



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Mega Zone (Virovitica)

General information

Location (city/municipality)	Virovitica
Zone type	Business zone
Size of the zone (m²)	2.799.794
Available land size (m²)	2.722.052
Construction purpose	Manufacturing and services
Allowed construction density	0,6 - 0,8
Construction efficiency coefficient allowed	4,0 - 4,2
Allowed construction height (m)	12/18 (exceptionally, parts of the building may be higher solely due to the requirements of technological or production processes)
Allowed noise level (at the border of the site, dB)	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/m³) 0,90

Communal contribution for office spaces (EUR*/m³) 6,00

Communal contribution fee

Communal contribution for services (EUR*/m³) 3,30

Redemption from paying communal contribution fee Yes, by decision of the Mayor for investments of importance to the City of Virovitica

Communal contribution tax

Amount of communal contribution tax (EUR*/m²) 1,47

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

Water fee

Water regulation fee (EUR*/m²) 0,039817

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 Access road needs to be built.

Highway A3, 70 km

Railway siding	6 km
Sea port	Rijeka, 310 km
Airport	Zagreb International Airport - Franjo Tuđman, 150 km

* average rate = 7.54

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