



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone „Ključ” (Novi Marof)

General information

Location (city/municipality)	City of Novi Marof
Zone type	Business zone
Size of the zone (m²)	163.270
Available land size (m²)	19.187
Construction purpose	Manufacturing and services
Allowed construction density	0,4
Construction efficiency coefficient allowed	1,6-3,0
Allowed construction height (m)	12 m (up to the cornice), and exceptionally more
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	Yes
Electricity	
Availability	Yes
Water	
Availability	No
Sewage	
Availability	No
Water purifier	Yes

Communal information

Communal contribution fee	
Communal contribution for manufacturing (EUR/m³)	1.33 (with 50% discount included)
Communal contribution for office spaces (EUR*/m³)	1.33 (if it concerns manufacturing activities)
Communal contribution for services (EUR*/m³)	2.65 (full amount for other activities)
Redemption from paying communal contribution fee	Yes, Investors who build business premises for production activities are exempt from paying the utility contribution in the amount of 50% of the established amount, and if, after the construction of that space, they employ at least 5 workers and do not reduce the number of employees during a period of 3 years, they will be refunded 100% of the utility contribution payment for that space.
Communal contribution tax	
Amount of communal contribution tax (EUR*/m²)	0.08eur/m ² /month for production and 0.10eur/m ² /month for others

Communal contribution tax

Redemption from paying communal contribution tax

Yes, Investors who build commercial premises used for production activities may, with the prior positive opinion of the mayor, be partially exempt from paying utility fees in the first 3 years from the start of production.

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)

abolished

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

5 km

Highway

A3, 5 km

Railway siding

2 km

Sea port

Rijeka, 230 km

Airport

Zagreb International Airport , 70 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
STOLARIJA VEVER, carpentry trade	Production of other building joinery and elements	Republic of Croatia		
COMET Ltd.	Non-specialized wholesale trade	Republic of Croatia		https://www.comet.hr/
RV-SAP Ltd. Varaždin	Repair of machines	Republic of Croatia		
ATLAS BP NOVI MAROF	Buying and selling your own real estate	Republic of Croatia		

Gallery



* average rate = 7.54

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