



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Business Zone Falečnjak (Zaprešić)

#### General information

<b>Location (city/municipality)</b>	City of Zaprešić
<b>Zone type</b>	Business zone
<b>Size of the zone (m<sup>2</sup>)</b>	245.000
<b>Available land size (m<sup>2</sup>)</b>	48.000
<b>Construction purpose</b>	Manufacturing and services
<b>Allowed construction density</b>	0,6
<b>Construction efficiency coefficient allowed</b>	production purpose: 2.0, business purpose: 2.4
<b>Allowed construction height (m)</b>	- production: max 4 floors above ground or max 15 m from of the field to the crown, exceptionally if required technologically process up to 50% of the total floor plan area can be i higher (chimneys, silos) - business: max 4 floors above ground or max 15 m from field to the wreath
<b>Allowed noise level (at the border of the site, dB)</b>	-

#### Zone diagrams & plans

Diagram of the zone



## Infrastructure/energents 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/m <sup>3</sup> )	18
Communal contribution for office spaces (EUR*/m <sup>3</sup> )	18
Communal contribution for services (EUR*/m <sup>3</sup> )	18
Redemption from paying communal contribution fee	Yes, - 10% discount on one-time payment
Communal contribution tax	
Amount of communal contribution tax (EUR*/m <sup>2</sup> )	0.32 for production activities, 0.56 for other activities
Redemption from paying communal contribution tax	No
Water contribution	
Water contribution for business buildings (EUR*/m <sup>3</sup> )	0,66

## Water contribution

<b>Water contribution for manufacturing buildings (EUR*/m<sup>3</sup>)</b>	0,11
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<b>Water contribution for open-space business buildings (EUR*/m<sup>2</sup>)</b>	0,19
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## Water fee

<b>Water regulation fee (EUR*/m<sup>2</sup>)</b>	0.13 for trade and services, 0.03 for manufacturing activities
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## Physical plans

<b>County urban plan</b>	Yes
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<b>Municipal/City urban plan</b>	Yes
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<b>Master urban plan</b>	Yes
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<b>Urban development plan</b>	Created
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<b>Detailed urban plan</b>	Created
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## Distances from traffic infrastructure

<b>Road</b>	D225-0,0 km
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<b>Highway</b>	A2, 1 km
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<b>Railway siding</b>	0,3 km
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<b>Sea port</b>	Rijeka, 172 km
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<b>Airport</b>	Zagreb International Airport - Franjo Tuđman, 32 km
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\* average rate = 7.54

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