



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone Lipik II

General information

Location (city/municipality)	Lipik
Zone type	Business zone
Size of the zone (m²)	162.800
Available land size (m²)	50.217
Construction purpose	Manufacturing and services
Allowed construction density	0,4
Construction efficiency coefficient allowed	0,9
Allowed construction height (m)	12
Allowed noise level (at the border of the site, dB)	80 dB

Zone diagrams & plans

Diagram of the zone



Scanned copy of cadastral plan extract with highlighted available lots



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) Exempt

Communal contribution for office spaces (EUR*/m³) Exempt

Communal contribution for services (EUR*/m³) Exempt

Redemption from paying communal contribution fee Yes, exempted in full

Communal contribution tax

Amount of communal contribution tax (EUR*/m²) Production premises - 1.92; non-production areas - 3.20

Redemption from paying communal contribution tax Yes, exemption from the payment of communal fees for the first 3 years (1st year -100%, 2nd year -50%, 3rd year -25%)

Water contribution

Water contribution for business buildings (EUR*/m³)

Water contribution

Water contribution for manufacturing buildings (EUR*/m³)

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

Water fee

Water regulation fee (EUR*/m²)

Production premises - 0.04; non-production areas - 0.14

Physical plans

County urban plan

Yes

Municipal/City urban plan

Yes

Urban development plan

Created

Detailed urban plan

No obligation

Distances from traffic infrastructure

Road

along the zone, 0 km

Highway

A3, 16 km

Railway siding

0,5 km

Sea port

Rijeka, 228 km

Airport

Zagreb International Airport - Franjo Tuđman, 121 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
„Vios“	production of prefabricated steel halls, roofing and sheet metal work	Republic of Croatia		http://obrt-vios.hr/

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Frutarija Ltd.	cultivation, purchase, storage and sale of fruits and vegetables	Republic of Croatia		https://frutarija.hr/
Lipkom Ltd.	recycling yard	Republic of Croatia		https://www.lipkom-lipik.hr/reciklazno-dvoriste/
OLIVIER, service trade	production of firewood and wooden pallets	Republic of Croatia		
Solaris pons Ltd.	design, financing, construction, and maintenance of renewable energy technologies	Republic of Croatia		
e-Viki Ltd.	production of specific electrical cabinets of larger capacity, essential for the installation of photovoltaic panels and solar power plants	Republic of Croatia		
Grljuška Ltd.	growing berries, nuts and other fruits	Republic of Croatia		
Quad expert	maintenance and parts supply for all brands of ATV/UTV/Quad vehicles	Republic of Croatia		https://quadexpert.hr/

Gallery



* average rate = 7.54

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