



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Business Zone I2-Soboli (Čavle)

#### General information

Location (city/municipality)	Municipality of Čavle
Zone type	Business zone
Size of the zone (m <sup>2</sup> )	183.700
Available land size (m <sup>2</sup> )	66.700
Construction purpose	Manufacturing and services
Allowed construction density	0,5
Construction efficiency coefficient allowed	1,0
Allowed construction height (m)	20
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** No

## Electricity

**Availability** Yes

## Water

**Availability** Yes

## Sewage

**Availability** Yes

**Water purifier** No

## Communal information

### Communal contribution fee

**Communal contribution for manufacturing (EUR/m<sup>3</sup>)** 2,65-3,32

**Communal contribution for office spaces (EUR\*/m<sup>3</sup>)** 2,65-3,32

**Communal contribution for services (EUR\*/m<sup>3</sup>)** 2,65-3,32

**Redemption from paying communal contribution fee**

Yes, municipal contribution is not paid for the construction and legalization of: municipal infrastructure and fire stations; military buildings; traffic, water, maritime, communication and electronic communication infrastructure; above-ground and underground product pipelines and lines; sports and children's playgrounds; fences, walls and retaining walls; parking lots, roads, paths, bridges, fountains, water tanks, septic tanks, solar collectors, photovoltaic modules on a building plot or the scope of the intervention in the area of an existing building or on an existing building, which are intended for the use of that building; monuments.

## Communal contribution tax

Amount of communal contribution tax (EUR*/m <sup>2</sup> )	0,748557
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Redemption from paying communal contribution tax	No
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## Water contribution

Water contribution for business buildings (EUR*/m <sup>3</sup> )	
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Water contribution for manufacturing buildings (EUR*/m <sup>3</sup> )	
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Water contribution for open-space business buildings (EUR*/m <sup>2</sup> )	
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## Water fee

Water regulation fee (EUR*/m <sup>2</sup> )	0,039817
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## Physical plans

County urban plan	Yes
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Municipal/City urban plan	Yes
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Urban development plan	Created
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Detailed urban plan	Created
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## Distances from traffic infrastructure

Road	0,1 km
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Highway	A6, 1 km
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Railway siding	15 km
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Sea port	Port of Rijeka, 15 km
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Airport	Rijeka , 25 km
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## Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Pag 91 Ltd.	processing, production and sale of sea salt	Republic of Croatia		<a href="https://pag91.hr/">https://pag91.hr/</a>
Metal maris Ltd.	disposal or permanent storage of waste	Republic of Croatia		
P audio Ltd.	audio technique	Republic of Croatia		<a href="https://paudio.hr/">https://paudio.hr/</a>
Restaurant „Putniku“	catering activity	Republic of Croatia		
Sun-adria Ltd.	execution of construction works at sea and on land	Republic of Croatia		<a href="https://www.sun-adria.hr/index_hr.htm">https://www.sun-adria.hr/index_hr.htm</a>

## Gallery

\* average rate = 7.54

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