



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone Ungarija (Umag)

General information

Location (city/municipality)	City of Umag - città di Umago
Zone type	Business zone
Size of the zone (m²)	751.700
Available land size (m²)	152.151
Construction purpose	Manufacturing and services
Allowed construction density	0,7
Construction efficiency coefficient allowed	2,1
Allowed construction height (m)	12 - 15, depending on the subzone within the scope
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/m ³)	3.85 for buildings up to 3,500 m ³ , 5.14 for buildings up to 7,000 m ³ , 6.42 for buildings over 7,001 m ³
Communal contribution for office spaces (EUR*/m ³)	12,85
Communal contribution for services (EUR*/m ³)	12,85
Redemption from paying communal contribution fee	Yes, buildings of interest to the City of Umag - Umago, by decision of the City Council, and at the proposal of the Mayo
Communal contribution tax	
Amount of communal contribution tax (EUR*/m ²)	3.00 per year, production activities; 5.40 per year, non-production activities
Redemption from paying communal contribution tax	No
Water contribution	
Water contribution for business buildings (EUR*/m ³)	

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) 0.477804 €/m² per year, production activities; 1.672296 €/m² per year, non-production activities

Physical plans

County urban plan	Yes
Municipal/City urban plan	Yes
Urban development plan	Created
Detailed urban plan	Created

Distances from traffic infrastructure

Road	0 km
Highway	A9, 7 km
Railway siding	30 km
Sea port	Port of Kopar (Republic of Slovenia), 30 km
Airport	Portorož (Republic of Slovenia), 15 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Etigraf Ltd.	Printing activity	Republic of Croatia		www.etigraf.hr
Craft Metal haberdashery Šorgo	Production of metal haberdashery	Republic of Croatia		

Company name	Activity	Country of origin	Parent company	Company website
Electrical fitter trade, owner Đuka Safundić	Installation of electrical installations	Republic of Croatia		
B.C. Commerce Ltd.	Trading activity	Republic of Croatia		
G.B. promet Ltd.	Trading activity	Republic of Croatia		
Valcar Ltd.	Production activity	Republic of Croatia		www.valcar.hr
Wertinvest nekretnine Ltd. (Aluflexpack Novi Ltd. Umag)	Production activity	Republic of Croatia		www.aluflexpack.com
Sipro Ltd.	Production activity	Republic of Croatia		www.sipro.hr
Aurimex Ltd.	Postavljanje elektroinstalacija	Republic of Croatia		www.aurimex.hr
Car centar Ltd.	Repair of motor vehicles	Republic of Croatia		
Kramer Ltd.	Repair and maintenance of vessels	Republic of Croatia		
Prograd Inženjering Ltd.	Construction activity	Republic of Croatia		www.pro-grad-ing.hr
Damir Ltd.	Transportation of passengers	Republic of Croatia		www.damir.hr
Zidar Ltd.	Construction activity	Republic of Croatia		
Obrt Autoprijevoznik Zlatko Brusić	Road transport of goods	Republic of Croatia		
Tera Ltd.	Commercial activity	Republic of Croatia		www.twra-umag.hr

Company name	Activity	Country of origin	Parent company	Company website
Larix Ltd.	Road transport of goods	Republic of Croatia		www.larix-umag.hr
Vagabundo Ltd.	Commercial activity	Republic of Croatia		www.vagabundo.hr
Proxima Ltd.	Production activity	Republic of Croatia		
Jumbo company Ltd.	Commercial activity	Republic of Croatia		www.jumbotoys.com.hr
Lop liquids Ltd.	Production activity	Republic of Croatia		
Umag servis Ltd.	Repair and maintenance of electrical appliances	Republic of Croatia		
Shadow Ltd.	Production of metal structures	Republic of Croatia		www.shadow.hr
Craft Pingvino	Repair and maintenance of electrical appliances	Republic of Croatia		
Chemical lab company Ltd.	Production activity	Republic of Croatia		www.chemicallab.eu
Tripolit Ltd.	Commercial activity	Republic of Croatia		
Arty Ltd.	Printing activity	Republic of Croatia		www.arty.hr
Craft Bocca	Translation activities	Republic of Croatia		
Tempus pool Ltd.	Design activity	Republic of Croatia		www.tempus-pool.hr

Gallery

* average rate = 7.54

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