



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone Koprivnički Ivanec

General information

Location (city/municipality)	Municipality of Koprivnički Ivanec
Zone type	Business zone
Size of the zone (m ²)	2.218.932
Available land size (m ²)	2.114.272
Construction purpose	Manufacturing and services
Allowed construction density	- for construction plots with an area of up to 10,000 m ² is 0.5 - for building parcels with an area larger than 10,000m ² to 50,000m ² is 0.6 - for construction plots with an area of 50,000 m ² and is greater than 0.7 - within the particles of infrastructure systems is 0.5
Construction efficiency coefficient allowed	- for building parcels of less than 50,000 m ² is 1.0 - for construction plots with an area of 50,000 m ² and higher is 1.2 - within the particles of infrastructure systems is 0.4
Allowed construction height (m)	In principle, a maximum of 10m, and for construction on parcels of infrastructure systems, 6m. Exceptionally, buildings can have a higher height, and this depends on technology and other parameters.
Allowed noise level (at the border of the site, dB)	60 dB

Zone diagrams & plans

Scanned copy of cadastral plan extract with highlighted available lots



Infrastructure/energen capacity

Gas

Availability Yes

Electricity

Availability Yes

Water

Availability Yes

Sewage

Availability Yes

Water purifier Yes

Communal information

Communal contribution fee

Communal contribution for manufacturing (EUR/m³) depending on the volume of the object

Communal contribution for office spaces (EUR*/m³) depending on the volume of the object

Communal contribution for services (EUR*/m³) depending on the volume of the object

Redemption from paying communal contribution fee No

Communal contribution tax

Amount of communal contribution tax (EUR*/m²) 0,182 - 0,453

Communal contribution tax

Redemption from paying communal contribution tax

Yes, for business entities based in the municipality of Koprivnički Ivanec, a reduction of: 100% in the first year, 75% in the second year, 50% in the third year and 25% in the fourth year.

Water contribution

Water contribution for business buildings (EUR*/m³) 2,1055

Water contribution for manufacturing buildings (EUR*/m³) 0,3741

Water contribution for open-space business buildings (EUR*/m²) 1,0568

Water fee

Water regulation fee (EUR*/m²) 0.0403 for production activities and 0.1402 for business activities

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 the business zone is located along the D20 State Road, Koprivnica - Čakovec km

Highway A4, 30 km

Railway siding 4 km

Sea port Port of Rijeka, 258 km

Airport Franjo Tuđman Airport Zagreb, 99 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Tulipan solar energy Ltd.	Production of electricity	Republic of Croatia		
Šurić logistics Ltd.	Transport, trade and services	Republic of Croatia		https://logistika-suric.hr
Unijabeton Ltd.	Production and trade of concrete and concrete products	Republic of Croatia		https://unijabeton.hr
Sokač Štefan	Agriculture	Republic of Croatia		n/a
Bihor Ltd.	Production and execution of heating, cooling, sprinkler system and ventilation installations	Republic of Croatia		https://bihor.hr
Family farm Posavec Ivan	Agriculture	Republic of Croatia		n/a
Sonitus Ltd.	Production of plastic plates, sheets, pipes and profiles	Republic of Croatia		https://www.sonitus.eu
Mauthner Ltd.	Production of other food products	Republic of Croatia		https://mauthner.hr
Wittwer transporte Ltd.	Road transport of goods	Republic of Croatia		n/a
Mamodo Ltd.	Production of electricity	Republic of Croatia		n/a

Gallery

* average rate = 7.54

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