



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Pojatno Business Zone (Zaprešić)

General information

Location (city/municipality)	Zaprešić
Zone type	Business zone
Size of the zone (m ²)	491.800
Available land size (m ²)	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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