



# Zone in Hrastina Village (Stočar)

## General information

<b>Location (city/municipality)</b>	Grad Samobor
<b>Zone type</b>	Business zone
<b>Size of the zone (m<sup>2</sup>)</b>	20.000
<b>Available land size (m<sup>2</sup>)</b>	20.000
<b>Construction purpose</b>	Manufacturing
<b>Allowed construction density</b>	0,4
<b>Construction efficiency coefficient allowed</b>	20
<b>Allowed construction height (m)</b>	12
<b>Allowed noise level (at the border of the site, dB)</b>	50 dB

## 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)
*		Flat		Public	No encumbering rights		-

## Infrastructure/energents capacity

<b>Gas</b>	
<b>Availability</b>	Yes
<b>Electricity</b>	
<b>Availability</b>	Yes

## Water

Availability No

## Sewage

Availability Yes

Water purifier No

## Communal information

### Communal contribution fee

Communal contribution for manufacturing (EUR\*/m<sup>3</sup>) 6,67

Communal contribution for office spaces (EUR\*/m<sup>3</sup>)

Communal contribution for services (EUR\*/m<sup>3</sup>)

Redemption from paying communal contribution fee Yes, 0,133€ for production activities

### Communal contribution tax

Amount of communal contribution tax (EUR\*/m<sup>2</sup>) 4,08

Redemption from paying communal contribution tax Yes, 100% in 1st.yr., 50% in 2nd.yr. and 25% in 3rd.yr.

### Water contribution

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

Water contribution for manufacturing buildings (EUR\*/m<sup>3</sup>) 0,48

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

### Water fee

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

## Physical plans

<b>County urban plan</b>	Yes
<b>Municipal/City urban plan</b>	Yes
<b>Master urban plan</b>	Yes
<b>Urban development plan</b>	Not created, but there is obligation to create it
<b>Detailed urban plan</b>	No obligation

## Distances from traffic infrastructure

<b>Road</b>	0 km
<b>Highway</b>	A3, 5,6 km
<b>Railway siding</b>	21 km
<b>Sea port</b>	Luka Rijeka, 167 km
<b>Airport</b>	Zračna luka "Franjo Tuđman" Zagreb, 36 km

\* average rate = 7.54

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