



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Business Zone “Odboj Jug”

#### General information

<b>Location (city/municipality)</b>	Suhopolje
<b>Zone type</b>	Business zone
<b>Size of the zone (m<sup>2</sup>)</b>	231.591
<b>Available land size (m<sup>2</sup>)</b>	231.591
<b>Construction purpose</b>	Manufacturing and services
<b>Allowed construction density</b>	
<b>Construction efficiency coefficient allowed</b>	
<b>Allowed construction height (m)</b>	30
<b>Allowed noise level (at the border of the site, dB)</b>	Not foreseen in physical plans

#### Zone diagrams & plans

Diagram of the zone



Scanned copy of cadastral plan extract with highlighted available lots



## 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)
5844	*	Flat		Public	-	Sale	-
10112	*	Flat		Public	-	Sale	-
2976	*	Flat		Public	-	Sale	-
2912	*	Flat		Public	-	Sale	-
3061	*	Flat		Public	-	Sale	-
18088	*	Flat		Public	-	Sale	-
1668	*	Flat		Public	-	Sale	-
18305	*	Flat		Public	-	Sale	-
167	*	Flat		Public	-	Sale	-

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)
6111	*	Flat		Public	-	Sale	-
13756	*	Flat		Public	-	Sale	-
67366	*	Flat		Public	-	Sale	-
100	*	Flat		Public	-	Sale	-
3883	*	Flat		Public	-	Sale	-
3427	*	Flat		Public	-	Sale	-
3783	*	Flat		Public	-	Sale	-
3948	*	Flat		Public	-	Sale	-
16487	*	Flat		Private	-		-
4873	*	Flat		Private	-		-
4520	*	Flat		Private	-		-
40204	*	Flat		Private	-		-

## Infrastructure/energen 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/m<sup>3</sup>)** 0,796337

**Communal contribution for office spaces (EUR\*/m<sup>3</sup>)** 0,796337

**Communal contribution for services (EUR\*/m<sup>3</sup>)** 0,796337

**Redemption from paying communal contribution fee** No

## Communal contribution tax

**Amount of communal contribution tax (EUR\*/m<sup>2</sup>)** 0.998606 (production purpose) 1.497909 (business purpose)

**Redemption from paying communal contribution tax** No

## Water contribution

**Water contribution for business buildings (EUR\*/m<sup>3</sup>)** 0,334461

**Water contribution for manufacturing buildings (EUR\*/m<sup>3</sup>)** 0,039817

**Water contribution for open-space business buildings (EUR\*/m<sup>2</sup>)** 0,065034

## Water fee

**Water regulation fee (EUR\*/m<sup>2</sup>)** 0.139359 (business, shops and services)  
0.039817 (business space - manufacturing activity) 0.026545 (other service activities)

## Physical plans

**County urban plan** Yes

**Municipal/City urban plan** Yes

**Master urban plan** Yes

**Urban development plan** Created

**Detailed urban plan** No obligation

## Distances from traffic infrastructure

<b>Road</b>	0 km
<b>Highway</b>	A3, 80 km
<b>Railway siding</b>	8,00 km, Suhopolje km
<b>Sea port</b>	Rijeka, 314 km
<b>Airport</b>	Osijek, 109 km

## Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
DEGAL TEHNIKA d.o.o	- special construction works, prestressing of reinforced concrete structures and hydraulic works - production of fractions (quarry Obličevac) - installation of photovoltaic systems	Republic of Croatia		<a href="https://degal.com.hr/">https://degal.com.hr/</a>

## Gallery

\* average rate = 7.54

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