



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Business Zone West II (Virovitica)

#### General information

<b>Location (city/municipality)</b>	Virovitica
<b>Zone type</b>	Business zone
<b>Size of the zone (m<sup>2</sup>)</b>	805.145
<b>Available land size (m<sup>2</sup>)</b>	360.021
<b>Construction purpose</b>	Manufacturing and services
<b>Allowed construction density</b>	0,6 - 0,8
<b>Construction efficiency coefficient allowed</b>	4,0 - 4,2
<b>Allowed construction height (m)</b>	12/18 (exceptionally, parts of the building may be higher solely due to technological or production process requirements)
<b>Allowed noise level (at the border of the site, dB)</b>	80 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<sup>3</sup>) 0,90

Communal contribution for office spaces (EUR\*/m<sup>3</sup>) 6,00

Communal contribution for services (EUR\*/m<sup>3</sup>) 3,30

## Communal contribution fee

<b>Redemption from paying communal contribution fee</b>	Yes, by decision of the Mayor for investments of importance to the City of Virovitica
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## Communal contribution tax

<b>Amount of communal contribution tax (EUR*/m<sup>2</sup>)</b>	1,47
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<b>Redemption from paying communal contribution tax</b>	No
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## Water contribution

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

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

<b>County urban plan</b>	Yes
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<b>Municipal/City urban plan</b>	Yes
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<b>Master urban plan</b>	Yes
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<b>Urban development plan</b>	Created
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<b>Detailed urban plan</b>	No obligation
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## Distances from traffic infrastructure

<b>Road</b>	Access road needs to be built.
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<b>Highway</b>	A3, 70 km
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<b>Railway siding</b>	6 km
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<b>Sea port</b>	Rijeka, 310 km
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**Airport**Zagreb International Airport - Franjo Tuđman,  
150 km**Companies in the zone**

Company name	Activity	Country of origin	Parent company	Company website
Virovitičko-podravska županija	General public administration activities	Republic of Croatia		<a href="https://www.vpz.hr/">https://www.vpz.hr/</a>

**Gallery**

\* average rate = 7.54

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