



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### **Business zone small and medium-sized enterprises at the bus station (Novi Marof)**

#### **General information**

<b>Location (city/municipality)</b>	<b>Novi Marof</b>
<b>Zone type</b>	Business zone
<b>Size of the zone (m<sup>2</sup>)</b>	224.216
<b>Available land size (m<sup>2</sup>)</b>	52.679
<b>Construction purpose</b>	Manufacturing
<b>Allowed construction density</b>	0,4
<b>Construction efficiency coefficient allowed</b>	1,6 - 2,0
<b>Allowed construction height (m)</b>	12 m (to the cornice), and exceptionally more for individual buildings where the production and technological process requires it
<b>Allowed noise level (at the border of the site, dB)</b>	-

#### **Zone diagrams & plans**

Diagram of the zone



## Infrastructure/energents capacity

### Gas

Availability Yes

### Electricity

Availability Yes

### Water

Availability Yes

### Sewage

Availability Yes

Water purifier No

## Communal information

### Communal contribution fee

Communal contribution for manufacturing (EUR/m<sup>3</sup>) 1,00

Communal contribution for office spaces (EUR\*/m<sup>3</sup>) 1,00

## Communal contribution fee

**Communal contribution for services (EUR\*/m<sup>3</sup>)** 1,99

**Redemption from paying communal contribution fee** Yes, Investors who build business premises for production activities are exempt from paying the communal 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 communal contribution payment for that space.

## Communal contribution tax

**Amount of communal contribution tax (EUR\*/m<sup>2</sup>)** 0.08/m<sup>2</sup> per month for production and 0.10/m<sup>2</sup> per month for others •from 1.1.2026. 0.10 for production •from 1.1.2026. 0.13 for others

**Redemption from paying communal contribution tax** Yes, Investors who build commercial premises used for production activities may be temporarily or partially exempted from paying utility fees in the first 3 years from the start of production.

## Water contribution

**Water contribution for business buildings (EUR\*/m<sup>3</sup>)**

**Water contribution for manufacturing buildings (EUR\*/m<sup>3</sup>)**

**Water contribution for open-space business buildings (EUR\*/m<sup>2</sup>)**

## Water fee

**Water regulation fee (EUR\*/m<sup>2</sup>)** 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

<b>Road</b>	0,1 km
<b>Highway</b>	A1, 4 km
<b>Railway siding</b>	2 km
<b>Sea port</b>	Rijeka, 230 km
<b>Airport</b>	Airport of Zagreb, 70 km

## Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Neto d.o.o.	Other retail sale in non-specialized stores	Republic of Croatia		<a href="https://www.bilanca.com.hr/">https://www.bilanca.com.hr/</a>
ANCORP d.o.o. za proizvodnju, usluge i prijevoz	Metal machining	Republic of Croatia		<a href="https://ancorp.hr/">https://ancorp.hr/</a>
TEHNOGUMA d.o.o. za proizvodnju i preradu guma i trgovinu	Production of other rubber products	Republic of Croatia		<a href="https://www.tehnoguma.hr/">https://www.tehnoguma.hr/</a>
BMD STIL d.o.o. za trgovinu, proizvodnju, promet i usluge	Non-specialized wholesale trade	Republic of Croatia		<a href="https://www.bmd-stil.hr/kontakt/prodajni-centar-novi-marof">https://www.bmd-stil.hr/kontakt/prodajni-centar-novi-marof</a>
ds - nekretnine d.o.o.	Renting and management of own or leased real estate	Republic of Croatia		
SIBO CRO d.o.o. (Hajduk plastična ambalaža d.o.o.)	Production of plastic packaging	Republic of Croatia		<a href="https://hajduk-plastika.hr/">https://hajduk-plastika.hr/</a>
Novokom d.o.o. za komunalne djelatnosti	Non-hazardous waste collection	Republic of Croatia		<a href="https://www.novokom.hr/">https://www.novokom.hr/</a>

Company name	Activity	Country of origin	Parent company	Company website
NT-PROM d.o.o. za trgovinu i usluge	Retail sale in non-specialized stores with food, beverages or tobacco predominating	Republic of Croatia		<a href="https://www.ntprom.hr/">https://www.ntprom.hr/</a>
JEKLOTEHNA-TING d.o.o. za proizvodnju, trgovinu i inženjering, društvo s ograničenom odgovornošću	Retail sale of hardware, paints and glass in specialized stores	Republic of Croatia		<a href="https://jeklotehna-shop.hr/?redirect=jeklotehna-ting.hr">https://jeklotehna-shop.hr/?redirect=jeklotehna-ting.hr</a>
Elektro-Bosilj d.o.o. za elektroinstalaterske radove i izradu metalnih i plastičnih masa	Electrical installation works	Republic of Croatia		<a href="https://www.elektro-bosilj.hr/">https://www.elektro-bosilj.hr/</a>
KONZUM plus d.o.o.	Retail sale in non-specialized stores with food, beverages or tobacco predominating	Republic of Croatia		<a href="https://tvrtka.konzum.hr/">https://tvrtka.konzum.hr/</a>
MAGMA d.o.o. za trgovinu i usluge	Wholesale of beverages	Republic of Croatia		<a href="http://www.magma-vz.hr">www.magma-vz.hr</a>

## 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.