



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Maslenjača Business Zone (Đulovac)

General information

Location (city/municipality)	Đulovac
Zone type	Business zone
Size of the zone (m²)	245.170
Available land size (m²)	135.745
Construction purpose	Manufacturing and services
Allowed construction density	0,4
Construction efficiency coefficient allowed	0,6
Allowed construction height (m)	A maximum of 15 m to the cornice, parts of the building can be higher than 15 m if this is conditioned by technological requirements
Allowed noise level (at the border of the site, dB)	50 dB

Zone diagrams & plans

Diagram of the zone



Scanned copy of cadastral plan extract with highlighted available lots



Infrastructure/energents capacity

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

Communal information

Communal contribution fee	
Communal contribution for manufacturing (EUR/m ³)	0,80
Communal contribution for office spaces (EUR*/m ³)	0,80
Communal contribution for services (EUR*/m ³)	0,80
Redemption from paying communal contribution fee	Yes, investors who build buildings of exceptional importance for the economic development of the Municipality of Đulovac in areas designated by the Spatial Development Plan of the Municipality of Đulovac for economic, production and business purposes may be partially or completely exempted. The decision is made by the Municipal Council on the proposal of the mayor
Communal contribution tax	
Amount of communal contribution tax (EUR*/m ²)	0,0134

Communal contribution tax

Redemption from paying communal contribution tax	Yes, -in the first year of operation, 100% of the amount of the utility fee, -in the second year of work, 50% of the amount of the utility fee, -In the third year, 25% of the utility fee
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Water contribution

Water contribution for business buildings (EUR*/m³)	-
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Water contribution for manufacturing buildings (EUR*/m³)	-
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Water contribution for open-space business buildings (EUR*/m²)	-
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Water fee

Water regulation fee (EUR*/m²)	-
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Physical plans

County urban plan	Yes
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Municipal/City urban plan	Yes
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Urban development plan	No obligation
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Detailed urban plan	No obligation
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Distances from traffic infrastructure

Road	km
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Highway	A1, 60 km
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Railway siding	15 km
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Sea port	Port of Rijeka, 300 km
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Airport	Franjo Tuđman Airport Zagreb, 140 km
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Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
BIOEL d.o.o.	Production of biogas	Republic of Croatia		

Gallery

* average rate = 7.54

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