



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

SME Zone Grubišno Polje

General information

Location (city/municipality)	Grubišno Polje
Zone type	Business zone
Size of the zone (m ²)	722.900
Available land size (m ²)	327.526
Construction purpose	Manufacturing and services
Allowed construction density	10%-60%
Construction efficiency coefficient allowed	up to 100%
Allowed construction height (m)	The maximum height is four storeys above ground, or a maximum cornice height of 12.0 m
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



IZVOD IZ KATASTARSKOG PLANA

 Približno mjerilo ispisu 1: 5000
 Izvorno mjerilo plana 1:1000


Datum ispisa: 26.08.2022

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)
21300	*	Flat		Public	No encumbering rights	Sale	0.27 EUR*m2 *After realization of the investment, the City co-finances 95% of the land purchase cost for production activities

Offered land lot size (m²)	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*/m² / EUR*/m²/yearly)
24100	*	Flat		Public	No encumbering rights	Sale	0.27 EUR*m2 *After realization of the investment, the City co-finances 95% of the land purchase cost for production activities
30400	*	Flat		Public	No encumbering rights	Sale	0.27 EUR*m2 *After realization of the investment, the City co-finances 95% of the land purchase cost for production activities
26900	*	Flat		Public	No encumbering rights	Sale	0.27 EUR*m2 *After realization of the investment, the City co-finances 95% of the land purchase cost for production activities
24500	*	Flat		Public	No encumbering rights	Sale	0.27 EUR*m2 *After realization of the investment, the City co-finances 95% of the land purchase cost for production activities
28100	*	Flat		Public	No encumbering rights	Sale	0.27 EUR*m2 *After realization of the investment, the City co-finances 95% of the land purchase cost for production activities

Offered land lot size (m²)	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*/m² / EUR*/m²/yearly)
41700	*	Flat		Public	No encumbering rights	Sale	0.27 EUR*m2 *After realization of the investment, the City co-finances 95% of the land purchase cost for production activities
10863	*	Flat		Public	No encumbering rights	Sale	0.27 EUR*m2 *After realization of the investment, the City co-finances 95% of the land purchase cost for production activities
11037	*	Flat		Public	No encumbering rights	Sale	0.27 EUR*m2 *After realization of the investment, the City co-finances 95% of the land purchase cost for production activities
21426	*	Flat		Public	No encumbering rights	Sale	0.27 EUR*m2 *After realization of the investment, the City co-finances 95% of the land purchase cost for production activities
9400	*	Flat		Public	No encumbering rights	Sale	0.27 EUR*m2 *After realization of the investment, the City co-finances 95% of the land purchase cost for production activities

Offered land lot size (m²)	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*/m² / EUR*/m²/yearly)
10900	*	Flat		Public	No encumbering rights	Sale	0.27 EUR*m2 *After realization of the investment, the City co-finances 95% of the land purchase cost for production activities
13300	*	Flat		Public	No encumbering rights	Sale	0.27 EUR*m2 *After realization of the investment, the City co-finances 95% of the land purchase cost for production activities
13200	*	Flat		Public	No encumbering rights	Sale	0.27 EUR*m2 *After realization of the investment, the City co-finances 95% of the land purchase cost for production activities
33800	*	Flat		Public	No encumbering rights	Sale	0.27 EUR*m2 *After realization of the investment, the City co-finances 95% of the land purchase cost for production activities
6600	*	Flat		Public	No encumbering rights	Sale	0.27 EUR*m2 *After realization of the investment, the City co-finances 95% of the land purchase cost for production activities

Infrastructure/energents capacity

Gas

Availability	Yes
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Electricity

Availability	Yes
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Water

Availability	Yes
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Sewage

Availability	Yes
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Water purifier	Yes
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Communal information

Communal contribution fee

Communal contribution for manufacturing (EUR/m ³)	0
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Communal contribution for office spaces (EUR*/m ³)	
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Communal contribution for services (EUR*/m ³)	0
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Redemption from paying communal contribution fee	Yes, 100%
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Communal contribution tax

Amount of communal contribution tax (EUR*/m ²)	0,10
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Redemption from paying communal contribution tax	No
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Water contribution

Water contribution for business buildings (EUR*/m ³)	
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Water contribution

Water contribution for manufacturing buildings (EUR*/m³)

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

Water fee

Water regulation fee (EUR*/m²) 0,48

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	0,1 km
Highway	A3, 45 km
Railway siding	28km km
Sea port	Port of Rijeka, 288 km
Airport	Franjo Tuđman Airport Zagreb, 126 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Komunalac Ltd.	Waste collection and processing	Republic of Croatia		
Vodovod Grubišno Polje Ltd.	Water collection, treatment, and supply	Republic of Croatia		

Company name	Activity	Country of origin	Parent company	Company website
Elektrana Grubišno Polje Ltd. (Akuo Energy)	Electricity and heat generation — biomass cogeneration 5 MWe / 10 MWt	French Republic		akuoenergy.com
Energijainvest Ltd.	Energy production from forest biomass up to 495 kW	Republic of Croatia		
Energopelet Ltd.	Silviculture and forestry activities	Republic of Croatia		
ALSTEM RENT Ltd.	Concrete production — concrete plant	Republic of Croatia		
AUTOPRIJEVOZ JAKOVIĆ Ltd.	Concrete accessories and grain dryer	Republic of Croatia		
NORD BERG Ltd.	Potato processing — production facility	Republic of Croatia		
KOSANOVIĆ, carpentry business	Production of architectural sheet metal products	Republic of Croatia		
Prima-tehničar Ltd.	Manufacture of metal products	Republic of Croatia		
Craft business ROYAL	Cutting, shaping and processing of stone	Republic of Croatia		
CESTE d.d.	Road and motorway construction — asphalt plant	Republic of Croatia		
HRVATSKE CESTE Ltd.	State road management — administration and road maintenance depot	Republic of Croatia		hrvatske-ceste.hr
Zagrebpetrol Ltd.	Motor fuel trade	Republic of Croatia		

Gallery

* average rate = 7.54

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