



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business zone Ludbreg East

General information

| | |
|--|---|
| Location (city/municipality) | City of Ludbreg |
| Zone type | Business zone |
| Size of the zone (m²) | 377.274 |
| Available land size (m²) | 225.100 |
| Construction purpose | Manufacturing and services |
| Allowed construction density | The highest construction coefficient of a building plot (kig) is kig=0.4, except exceptionally for the extension of existing facilities in order to ensure the prescribed technical and technological conditions, it can be up to kig=0.6, 6. Exceptionally from indent 5 of this article on the area of production purpose (I) and on the area of business purpose K3, when building a solar power plant, the highest construction coefficient (kig), i.e. coverage with panels, is 0.7 and exceptionally the highest construction coefficient can be higher, i.e. kig (0.8) when building/upgrading production and business buildings on already built building plots in existing/built economic zones of production purpose (I), if there are no other possibilities for expansion, and business/technological/production processes require it, provided that at least 10% of the area of the building plot must be in natural terrain (greened) |

Construction efficiency coefficient allowed 2

| Location (city/municipality) | City of Ludbreg |
|--|---|
| Allowed construction height (m) | The maximum floor height of production buildings is $E=Po/Su+Pr+1kat+Pk$; the maximum height (V) of production buildings may be 9.0 m, and exceptionally higher for individual buildings or parts of a building if the production and technological process or function of the building requires it. The maximum floor height of commercial (commercial, service and utility) buildings is $E=Po/Su+Pr+2kat+Pk$; the maximum height (V) of commercial buildings may be 12.0 m, and exceptionally higher for individual parts of a building whose function requires it |
| Allowed noise level (at the border of the site, dB) | - |

Infrastructure/energen capacity

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

Communal information

| Communal contribution fee | |
|---|------|
| Communal contribution for manufacturing (EUR/m³) | 5,00 |
| Communal contribution for office spaces (EUR*/m³) | 5,00 |

Communal contribution fee

Communal contribution for services (EUR*/m³) 5,00

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*/m²) €2.7 per 1m² per year 2nd zone for production activities

Redemption from paying communal contribution tax Yes, Investors are entitled to a partial exemption from paying utility fees in the amount of 50% of the established amount for a period of 1 to 3 years, depending on the number of employees. Investors employing up to 50 employees at the time of application receive the following incentives: - those employing 3 - 5 employees 20% of the established amount in a period of one year - those employing 6 - 10 employees 40% of the established amount in a period of one year - those employing more than 10 employees 60% of the established amount in a period of one year - those employing 3 - 5 employees with disabilities 60% of the established amount in a period of one year Investors employing over 50 employees at the time of application receive the following incentives: - those employing 5 - 10 employees 20% of the established amount in a period of one year - those employing 11 - 20 employees 40% of the established amount in a period of one year - those employing more than 20 employees 60% of the established amount in a period of one year - those employing 3 - 5 employees with disabilities 60% of the established amount in a period of one year

Water contribution

Water contribution for business buildings (EUR*/m³)

Water contribution for manufacturing buildings (EUR*/m³)

Water contribution

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

Water fee

Water regulation fee (EUR*/m²)

Physical plans

| | |
|----------------------------------|---------|
| County urban plan | Yes |
| Municipal/City urban plan | Yes |
| Master urban plan | Yes |
| Urban development plan | Created |
| Detailed urban plan | Created |

Distances from traffic infrastructure

| | |
|-----------------------|--------------------------|
| Road | 0,1 km |
| Highway | A4, 12 km |
| Railway siding | 2 km |
| Sea port | Port of Rijeka, 260 km |
| Airport | Airport of Zagreb, 97 km |

* average rate = 7.54

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