



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone Jalžabet

General information

Location (city/municipality)	Municipality of Jalžabet
Zone type	Business zone
Size of the zone (m ²)	14.000.000
Available land size (m ²)	400.000
Construction purpose	Manufacturing and services
Allowed construction density	0,4
Construction efficiency coefficient allowed	
Allowed construction height (m)	15
Allowed noise level (at the border of the site, dB)	Not foreseen in physical plans

Zone diagrams & plans

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) 2,65

Communal contribution for office spaces (EUR*/m³) 4,65

Communal contribution for services (EUR*/m³) 4,65

Redemption from paying communal contribution fee Yes, possibility up to 50%

Communal contribution tax

Amount of communal contribution tax (EUR*/m²) 0,36

Redemption from paying communal contribution tax Yes

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) 0,47

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	0 km
Highway	A4, 1 km
Railway siding	km
Sea port	Rijeka, 250 km
Airport	Zagreb, 66 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
DUCAL Ltd.	Storage of goods	Italian Republic		https://www.calzedonia.com/hr/ducal.html

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WOLLSDORF COMPONENTS Ltd.	Production of leather clothing and other textile products	Republic of Austria		https://www.wollsdorf.com/
PRESS GLASS Ltd.	Shaping and processing of flat glass	Republic of Poland		https://www.pressglass.hr/
FLAME SPRAY CROATIA Ltd.	Coating Application Center	Italian Republic		https://flamespray.org/
WE-KR Ltd.	Production of metal structures and their parts	Republic of Croatia		https://www.we-kr.com/

Gallery

* average rate = 7.54

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