



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Entrepreneurial zone Orahovica

General information

Location (city/municipality)	Orahovica
Zone type	Business zone
Size of the zone (m²)	253.500
Available land size (m²)	159.883
Construction purpose	Manufacturing and services
Allowed construction density	0.7 (production purpose), 0.6 (business purpose)
Construction efficiency coefficient allowed	n/a (not determined by spatial planning documentation)
Allowed construction height (m)	10, possibly higher if the technological process requires it
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 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)
87408	*	Flat		Public	No encumbering rights	Sale, rent	-
101021	*	Flat		Public	No encumbering rights	Sale, rent	-

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/m³)

Communal contribution for office spaces
(EUR*/m³)

Communal contribution for services
(EUR*/m³)

Redemption from paying communal
contribution fee No

Communal contribution tax

Amount of communal contribution tax
(EUR*/m²)

Redemption from paying communal
contribution tax No

Water contribution

Water contribution for business buildings
(EUR*/m³)

Water contribution for manufacturing
buildings (EUR*/m³)

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

Water fee

Water regulation fee (EUR*/m²)

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	connected to D2 km
Highway	A1, 55 km
Railway siding	10 km
Sea port	Port of Rijeka, 376 km
Airport	Osijek, 89 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
PHOENIX d.o.o.	production of metal accessories	Republic of Croatia		https://phoenix-opruge.com/
MIGRIT SOLARNA ENERGIJA d.o.o.	electricity production energy from RES (solar power plant)	Republic of Croatia		
PAPUK Ltd.	communal	Republic of Croatia		https://www.papuk-doo.hr/

Gallery

* average rate = 7.54

Ministry of Economy no legal responsibility for the accuracy or comprehensiveness of the data supplied in this database. Ministry of Economy accepts no liability for any direct, indirect, consequential or incidental damages or losses arising from use of the data collection.