



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone Ludbreg West

General information

Location (city/municipality)	City of Ludbreg
Zone type	Business zone
Size of the zone (m²)	1.070.061
Available land size (m²)	591.888
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	Yes

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)

Based on the Government Decree on the amount of the water management fee (Official Gazette 82/2010)

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

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
LOTUS 91 d.o.o.	Processing and disposal of non-hazardous waste	Republic of Croatia		http://www.lotus91.hr/
Bomark Pak d.o.o.	Production of plastic plates, sheets, pipes and profiles	Republic of Croatia		http://www.bomark.hr/

Company name	Activity	Country of origin	Parent company	Company website
Žitni terminal d.o.o.	Wholesale trade in cereals, raw tobacco, seeds and animal feed	Republic of Croatia		https://zitni-terminal.hr/index.php/hr/
Šljunčara-transporti Smontara d.o.o.	Gravel and sand quarry activities	Republic of Croatia		https://www.smontara.hr/
MARKETING-LIND d.o.o.	Non-specialized wholesale trade	Republic of Croatia		
EUROPROMET MARTINČEVIĆ, obrt za trgovinu i usluge	Wholesale of machine tools	Republic of Croatia		https://europromet-martincevic.hr/
Diesel servis ZLATAR d.o.o.	Motor vehicle maintenance and repair	Republic of Croatia		
KITRO d.o.o.	Other retail sale in non-specialized stores	Republic of Croatia		
FANON d.o.o.	Production of prepared animal feed	Republic of Croatia		https://www.fanon.hr/
TRAKO-AGROLUDBREG d.o.o.	Growing other annual crops	Republic of Croatia		
DUCATI KOMPONENTI d.o.o.	Production of other electrical equipment	Republic of Croatia		http://www.ducatienergia.com/
LIM-MONT d.o.o.	Production of other finished metal products	Republic of Croatia		http://www.lim-mont.hr/
GRAFIČAR d.d.	Production of corrugated paper and cardboard and packaging made of paper and cardboard	Republic of Croatia		https://www.graficar.hr/
OPREMA d.d.	Manufacture of refrigeration and ventilation equipment, except for household use	Republic of Croatia		http://www.oprema.com/

Company name	Activity	Country of origin	Parent company	Company website
ACG EUROPE d.o.o.	Production of glue	Republic of Croatia		http://www.acg-lukaps.com/
Stolarija Kranjčec d.o.o.	Kitchen furniture production	Republic of Croatia		https://www.kranjcec.com/
HEP d.d.	Production, transmission and distribution of electricity	Republic of Croatia		https://www.hep.hr/ods/elektre-25/elektra-koprivnica/81
Medipure d.o.o.	Production of pharmaceutical preparations	Republic of Croatia		
Mibe Pharmaceuticals d.o.o.	Wholesale of other machinery, equipment and supplies	Republic of Croatia		
Smontara d.o.o.	Extraction of stone, sand and clay	Republic of Croatia		https://www.smontara.hr/
Šilec d.o.o.	Retail trade in motor fuels and lubricants	Republic of Croatia		

Gallery

* average rate = 7.54

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