



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone Veljani

General information

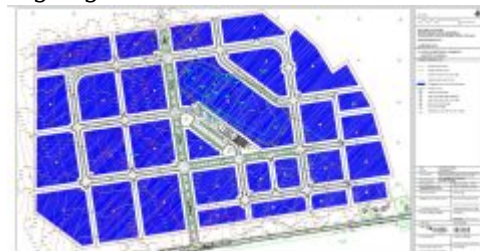
Location (city/municipality)	Benkovac
Zone type	Business zone
Size of the zone (m²)	357.100
Available land size (m²)	198.200
Construction purpose	Manufacturing and services
Allowed construction density	0,4
Construction efficiency coefficient allowed	1
Allowed construction height (m)	P + 1
Allowed noise 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)
15622	*	Flat		Public	No encumbering rights	Sale	the starting price is defined in accordance with the evaluation report
28499	*	Flat		Public	No encumbering rights	Sale	the starting price is defined in accordance with the evaluation report

Infrastructure/energents capacity

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

Communal information

Communal contribution fee	
Communal contribution for manufacturing (EUR/m ³)	10,50
Communal contribution for office spaces (EUR*/m ³)	10,50
Communal contribution for services (EUR*/m ³)	10,50

Communal contribution fee

Redemption from paying communal contribution fee

Yes, In accordance with Article 10, paragraph 2. Decisions on communal contribution (Official Gazette of the City of Benkovac No. 12/19, 2/23)

Communal contribution tax

Amount of communal contribution tax (EUR*/m²)

The price is calculated using the product of the net usable area, the value of the communal fee point, the zone coefficient and the use coefficient (e.g. for the activity of energy production, the price of the communal fee for business premises is 4 euros per m² per year, and for construction land used for the performance of activities 0, 40 euros per year per m²)

Redemption from paying communal contribution tax

Yes, Possibility of exemption from payment: Benefits that investors achieve by investing are the possibility of partial or complete exemption from paying communal fees for real estate in business zones where they employ a minimum of 10 employees, and for every next 10 employees for 1 year, for a maximum of 5 years in total, which they do not have to be consecutive. Decision on utility fee (Official Gazette 6/2018, 1/2020)

Water contribution

Water contribution for business buildings (EUR*/m³)

The income of Hrvatske Vode, which calculates the amount of the fee (therefore we do not have information on the amount of the fee)

Water contribution for manufacturing buildings (EUR*/m³)

The income of Hrvatske Vode, which calculates the amount of the fee (therefore we do not have information on the amount of the fee)

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

The income of Hrvatske Vode, which calculates the amount of the fee (therefore we do not have information on the amount of the fee)

Water fee

Water regulation fee (EUR*/m²)

The price is calculated on the basis of the Regulation on the amount of compensation for water management (Official Gazette, No. 82/2010, 108/2013)

Physical plans

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

Distances from traffic infrastructure

Road	Access road needs to be built.
Highway	A1, 8 km
Railway siding	km
Sea port	Gaženica , 12 km
Airport	Zadar, 8 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Rudarski obrt i pripremni radovi na gradilištu "Kamen"	stone processing	Republic of Croatia		
CESTOGRADNJA Ltd.	construction, maintenance and arrangement of roads and public areas	Republic of Croatia		
Obrt "Bartulin"	transportation of goods and execution of works in civil engineering	Republic of Croatia		
Ceste Zadarske županije Ltd.	production of asphalt mass for the construction of road curtain	Republic of Croatia		www.czz.hr
Mineri Ltd.	production, sale and transport of ready-mixed concrete	Republic of Croatia		

Company name	Activity	Country of origin	Parent company	Company website
S.M.A.K. Ltd.	other non-specialized retail trade	Republic of Croatia		

Gallery

* average rate = 7.54

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