



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone Klokočevac, Samobor

General information

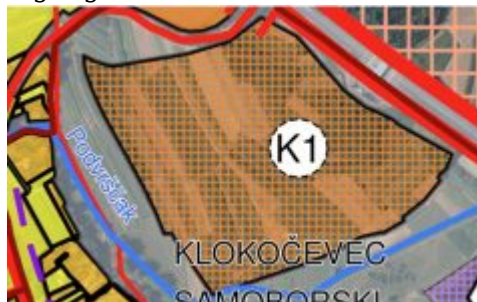
Location (city/municipality)	City of Samobor
Zone type	Business zone
Size of the zone (m ²)	188.000
Available land size (m ²)	182.160
Construction purpose	Manufacturing and services
Allowed construction density	0,4
Construction efficiency coefficient allowed	2,0
Allowed construction height (m)	12
Allowed noise level (at the border of the site, dB)	-

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	No
Sewage	
Availability	Yes
Water purifier	No

Communal information

Communal contribution fee	
Communal contribution for manufacturing (EUR/m ³)	0,1
Communal contribution for office spaces (EUR*/m ³)	0,01
Communal contribution for services (EUR*/m ³)	3,30
Redemption from paying communal contribution fee	Yes, for taxpayers under special regulations

Communal contribution tax

Amount of communal contribution tax (EUR*/m²)

2.03 per year (Business premises serving the manufacturing, IT, creative and cultural industries) 4.06 per year (Business premises serving other activities) 8.12 per year (Business premises of large shopping centers (including tenants or owners of business premises performing activities within a large shopping center) and business premises in which financial activities are performed, insurance activities, gambling and betting activities, telecommunications activities, retail trade in motor fuels and lubricants (including trade in other products and catering within the premises), supply of medicines and similar products (pharmacies), wholesale trade, performance of a single technological system of vehicle technical inspections, registration, testing and homologation of vehicles, and activities directly related thereto, car trade, car rental, notary and legal activities, supporting and auxiliary activities in traffic, postal services, design and supervision.

Redemption from paying communal contribution tax

Yes, 50% in 1st year, 25% in 2nd year, 25% in 3rd year (storage and related activities in transportation) 100% in 1st year, 50% in 2nd year, 25% in 3rd year (other activities)

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)

P Business premises of shops and services 0.14
Business premises of production activities and services 0.04
Business premises of administration, social activities and other public services 0.03
Closed business premises whose purpose is not determined 0.08
Open business premises for trade and services 0.03
Other open business premises 0.01

Physical plans

County urban plan	Yes
Municipal/City urban plan	Yes
Urban development plan	Not created, but there is obligation to create it
Detailed urban plan	No obligation

Distances from traffic infrastructure

Road	0,1 km
Highway	A3, 2 km
Railway siding	23 km
Sea port	Rijeka, 169 km
Airport	Zagreb International Airport , 38 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Četvrti faktor Ltd.	Buying and selling real estate	Republic of Croatia		
"INA - INDUSTRIJA NAFTE" Jsc.	Production of refined petroleum products	Republic of Croatia		https://www.ina.hr/
TIMZIP Ltd.	Non-specialized wholesale trade	Republic of Croatia		https://timzip.hr/

Company name	Activity	Country of origin	Parent company	Company website
TRAST NEKRETNINE Jsc. (in bankruptcy)	Other supporting activities in transport	Republic of Croatia		
DRUGI FAKTOR Ltd.	Non-specialized wholesale trade	Republic of Croatia		
RC Bregana Logistics Ltd.	Renting and management of own or leased real estate	Republic of Croatia		
GONDOR Ltd. (in bankruptcy)	Buying and selling real estate	Republic of Croatia		

Gallery

* average rate = 7.54

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