



# REPUBLIKA HRVATSKA

## Ministarstvo gospodarstva

### Industrial Zone Ivanec

#### General information

<b>Location (city/municipality)</b>	Ivanec
<b>Zone type</b>	Business zone
<b>Size of the zone (m<sup>2</sup>)</b>	300.000
<b>Available land size (m<sup>2</sup>)</b>	70.000
<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)
16000	*	Flat		Public	No encumbering rights	Sale	12

## Infrastructure/energen capacity

<b>Gas</b>	
Availability	Yes
<b>Electricity</b>	
Availability	Yes
<b>Water</b>	
Availability	Yes
<b>Sewage</b>	
Availability	No
Water purifier	No

## Communal information

<b>Communal contribution fee</b>	
Communal contribution for manufacturing (EUR/m <sup>3</sup> )	4,8
Communal contribution for office spaces (EUR*/m <sup>3</sup> )	
Communal contribution for services (EUR*/m <sup>3</sup> )	4,8
Redemption from paying communal contribution fee	Yes, 100% permanently

## Communal contribution tax

**Amount of communal contribution tax (EUR\*/m<sup>2</sup>)**

**Redemption from paying communal contribution tax** Yes, 100% for 5 years

## Water contribution

**Water contribution for business buildings (EUR\*/m<sup>3</sup>)** 3,7

**Water contribution for manufacturing buildings (EUR\*/m<sup>3</sup>)** 1,1

**Water contribution for open-space business buildings (EUR\*/m<sup>2</sup>)** 0,12

## Water fee

**Water regulation fee (EUR\*/m<sup>2</sup>)** 0,04

## Physical plans

**County urban plan** Yes

**Municipal/City urban plan** Yes

**Urban development plan** Created

**Detailed urban plan** No obligation

## Distances from traffic infrastructure

**Road** 0,2 km

**Highway** A1, 40 km

**Railway siding** 1 km

**Sea port** Rijeka, 240 km

**Airport** Airport "Franjo Tuđman" Zagreb , 80 km

## Companies in the zone

Company name	Activity	Country of origin	Parent company	Company website
Ivkom d.d.	Water collection, treatment and supply	Republic of Croatia		<a href="http://www.ivkom.hr">www.ivkom.hr</a>
Wenker-Križanec d.o.o.	Manufacture of metal structures and parts	Republic of Croatia		<a href="http://www.we-kr.com">www.we-kr.com</a>
Ivkom plin d.o.o.	Gas supply	Republic of Croatia		<a href="http://www.ivkom-plin.hr">www.ivkom-plin.hr</a>
IVKOM -VODE D.O.O.	Communal	Republic of Croatia		<a href="http://www.ivkom-vode.hr">www.ivkom-vode.hr</a>
BGW D.O.O.	Electronics	Republic of Croatia	BGW Group	<a href="http://www.bgw.com">www.bgw.com</a>

## Gallery



\* average rate = 7.54

Ministry of Economy no legal responsibility for the accuracy or comprehensiveness of the data supplied in this database. Ministry of Economy accepts no liability for any direct, indirect, consequential or incidental damages or losses arising from use of the data collection.