



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Business Zone of the City of Pregrada

#### General information

Location (city/municipality)	Pregrada
Zone type	Business zone
Size of the zone (m <sup>2</sup> )	603.135
Available land size (m <sup>2</sup> )	270.000
Construction purpose	Manufacturing and services
Allowed construction density	30-60 %
Construction efficiency coefficient allowed	Not determined
Allowed construction height (m)	11.5 m to the cornice
Allowed noise level (at the border of the site, dB)	50 dB

#### 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)
A total of 327000	*	Flat		Private	No encumbering rights	Sale	20

## 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	No

## 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	Yes, possibility of exemption from paying the communal contribution up to 100%

## Communal contribution tax

**Amount of communal contribution tax (EUR\*/m<sup>2</sup>)** 0,02

**Redemption from paying communal contribution tax** Yes, exemption from the payment of utility charges in the first year of operation 100%, in the second year 75%, in the third 50%

## 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>)** 0,13

## 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** 0,1 km

**Highway** A2, 25 km

**Railway siding** 25 km

**Sea port** Port of Rijeka , 205 km

**Airport** Airport of Zagreb, 71 km

## Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
OKIROTO d.o.o.	Production and processing of rubber and plastic products	Republic of Croatia		<a href="https://okiroto.hr/">https://okiroto.hr/</a>
STAKLOREZ BURIĆ d.o.o.	Glass works for various purposes	Republic of Croatia		<a href="https://staklorez-buric.hr/">https://staklorez-buric.hr/</a>
KUNATEKS d.o.o.	Production and marketing of protective clothing	Republic of Croatia		<a href="https://www.kunateks.hr/">https://www.kunateks.hr/</a>
TIFON d.o.o.	Retail trade in petroleum products	Hungary		<a href="https://tifon.hr/hr/">https://tifon.hr/hr/</a>
Obrtništvo Krivec	Flooring works	Republic of Croatia		
Roto Dinamic d.o.o.	Liquor store	Republic of Croatia		<a href="https://www.rotodinamic.hr/index.html">https://www.rotodinamic.hr/index.html</a>
Autoprijevoz Zagvozda	Road transport, construction machinery and trade	Republic of Croatia		
TRANSPORT JAVORIĆ	Road transport of goods - domestic and international	Republic of Croatia		<a href="https://www.transport-javoric.eu/">https://www.transport-javoric.eu/</a>
Gotra logistika d.o.o.	Road transport of goods - domestic and international	Republic of Croatia		<a href="https://www.gotra-logistika.com/">https://www.gotra-logistika.com/</a>

Company name	Activity	Country of origin	Parent company	Company website
HRVATSKE CESTE d.o.o. Županijska uprava za ceste Krapinsko-zagorske županije	Performing operational tasks of the technical and technological system of public roads	Republic of Croatia		<a href="https://hrvatske-ceste.hr/">https://hrvatske-ceste.hr/</a>
SPAR HRVATSKA d.o.o., Supermarket Pregrada	General merchandise store	Kingdom of the Netherlands		<a href="https://www.spar.hr/">https://www.spar.hr/</a>
Kostelar d.o.o.	Sewing of seating systems for motor vehicles	Republic of Croatia		<a href="https://kostelar.com/hr/">https://kostelar.com/hr/</a>
Restoran As	Food preparation and serving	Republic of Croatia		
Alatničarstvo Barić	Production of tools	Republic of Croatia		
Trgocentar d.o.o.	Trade in construction and agricultural products	Republic of Croatia		<a href="https://trgocentar.com/gradevni-materijal/">https://trgocentar.com/gradevni-materijal/</a>

## Gallery

\* average rate = 7.54

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