



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Lupoglav Business Zone

General information

Location (city/municipality)	Municipality of Lupoglav
Zone type	Business zone
Size of the zone (m ²)	174.600
Available land size (m ²)	95.800
Construction purpose	Manufacturing and services
Allowed construction density	0,4
Construction efficiency coefficient allowed	0,8
Allowed construction height (m)	9
Allowed noise level (at the border of the site, dB)	Not foreseen in physical plans

Zone diagrams & plans

Diagram of the zone



Scanned copy of cadastral plan extract with highlighted available lots



Infrastructure/energents capacity

Gas	
Availability	No
Electricity	
Availability	Yes
Water	
Availability	No
Sewage	
Availability	No
Water purifier	No

Communal information

Communal contribution fee	
Communal contribution for manufacturing (EUR/m³)	First 10 investors are released - Decision on communal contribution in the area of the Municipality of Lupoglav (Official Gazette of the City of Pazin, number 5/23.)
Communal contribution for office spaces (EUR*/m³)	First 10 investors are released - Decision on communal contribution in the area of the Municipality of Lupoglav (Official Gazette of the City of Pazin, number 5/23.)
Communal contribution for services (EUR*/m³)	First 10 investors are released - Decision on communal contribution in the area of the Municipality of Lupoglav (Official Gazette of the City of Pazin, number 5/23.)
Redemption from paying communal contribution fee	No
Communal contribution tax	
Amount of communal contribution tax (EUR*/m²)	Depending on the business activity and area, according to the Decision on communal contribution tax in the area of the Municipality of Lupoglav (Official Gazette of the City of Pazin number 3/19., 13/20. and 5/23.)

Communal contribution tax

Redemption from paying communal contribution tax No

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) n/a

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 0 km

Highway A8, 2 km

Railway siding 1 km

Sea port Rijeka, 40 km

Airport Rijeka , 60 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
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Company name	Activity	Country of origin	Parent company	Company website
Vodoprivreda Ltd.	Construction of water structures	Republic of Croatia		
Finesta property Ltd.	Buying and selling own real estate	Republic of Croatia		

Gallery

* average rate = 7.54

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