



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Laminska Business Zone (Štefanje)

General information

Location (city/municipality)	Štefanje
Zone type	Business zone
Size of the zone (m²)	302.058
Available land size (m²)	214.191
Construction purpose	Manufacturing and services
Allowed construction density	0,45
Construction efficiency coefficient allowed	0,60
Allowed construction height (m)	8
Allowed noise level (at the border of the site, dB)	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 ²)	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 ² / EUR*/m ² /yearly)
59001	*	Flat		Public	No encumbering rights	Sale	3,32-10,09
192333	*	Flat		Public	No encumbering rights	Sale	3,32-10,09

Infrastructure/energents capacity

Gas

Availability Yes

Electricity

Availability Yes

Water

Availability Yes

Sewage

Availability	No
Water purifier	Yes

Communal information

Communal contribution fee

Communal contribution for manufacturing (EUR/m³) 1,59

Communal contribution for office spaces (EUR*/m³) 1,59

Communal contribution for services (EUR*/m³) 1,59

Redemption from paying communal contribution fee Yes, 100% exemption for all activities, except for production facilities for the production of energy from renewable sources.

Communal contribution tax

Amount of communal contribution tax (EUR*/m²) 0,05

Redemption from paying communal contribution tax Yes, exemption in the 1st year 100%, in the 2nd year 75%, in the 3rd year 50%, in the 4th year 25%, except for production facilities for the production of energy from renewable sources.

Water contribution

Water contribution for business buildings (EUR*/m³) 2,09

Water contribution for manufacturing buildings (EUR*/m³) 0,37

Water contribution for open-space business buildings (EUR*/m²) 1,05

Water fee

Water regulation fee (EUR*/m²) 0,14

Physical plans

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

Distances from traffic infrastructure

Road	0,1 km
Highway	A11, 36 km
Railway siding	20 km
Sea port	Port of Rijeka, 235 km
Airport	Zagreb International Airport , 80 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
A.D.M. Obrt za pečenje, trgovinu, ugostiteljstvo, vl. Martino Smardžić, Split, Hrvatske mornarice bb	Meat processing and preservation	Republic of Croatia		
Municipality of Štefanje	Štefanje recycling yard	Republic of Croatia	Municipality of Štefanje	
TD „ASTERIUS Partners“ doo Zagreb, Radnčka cesta br. 80	Consulting and services, sale of goods	Republic of Croatia		

Gallery

* average rate = 7.54

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