REPUBLIKA HRVATSKA
Ministarstvo
gospodarstva

Pojatno Business Zone (Zaprešić)

General information

Location (city/municipality)	Zaprešić
Zone type	Business zone
Size of the zone (m²)	491.800
Available land size (m²)	71.000
Construction purpose	Manufacturing and services
Allowed construction density	0,6
Construction efficiency coefficient allowed	production purpose: 2.0, business purpose: 2.4
Allowed construction height (m)	Permitted construction height (m) - production: max. 4 above-ground floors or max. 15 m from the ground to the cornice, exceptionally if the technological process requires it, up to 50% of the total floor plan area can be higher (chimneys, silos) - business: max 4 above-ground floors or max 15 m from the ground to the cornice
Allowed noise level (at the border of the site, 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	Yes

Communal information

Communal contribution fee	
Communal contribution for manufacturing (EUR/m³)	15
Communal contribution for office spaces (EUR*/m³)	15
Communal contribution for services (EUR*/m³)	15

Communal contribution fee	
Redemption from paying communal contribution fee	Yes, 10% discount on one-time payment buildings for carrying out production activities are paid for in 60% of the amount of the established value; warehouses are paid in 60% of the determined value; for part of the volume of the underground garage that is being built for the needs of that building and is not intended for renting, or commercial use, which with at least 75% of its volume is located below the surface of the final arrangement and level terrain, and which part is above standard in relation to the conditions prescribed by the spatial plan is paid in 25% amount.
Communal contribution tax	
Amount of communal contribution tax (EUR*/m²)	0.26 for production activities, 0.45 for other activities
Redemption from paying communal contribution tax	No
Water contribution	
Water contribution for business buildings (EUR*/m³)	0,66
Water contribution for manufacturing buildings (EUR*/m³)	0,11
Water contribution for open-space business buildings (EUR*/m²)	0,19
Water fee	
Water regulation fee (EUR*/m²)	0.13 for trade and services, 0.03 for manufacturing activities

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	Ž3036 – 0,0 km
Highway	A2, 7 km
Railway siding	Pojatno railway station - 0.0 km
Sea port	Rijeka , 179 km
Airport	Zagreb International Airport – Franjo Tuđman, 39 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
TRANSEURO ADRIA	Transport, storage, car maintenance	French Republic		www.transeuroadria.hr
ROFIX	Production of building materials	Republic of Austria		www.roefix.com
ZAPREŠIĆANKA	Trade, marketing, services, tourism	Republic of Croatia		www.zapresicanka.hr
ARMOMAX	Fabrication of reinforcement	Republic of Croatia		www.armomax.hr
NEXE	Concrete plant	Republic of Croatia		https://www.nexe.hr/
R-M SPRINT	Construction of other civil engineering buildings	Republic of Croatia		
COMMEL – ZAGREB	Production of other electronic and electrical wires and cables	Republic of Croatia		https://www.commel.hr/

Company name	Activity	Country of origin	Parent company	Company website
WEIDMANN IZO-PROD	Production of insulating parts	Republic of Croatia		https://weidmann-electrical.com/weidmann-hrvatska/

Gallery

* average rate = 7.54

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