



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Business Zone Bistra - North

#### General information

Location (city/municipality)	Municipality of Bistra
Zone type	Business zone
Size of the zone (m <sup>2</sup> )	338.000
Available land size (m <sup>2</sup> )	209.080
Construction purpose	Manufacturing and services
Allowed construction density	0,6
Construction efficiency coefficient allowed	0,8
Allowed construction height (m)	15
Allowed noise level (at the border of the site, dB)	-

#### Zone diagrams & plans

Diagram of the zone



## Infrastructure/energents capacity

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

## Communal information

Communal contribution fee	
<b>Communal contribution for manufacturing (EUR/m<sup>3</sup>)</b>	3.98 (in the construction area); 2.65 (in the business zone)
<b>Communal contribution for office spaces (EUR*/m<sup>3</sup>)</b>	3.98 (in the construction area); 2.65 (in the business zone)
<b>Communal contribution for services (EUR*/m<sup>3</sup>)</b>	3.98 (in the construction area); 2.65 (in the business zone)
<b>Redemption from paying communal contribution fee</b>	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 exempt. 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\*/m<sup>2</sup>)

#### 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 to carry out 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 are located, for the maintenance of utilities of common consumption, except for office 9. farm buildings with yards of farmers 10. forest land.

## 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>)

## Physical plans

### County urban plan

Yes

### Municipal/City urban plan

Yes

### Master urban plan

Yes

### Urban development plan

No obligation

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**Detailed urban plan**

No obligation

## Distances from traffic infrastructure

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<b>Road</b>	Access road needs to be built.
<b>Highway</b>	A2, 1 km
<b>Railway siding</b>	3,5 km
<b>Sea port</b>	Luka Rijeka, 173 km
<b>Airport</b>	Zagreb International Airport , 43 km

## Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Unichem Agro Ltd.	Plant protection products and fertilizers	Republic of Slovenia		<a href="https://unichem.si/en/">https://unichem.si/en/</a>
Fibis Ltd.	Logistics distribution center	Republic of Croatia		<a href="https://fibis.hr/">https://fibis.hr/</a>
Radman Homes Ltd.	Construction of prefabricated and luxury buildings	Republic of Croatia		<a href="https://radman-homes.eu/">https://radman-homes.eu/</a>
Agram Ltd.	Sale, rental and installation of construction scaffolding and formwork	Republic of Croatia		<a href="https://www.agram.hr/">https://www.agram.hr/</a>
Kompozit Kemija Ltd.	Distribution and production of raw materials for polymers	Republic of Croatia		<a href="https://www.kompozit-kemija.hr/">https://www.kompozit-kemija.hr/</a>
Mila Cosmetics Ltd.	Production and distribution of cosmetics	Republic of Croatia		<a href="https://millacosmetics.com/hr/">https://millacosmetics.com/hr/</a>
Croatan Ltd.	Production of paper goods and envelopes	Republic of Croatia		

Company name	Activity	Country of origin	Parent company	Company website
Mandić kran Ltd.	Construction machinery and rental	Republic of Croatia		<a href="https://www.mandic-kran.hr/">https://www.mandic-kran.hr/</a>
Spectra Media Ltd.	Waste management - recycling of electrical and electronic equipment	Republic of Croatia		<a href="https://www.spectra-media.hr/">https://www.spectra-media.hr/</a>

## Gallery

\* average rate = 7.54

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