



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Business zone Velebit Gunja

#### General information

<b>Location (city/municipality)</b>	<b>Gunja</b>
<b>Zone type</b>	Business zone
<b>Size of the zone (m<sup>2</sup>)</b>	190.000
<b>Available land size (m<sup>2</sup>)</b>	145.100
<b>Construction purpose</b>	Manufacturing and services
<b>Allowed construction density</b>	0,60
<b>Construction efficiency coefficient allowed</b>	2,4
<b>Allowed construction height (m)</b>	13,50
<b>Allowed noise level (at the border of the site, dB)</b>	-

#### Zone diagrams & plans

Diagram of the zone



Scanned copy of cadastral plan extract with highlighted available lots



## Infrastructure/energents capacity

Gas	
Availability	Yes
Electricity	
Availability	Yes
Water	
Availability	Yes
Sewage	
Availability	No
Water purifier	No

## Communal information

Communal contribution fee	
Communal contribution for manufacturing (EUR/m <sup>3</sup> )	0,33
Communal contribution for office spaces (EUR*/m <sup>3</sup> )	0,66
Communal contribution for services (EUR*/m <sup>3</sup> )	0,66
Redemption from paying communal contribution fee	Yes, 50% of the prescribed amount of utility contribution
Communal contribution tax	
Amount of communal contribution tax (EUR*/m <sup>2</sup> )	0,05
Redemption from paying communal contribution tax	Yes, I year-100%, II-year 75%, III-year 50% and IV-year 25%
Water contribution	
Water contribution for business buildings (EUR*/m <sup>3</sup> )	

## Water contribution

**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>)** for service industry 0.139359 , for open commercial space 0.026545

## Physical plans

<b>County urban plan</b>	Yes
<b>Municipal/City urban plan</b>	Yes
<b>Urban development plan</b>	Created
<b>Detailed urban plan</b>	No obligation

## Distances from traffic infrastructure

<b>Road</b>	access road exists km
<b>Highway</b>	A3, 30 km
<b>Railway siding</b>	8 km
<b>Sea port</b>	n/a, km
<b>Airport</b>	Osijek, 100 km

\* average rate = 7.54

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