



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business zone Nemetin (Osijek)

General information

Location (city/municipality)	City of Osijek
Zone type	Business zone
Size of the zone (m ²)	926.466
Available land size (m ²)	360.000
Construction purpose	Manufacturing and services
Allowed construction density	0,6
Construction efficiency coefficient allowed	2.0 for production buildings (3.0 for business)
Allowed construction height (m)	6 above-ground floors (for business) and 4 above-ground floors (for production)
Allowed noise level (at the border of the site, 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 Yes

Water purifier Yes

Communal information

Communal contribution fee

Communal contribution for manufacturing (EUR/m³) Released

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

Communal contribution for services (EUR*/m³) Released

Redemption from paying communal contribution fee Yes, from January 1, 2022

Communal contribution tax

Amount of communal contribution tax (EUR*/m²) Manufacturing activities = 0.13012011, other activities = 0.29782998

Redemption from paying communal contribution tax No

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)

Manufacturing activities (T2) = 0.039817, trade and services (T1) = 0.139359

Physical plans

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

Distances from traffic infrastructure

Road	0 km
Highway	A3, 20 km
Railway siding	in the zone itself, 0 km
Sea port	Rijeka, 450 km
Airport	Osijek, 10 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Jabil (LogExpert Five)	High technology	United States of America		www.jabil.com

Company name	Activity	Country of origin	Parent company	Company website
RDC	Regional distribution center	Republic of Croatia		https://rdc-obz.hr
Lukenda transport Ltd.	Transport	Republic of Croatia		https://lukenda-transport.hr
Messer Croatia plin Ltd.	Industrial gases	Federal Republic of Germany		www.messer.hr
Inspecto Ltd.	Quality control	Republic of Croatia		www.inspecto.hr
Iver Ltd.	Construction	Republic of Croatia		www.iver.hr
Delecto Ltd.	Work clothes	Republic of Croatia		www.delecto.hr
Agrotok Ltd.	Agricultural machinery	Republic of Croatia		www.agrotok.hr
Comcross Croatia Ltd.	Construction of 5G networks	Federal Republic of Germany		www.comcross-croatia.hr
OS metal Ltd.	Production of assembly halls	Republic of Croatia		www.osmetal.hr

Gallery



* average rate = 7.54

Ministry of Economy no legal responsibility for the accuracy or comprehensiveness of the data supplied in this database. Ministry of Economy accepts no liability for any direct, indirect, consequential or incidental damages or losses arising from use of the data collection.