



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business zone Apatija (Ludbreg)

General information

Location (city/municipality)	City of Ludbreg
Zone type	Business zone
Size of the zone (m²)	305.659
Available land size (m²)	225.714
Construction purpose	Manufacturing and services
Allowed construction density	0,6
Construction efficiency coefficient allowed	
Allowed construction height (m)	9
Allowed noise level (at the border of the site, dB)	-

Zone diagrams & plans

Diagram of the zone



Infrastructure/energents capacity

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

Communal information

Communal contribution fee	
Communal contribution for manufacturing (EUR/m ³)	4,00
Communal contribution for office spaces (EUR*/m ³)	4,00
Communal contribution for services (EUR*/m ³)	4,00
Redemption from paying communal contribution fee	Yes, For all buildings whose floor height exceeds 6 meters, the utility contribution is calculated up to a height of 6 meters within a specific floor, while above this height the utility contribution is not calculated.
Communal contribution tax	
Amount of communal contribution tax (EUR*/m ²)	Calculation in accordance with the Decision on utility fees ("Official Gazette of Varaždin County" No. 102/23, 18/25)

Communal contribution tax

Redemption from paying communal contribution tax

Yes, 20-60% in accordance with the terms of the Decision on Utility Fees and the Program of Measures to Encourage the Development of Entrepreneurship in the Area of the City of Ludbreg ("Official Gazette of Varaždin County" No. 102/23)

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
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Municipal/City urban plan	Yes
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Master urban plan	Yes
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Urban development plan	Created
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Detailed urban plan	Created
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Distances from traffic infrastructure

Road	Access road needs to be built.
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Highway	A4, 16 km
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Railway siding	6 km
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Sea port	Luka Rijeka, 260 km
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Airport	Airport of Zagreb, 97 km
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Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Perutnina Ptuj - PIPO d.o.o.	Processing and preservation of poultry meat	Republic of Croatia		http://www.perutnina.com/

Gallery

* average rate = 7.54

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