



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Business zone S cesta (Osijek)

#### General information

| Location (city/municipality)                        | City of Osijek                                                                                     |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Zone type                                           | Business zone                                                                                      |
| Size of the zone (m <sup>2</sup> )                  | 491.381                                                                                            |
| Available land size (m <sup>2</sup> )               | 395.409                                                                                            |
| Construction purpose                                | Manufacturing and services                                                                         |
| Allowed construction density                        | 0,6                                                                                                |
| Construction efficiency coefficient allowed         | 2.0 for production buildings (3.0 for commercial)                                                  |
| Allowed construction height (m)                     | Maximum height = 6 above-ground floors (for commercial) and 4 above-ground floors (for industrial) |
| Allowed noise level (at the border of the site, dB) | Not foreseen in physical plans                                                                     |

#### Site specifications

| Offered land lot size (m <sup>2</sup> ) | Dimensions of plot (width*height, m) | Site description | Title deed | Public or private ownership | Constraints on changing ownership title | Land transfer | Land sale/rent price (EUR*/m <sup>2</sup> / EUR*/m <sup>2</sup> /yearly) |
|-----------------------------------------|--------------------------------------|------------------|------------|-----------------------------|-----------------------------------------|---------------|--------------------------------------------------------------------------|
| 59380                                   | *                                    | Flat             |            | Public                      | No encumbering rights                   | Sale          | -                                                                        |

## 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 <sup>3</sup> )    | Oslobodeno                                                           |
| Communal contribution for office spaces (EUR*/m <sup>3</sup> )   | Oslobodeno                                                           |
| Communal contribution for services (EUR*/m <sup>3</sup> )        | Oslobodeno                                                           |
| Redemption from paying communal contribution fee                 | Yes, since 1.1.2022.                                                 |
| Communal contribution tax                                        |                                                                      |
| Amount of communal contribution tax (EUR*/m <sup>2</sup> )       | Manufacturing activities = 0.13012011, other activities = 0.29782998 |
| Redemption from paying communal contribution tax                 | No                                                                   |
| Water contribution                                               |                                                                      |
| Water contribution for business buildings (EUR*/m <sup>3</sup> ) |                                                                      |

## Water contribution

**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>)**

Manufacturing activities (T2) = 0.039817, trade and services (T1) = 0.139359

## 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           | km                |
| Highway        | A1, 20 km         |
| Railway siding | in the zone, 0 km |
| Sea port       | Rijeka, 450 km    |
| Airport        | Osijek, 10 km     |

## Companies in the zone

| Company name | Activity | Country of origin | Parent company | Company website |
|--------------|----------|-------------------|----------------|-----------------|
|--------------|----------|-------------------|----------------|-----------------|

| Company name                              | Activity                                                                              | Country of origin   | Parent company | Company website                                                                 |
|-------------------------------------------|---------------------------------------------------------------------------------------|---------------------|----------------|---------------------------------------------------------------------------------|
| Lesnina H Ltd.                            | Retail trade in furniture, lighting equipment, tableware and other household products | Republic of Croatia |                | <a href="https://www.xxxlesnina.hr/">https://www.xxxlesnina.hr/</a>             |
| Osječki sajam<br>(Gospodarski centar OBŽ) |                                                                                       | Republic of Croatia |                | <a href="https://gospodarskicentarobz.hr/">https://gospodarskicentarobz.hr/</a> |

## Gallery

\* average rate = 7.54

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