

Industrial zone Janjevci

General information

Location (city/municipality)	Grad Donji Miholjac
Zone type	Business zone
Size of the zone (m ²)	1.274.283
Available land size (m ²)	382.984
Construction purpose	Manufacturing and services
Allowed construction density	0,80
Construction efficiency coefficient allowed	1,2
Allowed construction height (m)	11 (P+2)
Allowed noise level (at the border of the site, dB)	50 dB

Zone diagrams & plans

Diagram of the zone



Scanned copy of cadastral plan extract with highlighted available lots



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*/m³) 1,3 - 0,13

Communal contribution for office spaces (EUR*/m³)

Communal contribution for services (EUR*/m³) 1,3 - 0,13

Redemption from paying communal contribution fee No

Communal contribution tax

Amount of communal contribution tax (EUR*/m²)

Redemption from paying communal contribution tax No

Water contribution

Water contribution for business buildings (EUR*/m³) 0,67

Water contribution for manufacturing buildings (EUR*/m³) 0,12

Water contribution for open-space business buildings (EUR*/m²) 0,20

Water fee

Water regulation fee (EUR*/m²) 0,14

Physical plans

County urban plan	Yes
Municipal/City urban plan	Yes
Urban development plan	Created
Detailed urban plan	Created

Distances from traffic infrastructure

Road	0 km
Highway	A3, 45 km
Railway siding	20 km
Sea port	Rijeka, 380 km
Airport	Međunarodna zračna luka Osijek , 60 km

Postojeći poduzetnici u zoni

Company name	Activity	Country of origin	Poduzetnik vlasnik	Web stranica poduzetnika
Poduzetnički inkubator OSVIT	Potporna institucija	Republic of Croatia	zadružno	https://www.osvit.biz/
KANAAN d.o.o.	Prehrambena	Republic of Croatia		https://kanaan.hr/
ENNA FRUIT d.o.o.	Prehrambena	Republic of Croatia	Marinada d.o.o.	https://ennafruit.hr/otkupni-centri/
Agroeuropa d.o.o	Poljoprivredna	Republic of Croatia		
Massive lamellas d.o.o.	Obrada drveta	Republic of Croatia	Požgaj grupa	http://www.pozgaj.eu/pozgaj-grupa/
Obrt „EUROPLAST	Obrada metala i plastike	Republic of Croatia		https://europlast.hr/

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MOGA d.o.o.	Obrada metala	Republic of Croatia		https://moga.hr/
Bravarija Kovačević d.o.o.	Obrada metala	Republic of Croatia		
Gestus Metal j.d.o.o.	Obrada metala	Republic of Croatia		http://gestus-metal.hr/
MS-ROOF j.d.o.o	Obrada lima	Republic of Croatia		
Krašica Vučica dd	Niskogradnja	Republic of Croatia		https://karasica-vucica.hr/
LIM-MARIO j.d.o.o.	Grad. limarija	Republic of Croatia		https://www.huk.hr/listings/lim-mario/
Obrt Marin	Graditeljstvo	Republic of Croatia		
WDM energija d.o.o.	Bioenergana	Republic of Croatia	Bioen invest d.o.o	https://www.bioen.eco/hr/tvrtke/vdm-energija-d-o-o-donji-miholjac/
ŽITAR d.o.o.	Otkup žitarica	Republic of Croatia		http://www.granolio.hr/hr/proizvodnja/proizvodni-kapaciteti/staklenici/
Vlado d.o.o	Otkup žitarica	Republic of Croatia		https://vlado.hr/
Papuk d.o.o.	Otkup žitarica	Republic of Croatia		https://www.papuk.hr/
GRADA-Horvat j.d.o.o.	Prodaja građ. materijala	Republic of Croatia		
Thomas Eckhard d.o.o	Boje i lakovi	Republic of Austria		https://thomas-eckhard.croatia.biz/
Obrt Papir Trade	Obrada papira	Republic of Croatia		http://papirtrade.hr/
FIRO j.d.o.o.	Projektiranje i nadzor	Republic of Croatia		
Marrow Labs d.o.o.	Izrada softwera	Republic of Croatia		https://www.marrowlabs.com/

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Fungus Panonia d.o.o.	Proizvodnja gljiva	Republic of Croatia	Marinada d.o.o.	
Obrt „TRUCKER	Prijevoznik	Republic of Croatia		
OPG Vrbanić	Poljoprivreda	Republic of Croatia		
OPG Kožić	Poljoprivreda	Republic of Croatia		
Petrović Polj. Obrt	Usluge u poljoprivredi	Republic of Croatia		
Obrt JURMAN	Popravak strojeva	Republic of Croatia		
Obrt EISAO	Poslovno savjetovanje	Republic of Croatia		
Poslovni plan d.o.o.	Poslovno savjetovanje	Republic of Croatia		http://poslovni-plan.hr/
Knjigovodstveni servis OSVIT j.d.o.o.	Knjigovodstveni servis	Republic of Croatia	Osvit-zadruga	https://www.osvit.biz/
DUGA	Društveno poduzetništvo	Republic of Croatia		http://www.duga.hr/
Centar za vozila Hrvatske	Tehnički pregled	Republic of Croatia		https://www.cvh.hr/
Hrvatska elektroprivreda	Distribucija	Republic of Croatia		https://www.hep.hr/ods/

Gallery



* average rate = 7.54

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