



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone Otok

General information

Location (city/municipality)	City of Otok
Zone type	Business zone
Size of the zone (m²)	630.000
Available land size (m²)	630.000
Construction purpose	Manufacturing and services
Allowed construction density	0,6
Construction efficiency coefficient allowed	At least 20% of the surfaces must be green surfaces
Allowed construction height (m)	11
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

PODUZETNIČKA ZONA OTOK



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) 0,13

Communal contribution for office spaces (EUR*/m³) 0,13

Communal contribution for services (EUR*/m³) 0,12

Communal contribution fee

Redemption from paying communal contribution fee	Yes, depending on the number of newly hired employees
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Communal contribution tax

Amount of communal contribution tax (EUR*/m²)	0,45
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Redemption from paying communal contribution tax	Yes, the first five years of business
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Water contribution

Water contribution for business buildings (EUR*/m³)	
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Water contribution for manufacturing buildings (EUR*/m³)	
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Water contribution for open-space business buildings (EUR*/m²)	
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Water fee

Water regulation fee (EUR*/m²)	Open office space 0.026545 per year, closed office space 0.139359 per month
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Physical plans

County urban plan	Yes
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Municipal/City urban plan	Yes
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Urban development plan	No obligation
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Detailed urban plan	No obligation
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Distances from traffic infrastructure

Road	0 km
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Highway	A3, 15 km
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Railway siding	10 km
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Sea port	Luka Vukovar, 25 km
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Airport

Osijek, 50 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
BJELIN OTOK	Wood industry	Kingdom of Sweden		www.bjelin.com
SALA ELEGANT	Service activity - ceremonial hall	Republic of Croatia		
VRANJEVO Ltd.	Communal	Republic of Croatia		www.vranjevo.hr
VARZIĆ GRADNJA	Construction and sales activity	Republic of Croatia		www.varzicgradnja.hr
RECYCLING YARD	Communal	Republic of Croatia		www.otok.hr
PMT	Sale of agricultural machinery	Republic of Croatia		www.pmt.hr
BUSINESS INCUBATOR	Various service and production activities	Republic of Croatia		www.po-inkubatorotok.hr
CEZAREJA	Agricultural	Republic of Croatia		www.cezareja.hr

Gallery



* average rate = 7.54

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