



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Industrial zone Kukuljanovo

General information

Location (city/municipality)	Bakar
Zone type	Business zone
Size of the zone (m²)	5.000.000
Available land size (m²)	1.200.000
Construction purpose	Manufacturing and services
Allowed construction density	0,5
Construction efficiency coefficient allowed	1,5
Allowed construction height (m)	50 (14.5 meters in a smaller part of the zone)
Allowed noise level (at the border of the site, dB)	Not foreseen in physical plans

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)	More than 10,000 m ³ - 3.5; 5,000 - 10,000 m ³ - 4.0; 1,500 - 5,000 m ³ - 5.0; 500 - 1,500 m ³ - 7.5; up to 500 m ³ - 10.5
Communal contribution for office spaces (EUR*/m³)	Identical for all activities
Communal contribution for services (EUR*/m³)	Identical for all activities
Redemption from paying communal contribution fee	Yes, 10% discount for production activities
Communal contribution tax	
Amount of communal contribution tax (EUR*/m²)	According to the formula in different activities, in accordance with the Decision on utility fees dated 3 December 2018.
Redemption from paying communal contribution tax	Yes, in accordance with the Decision on utility fees dated 3.12.2018.
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)

Physical plans

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

Distances from traffic infrastructure

Road	0 km
Highway	A1, 1,5 km
Railway siding	in the Zone, 0 km
Sea port	Bakar, 4 km
Airport	Rijeka (Krk), 18 km

* average rate = 7.54

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