



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone Vela Luka

General information

Location (city/municipality)	Municipality of Vela Luka
Zone type	Business zone
Size of the zone (m ²)	213.000
Available land size (m ²)	112.935
Construction purpose	Manufacturing and services
Allowed construction density	0,4
Construction efficiency coefficient allowed	Not defined
Allowed construction height (m)	10
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	Yes

Communal information

Communal contribution fee	
Communal contribution for manufacturing (EUR/m ³)	2,6545
Communal contribution for office spaces (EUR*/m ³)	2,6545
Communal contribution for services (EUR*/m ³)	2,6545
Redemption from paying communal contribution fee	Yes, In individual cases, at the request of the investor, partial or complete exemption from payment of the communal contribution will be granted, for the following reasons: - complete exemption - in cases where the owner of the building plot, or the investor, is the Municipality of Vela Luka or a company fully owned by it, - exemption - in cases where the owner of the building plot, or the investor, is a war invalid, proportional to the percentage of damage to the body, - complete exemption - in cases where the owner of the building plot, or the investor, is a production, processing or business facility in the Vela Luka Business Zone

Communal contribution tax

Amount of communal contribution tax (EUR*/m²)

Lowest amount = 0.2070 EUR/m² per year
Highest amount = 2.0705 EUR/m² per year

Redemption from paying communal contribution tax

Yes, At the request of the person liable to pay the utility fee, the person will be partially or completely exempted from paying the utility fee in the following cases: - full exemption - in the case where the person liable is a beneficiary of the Social Welfare Center's maintenance assistance; - full exemption - in the case where the person liable is undergoing hospital treatment for more than 3 months due to a health condition - for the duration of the hospital treatment; - full exemption - in the case where the person liable is a temporarily unemployed single parent - for the duration of unemployment; - partial exemption - in the case where the person liable is a war veteran, proportional to the percentage of damage to the body; - full exemption - in the case where the property of the person liable has been damaged due to a natural disaster or other accident and the property cannot be used due to the damage - for the period until the damage is repaired; - full exemption - in the case where the taxpayer's real estate is a newly built production, processing or business facility in the Vela Luka Business Zone - for a period of 5 years from the date of obtaining the use permit or from the date of commencement of use of that facility (if it is used without a use permit).

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)

Regulation on the amount of the fee for water management (OG 82/10, 108/13)

Physical plans

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

Distances from traffic infrastructure

Road	0,1 km
Highway	A1, 132 km
Railway siding	119 km
Sea port	Vela Luka, 1 km
Airport	"Ruđer Bošković" Airport near Dubrovnik, 175 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Global grupa Ltd. (in bankruptcy)	shipyard	Republic of Croatia		
Samoborka j.s.c.	trade	Republic of Croatia		https://www.samoborka.hr
Tommy Ltd.	trade	Republic of Croatia		https://www.tommy.hr
"Barčot"	oil mill	Republic of Croatia		http://www.uljarabarcot.com
Vela Luka trade j.s.c.	trade	Republic of Croatia		
Komunalne djelatnosti Ltd.	recycling yard	Republic of Croatia		https://komunalne-djelatnosti.hr

Company name	Activity	Country of origin	Parent company	Company website
EL - RA Ltd.	production and calibration of electrical equipment	Republic of Croatia		
Rashlad - trade for the production and installation of refrigeration equipment	cooling and ventilation equipment	Republic of Croatia		https://rashlad.com
Boat rental shop "PROIZD", Vela Luka	boat repair and maintenance, boat rental	Republic of Croatia		
Škanjata Ltd.	bakery	Republic of Croatia		

Gallery



* average rate = 7.54

Ministry of Economy no legal responsibility for the accuracy or comprehensiveness of the data supplied in this database. Ministry of Economy accepts no liability for any direct, indirect, consequential or incidental damages or losses arising from use of the data collection.