



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone IT Park (Osijek)

General information

Location (city/municipality)	City of Osijek
Zone type	Business zone
Size of the zone (m ²)	26.000
Available land size (m ²)	4.886
Construction purpose	Manufacturing and services
Allowed construction density	0,6
Construction efficiency coefficient allowed	3,0
Allowed construction height (m)	6 above-ground floors
Allowed noise level (at the border of the site, dB)	-

Zone diagrams & plans

Diagram of the zone



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 1st, 2022

Communal contribution tax

Amount of communal contribution tax (EUR*/m²) Production activities = 0.15812064 other activities = 0.40071671

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

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

Water fee

Water regulation fee (EUR*/m²)

Production 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, 15 km
Railway siding	5 km
Sea port	Rijeka, 445 km
Airport	Osijek, 17 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Mono Ltd.	Software	Republic of Croatia		www.mono.hr
OS Centar Ltd.	IT incubator	Republic of Croatia		www.sedmiodjel.com
Sedmi odjel Ltd.	IT consulting	Republic of Croatia		
Orqa Ltd.	HiTech	Republic of Croatia		www.orqafpv.com

Gallery



* average rate = 7.54

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