



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business zone Marinići (Viškovo)

General information

Location (city/municipality)	Municipality of Viškovo
Zone type	Business zone
Size of the zone (m ²)	278.700
Available land size (m ²)	49.982
Construction purpose	Manufacturing and services
Allowed construction density	0,4 - 0,8
Construction efficiency coefficient allowed	1,2 - 1,6
Allowed construction height (m)	9
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 No

Water purifier

No

Communal information

Communal contribution fee

Communal contribution for manufacturing (EUR/m³) 9.30 for part of the space up to 4 m high; 6.80 for a part of the space above 4 m high

Communal contribution for office spaces (EUR*/m³) 9.30 for part of the space up to 4 m high; 6.80 for a part of the space above 4 m high

Communal contribution for services (EUR*/m³) 9.30 for part of the space up to 4 m high; 6.80 for a part of the space above 4 m high

Communal contribution fee

Redemption from paying communal contribution fee

Yes, municipality of Viškovo does not pay communal contributions in its territory. The communal contribution is not paid for the construction and legalization of: 1. communal infrastructure and fire stations, 2. military buildings, 3. transport, water, maritime, communication and electronic communication infrastructure, 4. overhead and underground pipelines and conduits, 5. sports and children's playgrounds, 6. fences, walls and retaining walls, 7. parking lots, roads, paths, bridges, fountains, water tanks, septic tanks, solar collectors, photovoltaic modules on a building plot or scope of works in the space of an existing building or on an existing building , which are intended for the use of that building, 8. monument.

Communal contribution tax

Amount of communal contribution tax (EUR*/m²)

2.24 per year and 0.22 per year for construction land used for business activities

Redemption from paying communal contribution tax

Yes, real estate of importance to the Municipality of Viškovo is completely exempted from the obligation to pay communal fees: - in which the activities of public preschool, primary, secondary and higher education, museums and archives are carried out, founded by the Republic of Croatia, - in which the activities of public preschool, primary, secondary and higher education are carried out, which are founded by the Primorje-Gorski Kotar County or the Municipality of Viškovo, which are used by institutions and other legal entities whose sole founder is the Municipality of Viškovo -- used by health care and social care institutions founded by the Republic of Croatia, the Primorje-Gorski Kotar County or the Municipality of Viškovo, - which are used to carry out firefighting activities; - which serve religious communities to carry out their religious and educational activities, - for construction lands on which there are memorials, memorial areas and mass graves, - which are used for the work of representative, executive and administrative bodies of the Municipality of Viškovo, - sports facilities owned by the Municipality of Viškovo, except for premises where economic activity is carried out. The users or owners of the properties will not be released from the obligation to pay the utility fee if they rent, sublease, lease, sublease or for temporary use to other legal or natural persons. Owners or users of real estate that cannot be used due to damage caused by fire, flood or other natural disasters will be temporarily released from the obligation to pay the utility fee, based on the written request of the obligee, until the resulting damage is repaired. For office space and construction land used for business activities, when the business activity is not carried out for more than 6 months in a calendar year, the coefficient of use is reduced by 50%, but it cannot be lower than the coefficient of use for residential space, i.e. undeveloped construction land.

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) 0.139359 EUR/m²/month; 0.026545
EUR/m²/year - for construction land used for
business activities

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 km
Highway	A7, 6 km
Railway siding	10 km
Sea port	Rijeka, 10 km
Airport	Rijeka , 32 km

* average rate = 7.54

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