



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Nijemci Business Zone

#### General information

Location (city/municipality)	Nijemci
Zone type	Business zone
Size of the zone (m <sup>2</sup> )	47.000
Available land size (m <sup>2</sup> )	12.800
Construction purpose	Manufacturing and services
Allowed construction density	0,6
Construction efficiency coefficient allowed	1
Allowed construction height (m)	Po+P+1K+Pk
Allowed noise level (at the border of the site, dB)	-

#### 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)
12800	*	Flat		Public	No encumbering rights	Sale	1,88

## Infrastructure/energents capacity

### Gas

**Availability** Yes

### Electricity

**Availability** Yes

### Water

**Availability** Yes

### Sewage

**Availability** Yes

**Water purifier** No

## Communal information

### Communal contribution fee

**Communal contribution for manufacturing (EUR/m<sup>3</sup>)** 0,13

**Communal contribution for office spaces (EUR\*/m<sup>3</sup>)** 0,13

**Communal contribution for services (EUR\*/m<sup>3</sup>)** 0,13

**Redemption from paying communal contribution fee** No

## Communal contribution tax

<b>Amount of communal contribution tax (EUR*/m<sup>2</sup>)</b>	a) business premises used for production activities 0.32 EUR/m <sup>2</sup> b) business premises used for non-production activities 0.48 EUR/m <sup>2</sup>
<b>Redemption from paying communal contribution tax</b>	No

## Water contribution

<b>Water contribution for business buildings (EUR*/m<sup>3</sup>)</b>	0,66
<b>Water contribution for manufacturing buildings (EUR*/m<sup>3</sup>)</b>	0,80
<b>Water contribution for open-space business buildings (EUR*/m<sup>2</sup>)</b>	0,13

## Water fee

<b>Water regulation fee (EUR*/m<sup>2</sup>)</b>	0,04
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## 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>	No obligation
<b>Detailed urban plan</b>	No obligation

## Distances from traffic infrastructure

<b>Road</b>	0,1 km
<b>Highway</b>	A3, 12 km
<b>Railway siding</b>	10 km
<b>Sea port</b>	river port "Vukovar", 30 km
<b>Airport</b>	Osijek International Airport , 50 km

## Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Kik Projekt, Obrt za savjetovanje u vezi s poslovanjem i ostalim upravljanjem	Cultivation of cereals (except rice), legumes and oilseeds	Republic of Croatia		<a href="#">n/a</a>
Axereal Croatia	Cultivation of cereals (except rice), legumes and oilseeds	French Republic	AXÉRÉAL PARTICIPATIONS EUROPE CENTRALE, Francuska	<a href="https://www.axereal.hr/">https://www.axereal.hr/</a>
OPG Vladimir Lovrenčić	Agriculture	Republic of Croatia		<a href="#">n/a</a>
Bendix d.o.o.	Wholesale trade in parts and accessories for motor vehicles	Republic of Croatia		<a href="#">n/a</a>
Solarni projekti d.o.o.	Engineering and related technical consulting	Republic of Croatia		<a href="#">n/a</a>
Amarilis d.o.o.	Non-specialized wholesale trade	Republic of Croatia		<a href="#">n/a</a>
ASTEK 15 d.o.o. za proizvodnju energije, trgovinu i usluge	Production of electricity	Republic of Croatia		<a href="#">n/a</a>
DJELATNIK, društvo s ograničenom odgovornošću za građevinarstvo i uslužne djelatnosti	Construction of pipelines for liquids and gases	Republic of Croatia		<a href="https://djelatnik.hr/">https://djelatnik.hr/</a>

## Gallery

\* average rate = 7.54

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