



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Entrepreneurial zone Mala Subotica

General information

Location (city/municipality)	Mala Subotica
Zone type	Business zone
Size of the zone (m ²)	151.964
Available land size (m ²)	0
Construction purpose	Manufacturing and services
Allowed construction density	0.4 and exceptionally 0.6 if the land plot is 1 ha or more
Construction efficiency coefficient allowed	0,4 -1,0
Allowed construction height (m)	4.0 m - 8.0 m except. and more
Allowed noise level (at the border of the site, dB)	60 dB

Zone diagrams & plans

Diagram of the zone



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 ³)	1,33
Communal contribution for office spaces (EUR*/m ³)	
Communal contribution for services (EUR*/m ³)	1,33
Redemption from paying communal contribution fee	Yes, Investors (owners) who build facilities and start production within 3 years from the purchase of the property will be released from the obligation to pay the utility contribution with the following conditions: if they employ up to 5 employees for a minimum of 2 years - refund of 50% of the paid utility contribution if they employ from 6 to 10 employees for a minimum of 2 years - refund of 75% of the paid communal contribution if they employ from 11 employees and more for a minimum of 2 years - refund of 100% of the paid communal contribution.

Communal contribution tax

Amount of communal contribution tax (EUR*/m²)

It was established by the Decision on communal fees of the Municipality of Mala Subotica ("Official Gazette of Međimurje County" number 16/18, 19/19). The amount of the utility fee per square meter (m²) of the real estate surface is determined by multiplying: • the zone coefficient (Kz), • the use coefficient (Kn) and • the value of the utility fee point (B). The formula for calculating the utility fee is: $KN = B \times Kz \times Kn \times m^2$ The zone coefficient (Kz) is 1.00. Coefficient of purpose (Kn) A) Business premises a) business premises used for non-manufacturing activities (for example: trade and provision of services intended for the performance of activities (for example: supply of electricity, gas, air conditioning, construction, wholesale shops and retail, repair of motor vehicles and motorcycles, premises for providing accommodation other than hotels, premises for serving food and/or drinks, information and communications, financial activities, insurance activities, real estate business, professional activities, scientific and technical activities, administrative and auxiliary service activities, gambling, betting, etc.) - 3.00 b) business premises used for production activities - 2.20 B) Building land used for carrying out a) non-production business activities - 0.30 b) production business activities - 0.22 c) business activities for agriculture and animal breeding - 0.10 C) Undeveloped construction land 0.05. For business premises and construction land used for business activities, in the case when the business activity is not carried out for more than six months in a calendar year, the coefficient of use is reduced by 50%, but it cannot be lower than the coefficient of use for residential space, i.e. for undeveloped construction land. The value of point (B) is HRK 2.40. The amount determined in this way represents the annual utility fee.

Communal contribution tax

Redemption from paying communal contribution tax

Yes, The following properties are fully exempted from the payment of communal fees:

1. that are used for the activity of public preschool, primary, secondary and higher education, and for the activity of public services,
2. that are used for health care and social welfare owned by the state and the county
3. which are used for the activity of the fire services
4. which serve religious communities for the performance of their religious and educational activities,
5. which serve citizens' associations based in the territory of the Municipality of Mala Subotica, and in which the associations do not carry out business activities aimed at gaining profit,
- 6 building plots on which there are memorials, memorial areas and mass graves
7. which are determined by this Decision to be important for the Municipality of Mala Subotica, because their maintenance is financed from the budget of the Municipality of Mala Subotica, with the condition that these properties are not given by their users for rent, sublease, lease, sublease or for temporary use.

The following properties are partially exempted from the payment of the communal fee:

1. garage space - exemption of 50% of the annual amount of the communal fee
2. business premises for agriculture and animal breeding - exemption of 80% of the annual amount of the communal fee

Water contribution

Water contribution for business buildings (EUR*/m³)

Determined by the Decree on the amount of water contribution ("Official Gazette" number 78/10, 76/11, 19/12, 151/13, 83/15, 42/19, 73/20)

Water contribution for manufacturing buildings (EUR*/m³)

Determined by the Decree on the amount of water contribution ("Official Gazette" number 78/10, 76/11, 19/12, 151/13, 83/15, 42/19, 73/20)

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

Determined by the Decree on the amount of water contribution ("Official Gazette" number 78/10, 76/11, 19/12, 151/13, 83/15, 42/19, 73/20)

Water fee

Water regulation fee (EUR*/m²)

It is established by the following regulations: • Regulation on the amount of the fee for water management ("Official Gazette" no. 82/10, 108/13) • Rulebook on the calculation and collection of fees for water management ("Official Gazette" no. 83/10, 126/13)

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	A1, 2.0 km as the crow flies and according to ŽC 2018 and DC 20 2.9 km to the A4 Zagreb - Goričan highway km
Railway siding	4 km
Sea port	Luka Rijeka, 200 km
Airport	Airport Zagreb Franjo Tuđman, 100 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
HAIX obuća	Footwear production	Republic of Croatia		
Međimurje metali	Disposal of metal waste	Republic of Croatia		
Štefan Švenda, Palovec	Solar power plants	Republic of Croatia		
Solekum Čakovec	Solar power plants	Republic of Croatia		

Gallery

* average rate = 7.54

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