



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone Bjelovarska (Šandrovac)

General information

Location (city/municipality)	Municipality of Šandrovac
Zone type	Business zone
Size of the zone (m ²)	12.182
Available land size (m ²)	12.182
Construction purpose	Manufacturing and services
Allowed construction density	There are no restrictions
Construction efficiency coefficient allowed	There are no restrictions
Allowed construction height (m)	There are no restrictions
Allowed noise level (at the border of the site, dB)	-

Zone diagrams & plans

Diagram of the zone



Infrastructure/energents capacity

Gas

Availability Yes

Electricity

Availability Yes

Water

Availability Yes

Sewage

Availability No

Water purifier

No

Communal information

Communal contribution fee

Communal contribution for manufacturing (EUR/m³) 0,93

Communal contribution for office spaces (EUR*/m³) 0,93

Communal contribution for services (EUR*/m³) 0,93

Communal contribution fee

Redemption from paying communal contribution fee

Yes, Article 14 of the Decision on the municipal contribution of the Municipality of Šandrovac ("Municipal Gazette of the Municipality of Šandrovac No. 2/2019) (1) When passing a decision on the municipal contribution to the person liable to pay the municipal contribution, the determined amount of the municipal contribution from Article 7, paragraph 1 of this Decision shall be reduced by 50% for: 1. buildings intended for the provision of tourist services and 2. buildings intended for production: business and economic facilities for carrying out production either of what type (production halls, service halls and associated warehouses, basements with auxiliary space that are built for the needs of that building, etc.), (2) The area of buildings referred to in paragraph 1 of this Decision also includes parts of buildings that are part of the technological process of that building. are engaged in production activity (copy of the trade register, decision on the registration of the company in the Commercial Court register, confirmation from the competent authority that they are registered in the register of agricultural holdings or confirmation from the competent authority that they are producers)

Communal contribution tax

Amount of communal contribution tax (EUR*/m²)

0,75

Redemption from paying communal contribution tax

Yes, Article 11 of the Decision on the municipal fee of the Municipality of Šandrovac ("Municipal Gazette of the Municipality of Šandrovac No. 5/2024) reads: (1) Legal or natural persons engaged in economic activities, in case of investment in production facilities or construction of new space for the purpose of expanding production, and new employment of workers, are temporarily released from the obligation to pay the municipal fee for that space, namely: I. - V. years in 100% amount."

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) Croatian Waters

Physical plans

County urban plan Yes

Municipal/City urban plan Yes

Master urban plan Yes

Urban development plan Created

Detailed urban plan Created

Distances from traffic infrastructure

Road 0,1 km

Highway A3, 66 km

Railway siding 7 km

Sea port Rijeka, 262 km

Airport Zagreb International Airport - Franjo Tuđman, 109 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Stolarija Babec, simple joint stock company	Carpentry production	Republic of Croatia		

Company name	Activity	Country of origin	Parent company	Company website
HB MONT, simple joint stock company	Forged fences	Republic of Croatia		

Gallery

* average rate = 7.54

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