



# Free Zone of the Port of Ploče

## General information

Location (city/municipality)	Ploče
Zone type	Free-trade zone
Size of the zone (m <sup>2</sup> )	2.349.000
Available land size (m <sup>2</sup> )	500.000
Construction purpose	Services
Allowed construction density	60% construction of the building plot
Construction efficiency coefficient allowed	180% utilization of the building
Allowed construction height (m)	Ground floor and two upper floors
Allowed noise level (at the border of the site, 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)
Minimum * 2000 m <sup>2</sup>		Flat	<a href="#">zkul</a> <a href="#">2102</a>	Public	No encumbering rights		Concession / According to the concession award tender

## Infrastructure/energents capacity

Gas	
Availability	No
Electricity	
Availability	Yes

## Water

**Availability** Yes

## Sewage

**Availability** Yes

**Water purifier** No

## Communal information

### Communal contribution fee

**Communal contribution for manufacturing (EUR\*/m<sup>3</sup>)** 18.32 Official Gazette of the City of Ploče (4/22)

**Communal contribution for office spaces (EUR\*/m<sup>3</sup>)** 18.32 Official Gazette of the City of Ploče (4/22)

**Communal contribution for services (EUR\*/m<sup>3</sup>)** 18.32 Official Gazette of the City of Ploče (4/22)

**Redemption from paying communal contribution fee** Yes, For the construction of transport, maritime infrastructure, roads, parking lots

### Communal contribution tax

**Amount of communal contribution tax (EUR\*/m<sup>2</sup>)** 0.48 Official Gazette of the City (10/21)  
According to coefficient of use, Official Gazette of the City (4/22)

**Redemption from paying communal contribution tax** No

### Water contribution

**Water contribution for business buildings (EUR\*/m<sup>3</sup>)** 2.22 Croatian Water Tariff (Official Gazette 83/15)

**Water contribution for manufacturing buildings (EUR\*/m<sup>3</sup>)** 0.40 Croatian Water Tariff (Official Gazette 83/15)

**Water contribution for open-space business buildings (EUR\*/m<sup>2</sup>)** 0.65 Croatian Water Tariff (Official Gazette 83/15)

### Water fee

**Water regulation fee (EUR\*/m<sup>2</sup>)** 0.01 EUR/m<sup>2</sup>/year - Croatian Water Tariff (Official Gazette 82/10, 108/13)

## 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 km
Highway	A1, 5 km
Railway siding	0 km
Sea port	Port of Ploče, 0 km
Airport	Dubrovnik Airport / Split Airport , 110/135 km

## Postojeći poduzetnici u zoni

Company name	Activity	Country of origin	Poduzetnik vlasnik	Web stranica poduzetnika
The Port Authority of Ploče	Management of the port area	Republic of Croatia		<a href="http://www.ppa.hr">www.ppa.hr</a>
LUKA PLOČE dd	Shipping company	Republic of Croatia		<a href="http://www.luka-ploce.hr">www.luka-ploce.hr</a>
NTF d.o.o.	Storage, delivery and shipping of oil derivatives	Republic of Croatia	Operator - Terminali Federacije d.o.o. Sarajevo, BiH	<a href="http://www.ntf.hr">www.ntf.hr</a>
ADRIATIC TANK TERMINALS d.o.o.	Storage, delivery and shipping of oil derivatives	Republic of Croatia		<a href="http://www.adriatictankterminal.com">www.adriatictankterminal.com</a>
TOP LOGISTICS d.o.o.	Storage and logistics	Republic of Croatia		<a href="http://www.toplogistics.com">www.toplogistics.com</a>

## Gallery



\* average rate = 7.54

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