



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business zone „Oštrice - Ključ“ (Novi Marof)

General information

Location (city/municipality)	City of Novi Marof
Zone type	Business zone
Size of the zone (m²)	59.866
Available land size (m²)	58.901
Construction purpose	Manufacturing
Allowed construction density	0,4
Construction efficiency coefficient allowed	1,6
Allowed construction height (m)	12 m (to the ridge), and exceptionally more for individual buildings where the production and technological process requires it
Allowed noise level (at the border of the site, dB)	-

Zone diagrams & plans

Diagram of the zone



Infrastructure/energents capacity

Gas	
Availability	No

Electricity

Availability Yes

Water

Availability No

Sewage

Availability No

Water purifier No

Communal information

Communal contribution fee

Communal contribution for manufacturing (EUR/m³) 1,00

Communal contribution for office spaces (EUR*/m³)

Communal contribution for services (EUR*/m³) 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*/m²) 0.06-0.10/m² per month for production and 0.08 -0.13/m² per month 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*/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	1 km
Highway	A4, 5 km
Railway siding	2 km
Sea port	Rijeka , 230 km
Airport	Airport of Zagreb, 70 km

* average rate = 7.54

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