



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone Hrastovsko (Ludbreg)

General information

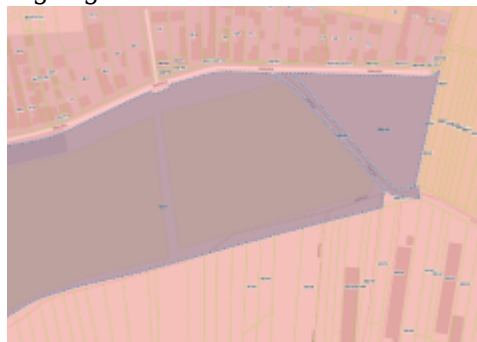
Location (city/municipality)	City of Ludbreg
Zone type	Business zone
Size of the zone (m ²)	74.267
Available land size (m ²)	73.175
Construction purpose	Manufacturing and services
Allowed construction density	0.6 (exceptionally, the maximum building footprint coefficient may be higher—specifically, $k_{ig} = 0.8$ —for the construction or extension of production-business facilities on previously developed building plots within existing industrial zones designated for production (I), provided there are no other expansion options and business, technological, or production processes require it, and subject to the condition that at least 10% of the building plot area consists of natural terrain (landscaped with greenery).
Construction efficiency coefficient allowed	
Allowed construction height (m)	9.0 m (exceptionally more for certain structures and parts of structures where the production-technological process requires it)
Allowed noise level (at the border of the site, dB)	-

Zone diagrams & plans

Diagram of the zone



Scanned copy of cadastral plan extract with highlighted available lots



Infrastructure/energents capacity

Gas

Availability	Yes
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Electricity

Availability	Yes
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Water

Availability	Yes
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Sewage

Availability	No
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Water purifier	No
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Communal information

Communal contribution fee

Communal contribution for manufacturing (EUR/m ³)	4,00
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Communal contribution for office spaces (EUR*/m ³)	4,00
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Communal contribution for services (EUR*/m ³)	4,00
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Communal contribution fee

Redemption from paying communal contribution fee

Yes, For all buildings with a storey height exceeding 6 meters, the utility contribution is calculated up to a height of 6 meters within the given storey, whereas no utility contribution is calculated for the portion above this height.

Communal contribution tax

Amount of communal contribution tax (EUR*/m²)

€2.70 per m² per year – Zone 2 for manufacturing activities

Redemption from paying communal contribution tax

Yes, 20–60%, in accordance with the terms of the Decision on the Municipal Fee and the Program of Measures to Encourage Entrepreneurial Development in 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)

Pursuant to 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

Not created, but there is obligation to create it

Detailed urban plan

Not created, but there is obligation to create it

Distances from traffic infrastructure

Road	Access road needs to be built.
Highway	A4, 16 km
Railway siding	3 km
Sea port	Port of Rijeka, 246 km
Airport	Airport of Zagreb, 84 km

* average rate = 7.54

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