



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Semeljci Zone

General information

Location (city/municipality)	Semeljci
Zone type	Business zone
Size of the zone (m²)	86.673
Available land size (m²)	17.800
Construction purpose	Manufacturing and services
Allowed construction density	Legally
Construction efficiency coefficient allowed	Legally
Allowed construction height (m)	It is not limited
Allowed noise level (at the border of the site, dB)	Not foreseen in physical plans

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)
12200	*	Flat		Public	No encumbering rights	Sale	1,50

Infrastructure/energents capacity

Gas

Availability Yes

Electricity

Availability Yes

Water

Availability Yes

Sewage

Availability Yes

Water purifier Yes

Communal information

Communal contribution fee

Communal contribution for manufacturing (EUR/m³) 0,70

Communal contribution for office spaces (EUR*/m³) 0,70

Communal contribution for services (EUR*/m³) 0,70

Redemption from paying communal contribution fee No

Communal contribution tax

Amount of communal contribution tax (EUR*/m²) 0,017

Redemption from paying communal contribution tax Yes, 1st year

Water contribution

Water contribution for business buildings (EUR*/m³) Croatian Waters

Water contribution for manufacturing buildings (EUR*/m³) Croatian Waters

Water contribution

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

Water fee

Water regulation fee (EUR*/m²) Croatian Waters

Physical plans

County urban plan	Yes
Municipal/City urban plan	Yes
Urban development plan	No obligation
Detailed urban plan	No obligation

Distances from traffic infrastructure

Road	Next to the plot km
Highway	A3, 15 km
Railway siding	km
Sea port	, km
Airport	Osijek, 35 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
BP Jozinović	Gas station	Republic of Croatia		http://bp-jozinovic.eu.hr/
Vulkanizerska radnja	Vulcanizer	Republic of Croatia		
Autopraonica	Car wash	Republic of Croatia		
Merkur d.o.o.	Mixed animal feed	Republic of Croatia		

Company name	Activity	Country of origin	Parent company	Company website
Osatina Grupa d.o.o.	Agricultural cooperative	Republic of Croatia		https://www.osatina.hr/
Technum d.o.o.	Production of metal structures	Republic of Croatia		

Gallery

* average rate = 7.54

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