



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business zone Tenja (Osijek)

General information

Location (city/municipality)	City of Osijek
Zone type	Business zone
Size of the zone (m ²)	58.243
Available land size (m ²)	43.707
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)	6 above-ground floors (for business) and 4 above-ground floors (for production)
Allowed noise level (at the border of the site, dB)	Not foreseen in physical plans

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)	released
Communal contribution for office spaces (EUR*/m ³)	released
Communal contribution for services (EUR*/m ³)	released
Redemption from paying communal contribution fee	Yes, since 1.1.2022.

Communal contribution tax

Amount of communal contribution tax (EUR*/m ²)	Manufacturing activities = 0.13012011, other activities = 0.29782998
Redemption from paying communal contribution tax	No

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*/m ²)	Manufacturing activities (T2) = 0.039817, trade and services (T1) = 0.139359
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Physical plans

County urban plan	Yes
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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
Excido Ltd.	business services / trade	Republic of Croatia		
Dea lens project Ltd.	production / services	Republic of Croatia		https://dealens.hr/
Stoliv Ivanković, proizvodno trgovački obrt	furniture manufacturing / trade	Republic of Croatia		https://www.stoliv-ivankovic.hr/
Dulcedo Ltd. Split	distribution and marketing	Republic of Croatia		https://dulcedo.hr
D & D METAL vl. Damir Daniš i Davor Pelivanović	metalworking activity	Republic of Croatia		
Metal-Zec Ltd.	metal industry	Republic of Croatia		https://www.metalzec.hr/
Bonavia Ltd.	business services	Republic of Croatia		https://bonavia-design.hr/

Company name	Activity	Country of origin	Parent company	Company website
Ferivi Co Ltd.	trade / services	Republic of Croatia		https://ferivisport.hr/o-nama
Reflektor Ltd.	electrical / lighting equipment	Republic of Croatia		
Euronautic international Ltd.	nautical equipment and trade	Republic of Croatia		https://www.euronautic.hr
Wien Ltd.	trade / services	Republic of Croatia		https://bastler.hr/
Agristar Ltd.	agriculture / agribusiness	Republic of Croatia		https://agristar.hr/
Auto Hrvatska STP Rijeka	technical inspections / car services	Republic of Croatia		https://www.autohrvatska.hr

Gallery

* average rate = 7.54

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