



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business zone Primat Polača

General information

Location (city/municipality)	Polača
Zone type	Business zone
Size of the zone (m ²)	192.000
Available land size (m ²)	65.395
Construction purpose	Manufacturing and services
Allowed construction density	0,50
Construction efficiency coefficient allowed	1,00
Allowed construction height (m)	from 8 to 12
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



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)
43647	*	Flat		Public	No encumbering rights	Sale	15

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/m³) 8

Communal contribution for office spaces (EUR*/m³) 8

Communal contribution for services (EUR*/m³) 8

Redemption from paying communal contribution fee Yes, 50%

Communal contribution tax

Amount of communal contribution tax (EUR*/m²) Amount 0.30 (point) + coefficient depending on purpose

Redemption from paying communal contribution tax Yes, 50% discount in the first two years of operation

Water contribution

Water contribution for business buildings (EUR*/m³) Calculation under the jurisdiction of Croatian Waters

Water contribution for manufacturing buildings (EUR*/m³) Calculation under the jurisdiction of Croatian Waters

Water contribution for open-space business buildings (EUR*/m²) Calculation under the jurisdiction of Croatian Waters

Water fee

Water regulation fee (EUR*/m²) Calculation under the jurisdiction of Croatian Waters

Physical plans

County urban plan Yes

Municipal/City urban plan Yes

Urban development plan Created

Detailed urban plan Created

Distances from traffic infrastructure

Road	0,5 km
Highway	A1, 8 km
Railway siding	11 km
Sea port	Port Authority Zadar, 34 km
Airport	Zadar Airport , 22 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Šimun oil Ltd.	service	Republic of Croatia		www.pik-vinkovci.hr
Custom timber windows Ltd.	service-production	Republic of Croatia		
Izgradnja Ltd.	service	Republic of Croatia		
Arivera frut Ltd.	processing, sales, distribution	Republic of Croatia		

Gallery

* average rate = 7.54

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