



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business Zone Bistra

General information

Location (city/municipality)	Municipality of Bistra
Zone type	Business zone
Size of the zone (m ²)	1.203.000
Available land size (m ²)	993.000
Construction purpose	Manufacturing and services
Allowed construction density	0,6
Construction efficiency coefficient allowed	0,8
Allowed construction height (m)	15-17
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	Yes
Electricity	
Availability	Yes
Water	
Availability	Yes
Sewage	
Availability	Yes
Water purifier	Yes

Communal information

Communal contribution fee	
Communal contribution for manufacturing (EUR/m³)	3.98 (in the construction area); 2.65 (in the business zone)
Communal contribution for office spaces (EUR*/m³)	3.98 (in the construction area); 2.65 (in the business zone)
Communal contribution for services (EUR*/m³)	3.98 (in the construction area); 2.65 (in the business zone)
Redemption from paying communal contribution fee	Yes, Taxpayers determined by special regulations (laws, decisions, etc.) and the Municipality of Bistra, public institutions and companies owned by the Municipality of Bistra are exempted The Municipal Council and the Municipal Mayor may fully or partially exempt from the obligation to pay the utility contribution: - The Republic of Croatia - Zagreb County - A company co-owned by the Municipality of Bistra - Investors who build buildings intended for healthcare, humanitarian activities, social welfare, culture, technical culture, sports, education, national and civil security, infrastructure buildings, energy, as well as buildings for the needs of public institutions

Communal contribution tax

Amount of communal contribution tax (EUR*/m²)

Redemption from paying communal contribution tax

Yes, The following real estate is completely exempt from paying utility fees: 1. used for public preschool and primary education activities 2. used by state and county-owned health care and social welfare institutions 3. used for fire department activities; 4. used by religious communities for the performance of their religious and educational activities 5. for construction land on which there are memorials, memorial areas and mass graves 6. buildings and land owned by the Municipality of Bistra, or the activity is mostly financed from the municipal budget 7. public traffic and public green areas 8. land on which utility facilities and devices of utility companies for water supply and drainage, for the maintenance of utilities of common consumption, except for office 9. farm buildings of farmers with yards 10. forest land.

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)

Physical plans

County urban plan

Yes

Municipal/City urban plan

Yes

Master urban plan

Yes

Urban development plan

No obligation

Detailed urban plan

No obligation

Distances from traffic infrastructure

Road	Access road needs to be built.
Highway	A2, 1 km
Railway siding	3 km
Sea port	Rijeka, 173 km
Airport	Zagreb International Airport , 43 km

Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Deceuninck Ltd.	Production and distribution of PVC profiles	Kingdom of Belgium		https://www.deceuninck.com/
Swisscolor Ltd.	Production of paints, varnishes and coatings	Swiss Confederation		https://www.swisscolor.hr/en/
TBG Beton Ltd. (Heidelberg Materials)	Production of fresh concrete	Federal Republic of Germany		https://www.heidelbergmaterials.hr/hr
Clean Room Design Ltd.	Design and equipping of clean rooms	Republic of Croatia		https://crd.com.hr/en/home/
Eurokran Ltd.	Rental and installation of cranes and equipment	Republic of Croatia		https://eurokran.hr/

Company name	Activity	Country of origin	Parent company	Company website
DPD Adriatic HUB	Central distribution and sorting center for parcels	French Republic		https://www.dpd.com/hr/en/

Gallery

* average rate = 7.54

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