



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone Jalsëvac (Jastrebarsko)

General information

Location (city/municipality)	Jastrebarsko, Čabdin
Zone type	Business zone
Size of the zone (m²)	3.354.000
Available land size (m²)	2.933.000
Construction purpose	Manufacturing and services
Allowed construction density	0.5 / exceptionally, for existing construction for production purposes, it is allowed to increase the construction of the plot up to the coefficient of construction ≤ 0.6 in the case when the production-technological process requires the expansion of the plant in order to complete the production process into a functional unit
Construction efficiency coefficient allowed	
Allowed construction height (m)	The maximum height to the cornice of the building is 25 m, and exceptionally more for individual buildings where the production-technological process or function requires it
Allowed noise level (at the border of the site, dB)	Not foreseen in physical plans

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/m³) 3,98

Communal contribution for office spaces (EUR*/m³) 3,98

Communal contribution for services (EUR*/m³) 3,98

Communal contribution fee

Redemption from paying communal contribution fee

Yes, Oslobođenje od 20% od cjelokupnog iznosa plaćanja komunalnog doprinosa za investitore koji grade poslovne objekte u kojima će se obavljati djelatnost proizvodnje Oslobođenje od 15% od cjelokupnog iznosa plaćanja komunalnog doprinosa za investitore koji grade poslovne objekte u kojima će se obavljati djelatnosti proizvodnje i čija visina komunalnog doprinosa iznosi više od 663.614,00 EUR. Plaćanje komunalnog doprinosa u 12 rata za utvrđeni iznos komunalnog doprinosa višeg od 66.361,00 EUR.

Communal contribution tax

Amount of communal contribution tax (EUR*/m²)

Iznos komunalne naknade po m² obračunske površine nekretnine utvrđuje se množenjem koeficijenta zone i koeficijenta namjene te vrijednosti obračunske jedinice boda (B), određeno u EUR po m².

Redemption from paying communal contribution tax

Yes, Oslobođenje za sve nove poslovne subjekte koji počinju obavljati djelatnost na području grada, a oslobođenje iznosi: 100% iznosa komunalne naknade za 1. godinu 75 % iznosa komunalne naknade za 2. godinu 25% iznosa komunalne naknade za 3. godinu

Water contribution

Water contribution for business buildings (EUR*/m³)

Definiraju Hrvatske vode

Water contribution for manufacturing buildings (EUR*/m³)

Definiraju Hrvatske vode

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

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Water fee

Water regulation fee (EUR*/m²)

Definiraju Hrvatske vode

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	A1, 1 km
Railway siding	1 km
Sea port	Rijeka, 120 km
Airport	Međunarodna zračna luka Zagreb - Franjo Tuđman , 30 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Jamnica plus d.d.	Production of spring and mineral water, distribution and storage	Republic of Croatia		www.jamnica.hr
Kemis Termoclean d.o.o.	Industrial cleaning and waste management	Republic of Croatia		www.kemis-termoclean.hr
Holcim d.o.o.	Production of cement, concrete and mineral aggregates	Republic of Croatia		www.holcim.hr
Drvoproizvod d.d.	Production of wooden products	Republic of Croatia		www.drvoproizvod.hr
Bob´s	Production and sale of beverages	Republic of Croatia		
MM Beton	Concrete sales and building material sales	Republic of Croatia		www.mmbeton.hr

Company name	Activity	Country of origin	Parent company	Company website
Dizalice Banković	Truck crane services	Republic of Croatia		www.dizalice-banković.hr
Gromel d.o.o.	Wholesale of other machinery and equipment	Other		www.gromel.hr

Gallery

* average rate = 7.54

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