



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Business Zone Lepoglavec

#### General information

<b>Location (city/municipality)</b>	Klanjec
<b>Zone type</b>	Business zone
<b>Size of the zone (m<sup>2</sup>)</b>	42.100
<b>Available land size (m<sup>2</sup>)</b>	36.000
<b>Construction purpose</b>	Manufacturing and services
<b>Allowed construction density</b>	0,6
<b>Construction efficiency coefficient allowed</b>	0,8
<b>Allowed construction height (m)</b>	20
<b>Allowed noise level (at the border of the site, dB)</b>	-

#### Zone diagrams & plans

Diagram of the zone



## 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)
do 30000	*	Flat		Public	No encumbering rights	Sale	10

## Infrastructure/energents capacity

<b>Gas</b>	
Availability	Yes
<b>Electricity</b>	
Availability	Yes
<b>Water</b>	
Availability	Yes
<b>Sewage</b>	
Availability	Yes
Water purifier	Yes

## Communal information

<b>Communal contribution fee</b>	
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
Redemption from paying communal contribution fee	No

## Communal contribution tax

<b>Amount of communal contribution tax (EUR*/m<sup>2</sup>)</b>	0.60 for production activities, 0.80 for non-production activities
<b>Redemption from paying communal contribution tax</b>	Yes, Exemption from paying communal fees for newly built buildings 100% in the first year, 50% in the second year and 25% in the third year

## Water contribution

<b>Water contribution for business buildings (EUR*/m<sup>3</sup>)</b>	1,33
<b>Water contribution for manufacturing buildings (EUR*/m<sup>3</sup>)</b>	1,33
<b>Water contribution for open-space business buildings (EUR*/m<sup>2</sup>)</b>	0,39

## Water fee

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

## Physical plans

<b>County urban plan</b>	Yes
<b>Municipal/City urban plan</b>	Yes
<b>Master urban plan</b>	Yes
<b>Urban development plan</b>	Created
<b>Detailed urban plan</b>	Created

## Distances from traffic infrastructure

<b>Road</b>	0,05 km
<b>Highway</b>	A2, 17 km
<b>Railway siding</b>	19 km
<b>Sea port</b>	Rijeka , 199 km
<b>Airport</b>	Zagreb International Airport - Franjo Tuđman, 65 km

\* average rate = 7.54

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