



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Jukinac II Zone

#### General information

<b>Location (city/municipality)</b>	Glina
<b>Zone type</b>	Business zone
<b>Size of the zone (m<sup>2</sup>)</b>	33.858
<b>Available land size (m<sup>2</sup>)</b>	22.074
<b>Construction purpose</b>	Manufacturing and services
<b>Allowed construction density</b>	0,42
<b>Construction efficiency coefficient allowed</b>	0,80
<b>Allowed construction height (m)</b>	15
<b>Allowed noise level (at the border of the site, dB)</b>	-

#### Site specifications

Offered land lot size (m <sup>2</sup> )	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 <sup>2</sup> / EUR*/m <sup>2</sup> /yearly)
10151	*	Flat		Public	No encumbering rights	Rent	It is determined immediately before the preparation of the public tender for lease

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9400	*	Flat		Public	No encumbering rights	Rent	It is determined immediately before the preparation of the public tender for lease

## Infrastructure/energents capacity

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

## Communal information

Communal contribution fee	
Communal contribution for manufacturing (EUR/m <sup>3</sup> )	1,33
Communal contribution for office spaces (EUR*/m <sup>3</sup> )	1,33
Communal contribution for services (EUR*/m <sup>3</sup> )	1,33

## Communal contribution fee

### **Redemption from paying communal contribution fee**

Yes, The communal contribution is not paid for construction and legalization: - communal infrastructure and fire stations - military buildings - traffic, water, communication and electronic communication infrastructures - overhead and underground pipelines and conduits - sports and children's playgrounds - fences, walls and retaining walls - parking lots, roads, paths, footbridges, fountains, water tanks, septic tanks, solar collectors, photovoltaic modules on a building plot or scope of works in the space of an existing building or on an existing building, which are intended for the use of that building - monuments. The City Council of the City of Glina, on the proposal of the mayor or the mayor (in accordance with the amount that he can independently decide according to the Law) can completely exempt investors from the obligation to pay the communal contribution when they are public institutions or trading companies owned by the City of Glina, and when they build objects of public interest (sports, culture, education, healthcare, social welfare or humanitarian activities). The City Council of the City of Glina, on the proposal of the mayor or the mayor (in accordance with the amount that he can independently decide according to the Law), can partially release investors who build a business-economic facility for production purposes and investors who build facilities of public interest in the amount of 50% of the obligation to pay the communal contribution ( sports, culture, education, healthcare, social welfare or humanitarian activities).

## Communal contribution tax

### **Amount of communal contribution tax (EUR\*/m<sup>2</sup>)**

In accordance with the decision on the communal zone

## Communal contribution tax

### Redemption from paying communal contribution tax

Yes, To the owner or user of a business space used for production activities, production crafts character and agriculture that begin with performing activities in these areas and employ 3 or more employees, on own request will be granted a reduction obligations to pay the utility fee, namely: -in 100% of the amount in the first year of operation since the beginning of work -in 50% of the amount in the second year of operation -in 25% of the amount in the third year of operation

## Water contribution

Water contribution for business buildings (EUR\*/m<sup>3</sup>) /

Water contribution for manufacturing buildings (EUR\*/m<sup>3</sup>) /

Water contribution for open-space business buildings (EUR\*/m<sup>2</sup>) /

## Water fee

Water regulation fee (EUR\*/m<sup>2</sup>)

## Physical plans

County urban plan Yes

Municipal/City urban plan Yes

Master urban plan Yes

Urban development plan No obligation

Detailed urban plan No obligation

## Distances from traffic infrastructure

Road 50 m to the national road D37 km

Highway A3, 40 km

Railway siding / km

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**Sea port**

Rijeka, 175 km

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**Airport**

Franjo Tuđman Airport Zagreb, 65 km

## Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Komunalac Glina d.o.o.	performing communal activities in the area of the city of Glina	Republic of Croatia	City of Glina	<a href="https://komunalac-glina.hr/wp/">https://komunalac-glina.hr/wp/</a>
Hrvatske ceste d.o.o.	Management and maintenance of state roads	Republic of Croatia	Republic of Croatia	<a href="https://hrvatske-ceste.hr/hr">https://hrvatske-ceste.hr/hr</a>
Ferosirovina	Wholesale of scraps and waste	Republic of Croatia		

## Gallery

\* average rate = 7.54

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