



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Miholjanec Business Zone (Virje)

General information

Location (city/municipality)	Miholjanec, Municipality of Virje
Zone type	Business zone
Size of the zone (m²)	14.859
Available land size (m²)	11.194
Construction purpose	Manufacturing and services
Allowed construction density	0,6
Construction efficiency coefficient allowed	It is not prescribed by the spatial plan
Allowed construction height (m)	Basic building: - 12.0 m, Supporting and auxiliary buildings: - 7 m. Exceptionally and more if the work process requires it
Allowed noise level (at the border of the site, dB)	60 dB

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) 2

Communal contribution for office spaces (EUR*/m³) 2

Communal contribution for services (EUR*/m³) 2

Redemption from paying communal contribution fee No

Communal contribution tax

Amount of communal contribution tax (EUR*/m²) Sukladno odluci, ovisi o djelatnosti

Redemption from paying communal contribution tax Yes, in the first year of operation 100% and 50% in the second year of operation.

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) N/A

Physical plans

County urban plan	Yes
Municipal/City urban plan	Yes
Urban development plan	No obligation
Detailed urban plan	No obligation

Distances from traffic infrastructure

Road	the access road was built, 0 km
Highway	A4, 70 km
Railway siding	the Virje railway station is located on the regional railway line R202, 5 km
Sea port	Rijeka, 27 km
Airport	Franjo Tuđman Airport Zagreb, 110 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Kokor Ltd.	Other construction installation works	Republic of Croatia		https://kokor-group.hr/

Gallery



* average rate = 7.54

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