulation fee (EUR*/m²)	0,02
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Physical plans

County urban plan	Yes
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Municipal/City urban plan	Yes
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Urban development plan	Created
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Detailed urban plan	No obligation
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Distances from traffic infrastructure

Road	0,1 km
Highway	A1, 100 km
Railway siding	18 km
Sea port	Port of Rijeka, 300 km
Airport	Franjo Tuđman Airport Zagreb, 100 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Servisi ceste d.o.o.	Maintenance and repair of motor vehicles	Republic of Croatia		http://www.servisi-ceste.hr/
Troha-Dil d.o.o.	Production of plastic products for construction	Republic of Croatia		https://www.troha-dil.hr/
Andričić - Obrt za proizvodnju i preradu gljiva	Production and processing of mushrooms	Republic of Croatia		https://andricic-gljive.hr/
KD TRANSPORTI d.o.o.	Public road transport	Republic of Croatia		

Gallery

* average rate = 7.54

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