



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Business Zone “Ivanec Istok”

#### General information

<b>Location (city/municipality)</b>	Ivanec
<b>Zone type</b>	Business zone
<b>Size of the zone (m<sup>2</sup>)</b>	233.000
<b>Available land size (m<sup>2</sup>)</b>	20.000
<b>Construction purpose</b>	Manufacturing and services
<b>Allowed construction density</b>	0,5
<b>Construction efficiency coefficient allowed</b>	2
<b>Allowed construction height (m)</b>	12
<b>Allowed noise level (at the border of the site, dB)</b>	Not foreseen in physical plans

#### Zone diagrams & plans

Diagram of the zone



## 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)
8000	*	Flat		Public	No encumbering rights	Sale	-

## Infrastructure/energents capacity

<b>Gas</b>	
Availability	Yes
<b>Electricity</b>	
Availability	Yes
<b>Water</b>	
Availability	Yes
<b>Sewage</b>	
Availability	Yes
Water purifier	Yes

## Communal information

<b>Communal contribution fee</b>	
Communal contribution for manufacturing (EUR/m <sup>3</sup> )	18
Communal contribution for office spaces (EUR*/m <sup>3</sup> )	18
Communal contribution for services (EUR*/m <sup>3</sup> )	18
Redemption from paying communal contribution fee	Yes, Possibility of exemption from payment of communal contribution fee 100%.

## Communal contribution tax

<b>Amount of communal contribution tax (EUR*/m<sup>2</sup>)</b>	0,15
<b>Redemption from paying communal contribution tax</b>	Yes, release from payment of communal contribution fee for a period of 5 years from the start of the activity.

## Water contribution

<b>Water contribution for business buildings (EUR*/m<sup>3</sup>)</b>	2,1
<b>Water contribution for manufacturing buildings (EUR*/m<sup>3</sup>)</b>	0,37
<b>Water contribution for open-space business buildings (EUR*/m<sup>2</sup>)</b>	1,05

## Water fee

<b>Water regulation fee (EUR*/m<sup>2</sup>)</b>	18
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## Physical plans

<b>County urban plan</b>	Yes
<b>Municipal/City urban plan</b>	Yes
<b>Urban development plan</b>	Created
<b>Detailed urban plan</b>	No obligation

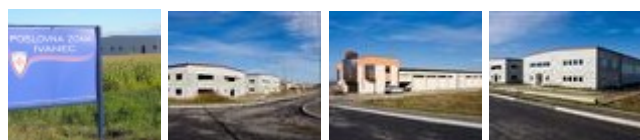
## Distances from traffic infrastructure

<b>Road</b>	0,1 km
<b>Highway</b>	A1, 40 km
<b>Railway siding</b>	1 km
<b>Sea port</b>	Rijeka, 250 km
<b>Airport</b>	Zagreb International Airport , 40 km

## Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Business Zone "Ivanec Istok"		Republic of Croatia		<a href="https://www.poslovna-zona-ivanec.hr/karta">https://www.poslovna-zona-ivanec.hr/karta</a>
Hew Ivanec d.o.o.	transformers	Republic of Croatia		
Stil plet d.o.o.	wholesale store	Republic of Croatia		
IBS d.o.o.	metal industry	Republic of Croatia		<a href="http://www.ibs-ivanec.hr">www.ibs-ivanec.hr</a>
Pilana Banfić	woodcutting	Republic of Croatia		
Trstenjački d.o.o.	wholesale store	Republic of Croatia		
Oktan d.o.o.	motor vehicle parts retail store	Republic of Croatia		
Poljodom d.o.o.	retail store	Republic of Croatia		
Bezak MTP d.o.o.	metal industry	Republic of Croatia		<a href="http://www.bezak-mtp.hr">www.bezak-mtp.hr</a>

## Gallery



\* average rate = 7.54

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