



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business zone Gornja Stubica

General information

Location (city/municipality)	Municipality of Gornja Stubica
Zone type	Business zone
Size of the zone (m ²)	285.071
Available land size (m ²)	12.188
Construction purpose	Manufacturing and services
Allowed construction density	50% The maximum permitted development coefficient (Kig) of a building plot of a commercial building may be no more than: a) for free-standing buildings up to 45%, b) for semi-built-in buildings up to 50%, c) for built-in buildings up to 55%. Exceptionally, in the adopted and adopted detailed development plans, higher development coefficients than those established above are possible. In the event of possible amendments to these detailed development plans, these development coefficients may not be increased
Construction efficiency coefficient allowed	The highest permitted coefficient of utilization is obtained by multiplying the number of above-ground floors with the development coefficient (Kig) of the building plot.
Allowed construction height (m)	10m
Allowed noise level (at the border of the site, dB)	-

Infrastructure/energents capacity

Gas	
Availability	Yes
Electricity	
Availability	Yes
Water	
Availability	Yes
Sewage	
Availability	Yes
Water purifier	Yes

Communal information

Communal contribution fee	
Communal contribution for manufacturing (EUR/m ³)	1,06
Communal contribution for office spaces (EUR*/m ³)	1,06
Communal contribution for services (EUR*/m ³)	1,06
Redemption from paying communal contribution fee	Yes, In accordance with Article 18 of the Decision on the Communal Contribution (Official Gazette of the Croatian Chamber of Commerce and Industry No. 1/19. and 3/22.), the amount of the communal contribution is reduced by 50% for investors who upgrade existing facilities for the purpose of expanding production.
Communal contribution tax	
Amount of communal contribution tax (EUR*/m ²)	1,41

Communal contribution tax

Redemption from paying communal contribution tax

Yes, In accordance with Article 17 of the Decision on the utility fee of the Municipality of Gornja Stubica (Official Gazette of the Municipality of Gornja Stubica No. 1/2019, 31/20 and 3/22), companies and tradesmen who start performing entrepreneurial activities or open new or expand existing facilities in the territory of the Municipality of Gornja Stubica will be partially exempted from paying the utility fee, as follows: - 100% reduction in the utility fee in the first year of performing the activity - 75% reduction in the utility fee in the second year of performing the activity - 50% reduction in the utility fee in the third year of performing the activity The aforementioned exemption from paying the utility fee from paragraph 1 of this Article, when building new or expanding existing facilities, applies exclusively to newly built premises.

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)

For business premises 0.139 For production premises 0.039

Physical plans

County urban plan

Yes

Municipal/City urban plan

Yes

Urban development plan

Created

Detailed urban plan

Created

Distances from traffic infrastructure

Road	0,1 km
Highway	A2, 9 km
Railway siding	Located within the business zone km
Sea port	Rijeka , 165 km
Airport	Airport of Zagreb, 39 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
DRVOPRERADA „SVIBEN	Production of wooden packaging	Republic of Croatia		
„ETOS-BETON“, proizvodnja, konstrukcija, opreme i trgovina	Production of concrete, cement and plaster products	Republic of Croatia		http://www.etos-beton.hr/
AMC ŠKORJANEC Ltd.	Motor vehicle maintenance and repair	Republic of Croatia		
EX ASTRIS Ltd.	Sawing and planing wood	Republic of Croatia		
ORKA-INOX Ltd.	Production of metal structures and their parts	Republic of Croatia		https://www.orka-inox.hr/
BAJS - VILIČARI Ltd.	Repair of machines	Republic of Croatia		
HIDRAULIKA OSREČAK Ltd.	Production of hydraulic drive devices	Republic of Croatia		

Company name	Activity	Country of origin	Parent company	Company website
„ŠUŠKO“ - izrada drvenih proizvoda	Production of furniture	Republic of Croatia		https://www.susko.hr/
STOLARIJA BOKUN	Production of other building joinery and elements	Republic of Croatia		https://stolarija-bokun.hr/
FERGY GRAĐENJE Ltd.	Construction of residential and non-residential buildings	Republic of Croatia		
NISKOGRANJA I USLUGE „MARKO“	Construction of other civil engineering buildings	Republic of Croatia		
BRAVARIJA PUTAR Ltd.	Production of metal doors and windows	Republic of Croatia		https://www.bravarija-putar.hr/
AP MATIJA	Demolition of buildings and preparatory work on the construction site	Republic of Croatia		https://apmatija.hr/
EL - PO obrt za trgovinu	Craft for trade	Republic of Croatia		https://www.el-po.hr/
Patra nova Ltd.	Real estate, own, purchase and sale	Republic of Croatia		https://patranova.hr/
ETIM, obrt za elektroninstalaterske radove	Electrical installation works, activity	Republic of Croatia		
Pilana KONTRA	Sawing and planing wood	Republic of Croatia		

Company name	Activity	Country of origin	Parent company	Company website
VAR Ltd.	Repair of machines	Republic of Croatia		https://var.hr/
OPĆINA GORNJA STUBICA	Recycling yard	Republic of Croatia		https://www.gornjastubica.hr/
MASSA LOVITA Ltd.	Pasta production	Republic of Croatia		
ŠPANMES	Meat processing and trade	Republic of Croatia		
MONARIS Ltd.	Rubber products	Republic of Croatia		https://monaris.hr/
APM TRGOVINA Ltd.	Rubber products	Republic of Croatia		
Niskogradnja „HARAMUSTEK“	Construction of other civil engineering buildings	Republic of Croatia		
MATINS Ltd.	Production of motor vehicles	Republic of Croatia		https://matins.hr/

Gallery

* average rate = 7.54

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