



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business zone Jablan (Osijek)

General information

Location (city/municipality)	City of Osijek
Zone type	Business zone
Size of the zone (m ²)	129.616
Available land size (m ²)	55.185
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)	Oslobodeno
Communal contribution for office spaces (EUR*/m ³)	Oslobodeno
Communal contribution for services (EUR*/m ³)	Oslobodeno
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*/m ³)
Water contribution for manufacturing buildings (EUR*/m ³)
Water contribution for open-space business buildings (EUR*/m ²)

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	A3, 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
Auto Sjena	Retail sale of motor vehicles	Republic of Croatia		
Kapital Grupa	Construction of residential and non-residential buildings	Republic of Croatia		https://kapitalgrupa.hr/
Monte Mont	Construction of residential and non-residential buildings	Republic of Croatia		https://monte-mont.hr/
Vindija d.d.	Dairy product production	Republic of Croatia		https://www.vindija.hr/
Fokus Ltd.	Wholesale trade of other household products	Republic of Croatia		https://www.fokus.hr/

Gallery

* average rate = 7.54

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