
Updated overview of Business zones

MEDJIMURJE COUNTY

Department for Economy

November, 2015

LGU	Business zone	Place	Total Area (m ²)	Free Area (m ²)	Price of land and municipal contribution	LGU incentives	No. of vacant plots	Businesses in zone	State in zones	Remark
City of Čakovec	Work zone Martane	Čakovec	85.815	67.035	Price of land is 35 €. Municipal contribution is 24 kn/m ³ .	Municipal contribution: a) deferral of the repayment period to 70% of the municipal contribution, in the following cases: - for economic investments that provide employment for more than 20 people - when persons who are liable to pay municipal contribution are persons with more than 50% established disabilities or for facilities that will be used by at least 10 people with established disabilities - when persons liable to payment are holders of a rare type of activity of local interest b) incentives in the construction of energy efficient buildings - reducing the amount of municipal contribution	5	KAVRAN GRUPA d.o.o., PLINACRO d.o.o.	Zone of average activity	Čakovec published an Investment Guide for investors, Version 4.0, November, 2014, in Croatian and English
	Industrial zone West	Čakovec	310.000	91.000	-		-	Međimurje plin d.o.o., Kermek d.o.o., Media soft d.o.o., M-štik vezionica, Start d.o.o., Dinamic trade d.o.o., AC Jasenović d.o.o., Đurkin d.o.o.		
	Economic zone East Pustakovec	Čakovec	537.000	537.000	-		-	-	-	
	Ivanovec	Ivanovec	140.000	100.000	-			MIDI d.o.o., Horvat limarija d.o.o., JVM METALIK d.o.o., Metal dekor d.o.o., OMT d.o.o.		
City of Mursko Središće	Business zone west of State road D 209	Mursko Središće	27.323	9.000		For productive investments over 3 million it's released in full, for smaller investment it's possible liberation of 25-75% depending on the feasibility of the investment.		WOOLF d.o.o., MODERNI STIL d.o.o., AG IMMOBILIEN d.o.o.	Three entrepreneurs are active in the zone, infrastructure and two plots are available.	Private
	Hlapičina	Mursko Središće	58.000	58.000			-	-	Exists only formally	Private
	Križovec	Mursko Središće	67.000	0			-	QUADRO d.o.o.	Exists only formally	Private
	Peklenica	Peklenica	40.000	40.000			3	Poljoprivredno gospodarstvo Huzjan, Rudolf transporti	No municipal infrastructure	Private

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	Business zone East - Mural	Mursko Središće	70.386	35.100	Municipal contribution is 12 - 15 kn/m ³ economic, 28 kn/m ³ business buildings.		2	TEAM d.o.o., CIMPER, TEAM Građenje	All infrastructure is available.	Private
	Zone in the northwestern part of the city	Mursko Središće	40.500	30.000			3	AGRO - HOBLAJ d.o.o., GRA-COOP d.o.o., MURS EKOM (recycle yard)	Three entrepreneurs are active in the zone, infrastructure and three plots are available.	Private
	Zone along Tekstilna ulica	Mursko Središće	310.601	0	Price of land is 92 kn/m ² (discount is depending on the number of employees to 98%).		1	MODEKS d.o.o., PMTČ d.o.o., NEORES d.o.o., AHORES d.o.o. – rents to company Cartex, TH-tekstil		Private
	Istarsko naselje	Mursko Središće	41.925	0	Municipal contribution is 12 – 15 kn/m ³ economic..., 28 kn/m ³ business buildings		0	NEIMAR, NEORES		Private
	Economic zone Mursko Središće, south-eastern part of the city along Ulica Marka Kovača	Mursko Središće	47.618	0			4 (12000m ²)	IAF d.o.o., Autobusni prijevoznik Jambrošić Josip, Tekeli projekt inženjering d.o.o., Sobočan interijeri d.o.o., Inter Viličari	All municipal infrastructure is done.	Across the railroad at cimper's
	Entrepreneurial zone South	Mursko Središće	400.000	250.000	5 €/m ²		3 (potentially 5)	10 particles sold AP Josip Dobranić, Sobočan	It consists of a zone east of D209 + Business zone Brezje + other part in private ownership, along the southern bypass and railway.	

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								interijeri, Termoinst_MT, Usol d.o.o., AP Boris Jambrošić, ALS Hlapičina		
	Economic zone Brezje	SE part of MS	120.000	27.644			4	Same as Business zone South		
City of Prelog Business zones	Economic residential zone Draškovec - Hemuševac	Draškovec, Hemuševac	65.000	140.000			0		Detailed development plan (DDP) is made, there is infrastructure to the zone, water supply network and transformer station are build in the zone.	
	Economic zone Prelog - North	Prelog	609.954	160.000	Land: 11-20€/m ² depends on parcel position Municipal contributions is 6 kn/m ³ .		10	LPT Prelog, Jurčec transporti, Međimurjeplet d.d., Stolarija Zvonarek, PRE-KOM, Matić Josip, Econ d.o.o., Bravarija Štampar d.o.o., Proizvodnja PG, Nestor, Klima LS, Color centar, Mandra, Kaspar Papir, Toma plast, Vectum, Guma Prerada	The drafting of project and technical documentation for expansion is in process.	
	Industrial zone Prelog	Prelog	735.400					Veterinarska stanica d.o.o. Konzum, Euronet, Rotocomerc d.o.o., Hilding Anders Croatia d.o.o., Izi commerce d.o.o.,	The first phase (approximately 44 hectares) is equipped with infrastructure and filled. The second phase will be built according to the needs of entrepreneurs in the zone.	PRIVATE OWNERS/ existing entrepreneurs

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								Heplast-pipe d.o.o., Domet d.o.o., Šestan Busch d.o.o., Izolit d.o.o., Komet d.o.o., Agrico Trade d.o.o., D.G. Commerce d.o.o., EuroBeton d.d., Protega Tekstil d.o.o.		
Municipality Sveta Marija	Economic zone Buzovica	Sveta Marija	151.102	19.280	Price of land is 10 kn/m ² . Municipal participation is 1,50 kn/m ³ .	The possibility of installment payment of municipal contributions.	1	Ferol d.o.o. Sveta Marija, Kompanija Janković Sveta Marija, MDT Holding AG d.o.o. Sveta Marija, Florian Lugitsch d.o.o. Kotoriba, Pavlic-asfalt-beton Goričan, Corbis d.o.o. Čakovec, Ma-Mi d.o.o. Sveta Marija, EGP Poljak d.o.o. Sveta Marija	There is full infrastructure in the zone, except the phone line. One more parcel is available.	Housing and economic zone
Municipality Pribislavec	Industrial zone sectors A, B, C, D	Pribislavec	132.000	4.500	Price of land is 35 € initial. Municipal participation to 500 m ² - 30 kn/m ² , over 500 m ² - 8 kn/m ² .	The possibility of reducing the municipal contribution and installment payment.	6	E sistemi, Edison, COMPLEX d.o.o., Pintarić Junior d.o.o., IM-COMP d.o.o., MEC d.o.o., Lusteri Vuković	Industrial zone in Pribislavec is divided into sectors A,B,C,D. The issue of ownership in sectors C and D is not fully resolved (the part of the state property and the part of the Roma settlement). All infrastructures is available in these sectors. 6 parcels in private ownership are	Plots 13 and 14 are not formed, private owners.

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								d.o.o., Sa-Ra Trans d.o.o., Meglič Željko Autoprijevoz, Strojbravarski obrt MIVA VIST d.o.o., ZKK d.o.o., Carin transporti d.o.o.	available.	
Municipality Nedelišće	Economic zone of Municipality Nedelišće: 1) Economic zone Nedelišće, 2) Economic zone east of Macinec	Nedelišće	1) 83.338 15 parcels 2) 8.000 1 parcel		Price of land is 50 kn/m ² . Municipal contribution is 21 kn/m ³ .	For commercial and manufacturing buildings with ancillary premises unit values of payment of contributions in kn / m ³ for the volume of the building greater than 3.500m ³ is reducing for 50%, and for the manufacturing plant floors, halls, warehouses and similar manufacturing in space headroom above 6m, the municipal contribution is not being calculated.	1) 1 (private in sale-Panex Mix) 2) 0	MARING d.o.o., GRADWEST d.o.o., VIZIJA d.o.o., PANEX MIX d.o.o., MARODI d.o.o., STOLARIJA SEREC, DRVOTRADE d.o.o., Pušnik CNC, CENTROMETAL d.o.o.	It is ultimately planned that the whole zone covers an area of 250 hectares, stretching to Macinec. 1) The infrastructure is fully built. Two remaining plots are in private ownership. 2) Master plan.	1) Between Nedelišće and Dunjkovec
	Economic zone Goričica		160.000	160.000	Price is currently being formed. Municipal contribution is 21 kn/m ³ .	Municipal contribution is being paid 30% immediately and the rest in installments.	10		The infrastructure designing is in the process.	Between Pušćine and Nedelišće
	Small economy zone Pušćine	Pušćine	30.000 9 parcela	0	Municipal contribution is 21 kn/m ³ .		0	AGRIA d.o.o., MIP METAL d.o.o., MATTEO d.o.o., ELTING d.o.o.		
Municipality Gornji Mihaljevec	Entrepreneurial zone Krč	G. Mihaljevec	81.300	7.265	Price of land is 21 (varies) kn/m ² . Municipal contribution is 2,50 kn/m ³ .	Favorable municipal contribution.	20 expected by Detailed development plan, 6 municipal - 3 of them sold	Feroprojekt d.o.o. (vl. Franjo Cvetković), Berko d.o.o. (vl. Dražen Berkopić)	Substation is set up. The first phase of water and gas network is built, storm water sewer and first phase roads. 6 parcels are in the LGUs	3 parcels are available for sale

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							and 3 available, other private property	Levačić Ivan (solar power plant)	ownership.	
Municipality Goričan	Čarda	Goričan	13.000	0		Exemption from municipal contribution for legal persons who invest in the area of enterprise zones.	0	HMM solar d.o.o.		Full
	Economic zone East	Goričan	198.939	128.874	Price of land is 20 kn/m ² . Municipal contribution is 7,20 kn/m ³ .		8	ARTEFERO DOHOMONT d.o.o.	Municipal infrastructure in the area is largely built.	Extending for 18 hectares, from the Republic of Croatia, funds for el. energy
	Border crossing	Goričan	160.000	160.000			0			
	Industrial zone Goričan	Goričan	63.380	4.140			1	Meiso, Ventilacijski sistemi Mikec, Eurometali Horvat, Euroklima		Currently lease
Municipality Kotoriba WEB BUSINESS ZONES	Entrepreneurial zone East	Kotoriba, Sajmišna ulica	71.643	0		Full exemption from municipal contribution.	0	ELKOS d.o.o., MBP d.o.o., SILA d.o.o., Obrt - sušara i trgovina, J. Siladi, KAMELIJA d.o.o., MBM d.o.o., MURAPLAST d.o.o., Obrt - stolarska radionica, Ž. Škoda, ALU-BRAVARIJA d.o.o., Staklarski obrt D. Berta		
	Entrepreneurial zone South	Kotoriba, Sajmišna ulica	195.881	23.244	Price of land: 10 kn/m ²		2	MA-SA d.o.o. POLJOPRIVREDNA ZADRUGA	As part of the first phase of municipal development, in part of the zone road is	Problematic drainage

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								Obt I. Horvat GF d.o.o. BMB-PROJEKT, PICOUNT, MTČ, KOS, BKS Leasing MURAPLAST d.o.o., MD KONSTRUKCIJE ZG, BERKO (solar) Drvoderić Danijela, PAUK d.o.o.	paved, substation with public lighting and connecting high-voltage cable and water supply network are set up, and gas network is built for the entire zone. The request for an extension of 80 hectares of state land is submitted (for the first 19 ha is in the process of amending DDP).	
Municipality Podturen	Business zone Sivica	Sivica	22.000 first phase, total planned 70.000		Price of land is 10 €/čhv Municipal contribution: business space = 20 kn/m ³ Municipal contribution: storage space outside of business = 10 kn/m ³ Municipal contribution: production to 500 m ³ = 10 kn/m ³ Municipal contribution: production over 500 m ³ = 5 kn/m ³	Municipality in group 1 of local/regional government unit	0	SSC d.o.o., BERKO (solar)	Infrastructure is built. Request is submitted to State Office for State Property Management repurchase / obtaining from the state (procedere takes from 2012).	Amendment of DDP to spread to 10 hectares
	Economic zone in Podturen	Podturen	133.700					Agromedimurje	The DDP was made in 2012. It is necessary to repurchase the land, prepare the documentation and build infrastructure.	In preparation
Municipality Dekanovec	Southern economic zone	Dekanovec	19.331	19.331	Price of land is 50 kn/čhv.	Depending on the number of newly employed workers, 10-100%	3	TELEMONT, LISKO LISJAK	The DDP is made. Infrastructure in the area is in the completion of	Owned by the municipality

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	Dekanovec				Price of municipal contribution: new office building = 13 kn/m ³ .	exemption from municipal contributions is possible.			construction, lacks sewage. Building parcels are ready for sale. In 2015 amendments to the urban plan "South economic zone Dekanovec" are made. Donation or purchase of piece of land was requested so that building land could be put up for sale.	
	Industrial zone Trate (North zone)	Dekanovec	70.000				Planned		The return of the land from Republic of Croatia is requested. It is necessary to make the Detailed development plan or Urban development plan and build infrastructure.	
Municipality Domašinec WEB Business zone	Entrepreneurial zone Domašinec - Turčišće	Turčišće	40.087	9.194	Price of land is 64 kn/m ² . Municipal contribution is 15 kn/m ³ .	Liberation from payment of municipal contributions in hiring, 10% per newly employed. For 10 employees release is 100%.	3/9 (interest for two parcels)	VLADO d.o.o., PREŠKO d.o.o. (active)	The total area available for sale is ownership of the Municipality. All the infrastructure in the area is built - water, gas and telecommunication network, roads and stormwater drainage, substations and public lighting.	In order to expand, amendments of DDP business zone are possible
	Business and residential zone								DDP is made.	It is necessary to repurchase land
Municipality Belica WEB Poslovne zone	Business zone North	Belica	67.568	30.608			6	BETEX d.o.o.		Private ownership
	Economic zone Southwest	Belica	65.268	38.809			3	DODLEK d.o.o. + 18 – common cold storage	Detailed development plan is made. The zone is expanded for 2.5 ha, public lighting along the street corridor is completed for gathering of entrepreneurs connected to agriculture.	Private ownership – created on private initiative
	Business zone South	Belica	43.934	17.300	Initial price of land is 40 kn/m ² . Municipal contribution is 18		0	KABEL MONT, BERKO, Belpack, OPG Zlatko	The total area is owned by the Municipality. All infrastructures is up to the zone. DDP is made and there	All lots are sold except residential and mixed

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					kn/m ³ . For all economic building types, that is buildings for the purpose of agricultural activities 7 kn/m ³ which are stand-alone building located on the plot, municipal contribution 60% of the calculation is to be paid in this zone.			Vinković	is part of the documentation for the construction of infrastructure in the zone.	part, which is privately owned.
Municipality Donja Dubrava WEB Industrial zone	Economic zone Northeast (across Small economy zone 2)	Donja Dubrava	94.444	6.463	Price of land is 12 kn/m ² . Municipal contribution 15 kn/m ³ .	Payment delay of municipal contributions up to a year, municipal fees release (the first year of investment 100%, the second - 75%, the third - 50%, 4 - 25%), transfer of electricity up to 20 kw of power per parcel.	1	D. Rusak transporti, Graditeljstvo Horvat, Bravarija Brljak, VT montaža, Silkem d.o.o. (silicon production)	DDP is made and the infrastructure is at the beginning of construction (in the stage of issuing building permits).	It is necessary to repurchase land; sewage planed for 2016.
	Small economy zone 1	Donja Dubrava	5.695 čhv				Filled		They are fully completed and have built infrastructure, except sewage.	
	Small economy zone 2	Donja Dubrava	12.631 čhv				Filled		They are fully completed and have built infrastructure, except sewage.	
Municipality Selnica WEB Economy zone	Economic zone Selnica	Selnica	91.444	0	Price of land is 5 €/m ² . Municipal contribution is 12 kn/m ² for business and service activities, and 4 kn/m ² for production activities.	Liberation from payment of municipal contributions over 2000 m ³	0	Alpro Šardi d.o.o., Paul Hoevenaars, Ivan Ermers *Dutch company	The land is in private ownership. All infrastructures is built and the paving of roads has remained.	There are free parcels in private ownership (repurchase agreement with owners)
Municipality	Economic	Vrhovljan	217.000	91.250	Price of land to 5	Partial or complete	15	EMPORIUM	The land is in private	It's waiting for

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Sveti Martin na Muri	zone Sveti Martin na Muri		(first phase 140.000 in second phase 77.000) Third phase - 100.000		€ m ² . Municipal contribution is 15 kn/m ³ . Beginner investors entirely freed.	liberation from payment of municipal contribution at request, depending on the contribution to the economic development of the municipality.		d.o.o., CNC OBRADA d.o.o., TE-PRO d.o.o., KLEMA d.o.o., POLJOPRIVREDNA ZADRUGA ČAKOVEC, VNUK d.o.o., POSEL - ZD d.o.o., CHEMOSAN d.o.o., TEGRA d.o.o., FERRUM – obrt, ASFALT GRADNJA d.o.o., TMR PAŠKO d.o.o., KOVAC STAHL NEKRETNINE d.o.o., POLYCAN d.o.o., IBKEM d.o.o.	ownership. Repurchase shall be made directly between investors and private owners. Urban consolidation was performed. It is possible to expand the zone in the third phase. DDP of the first phase was adopted, and for the second phase is nearing completion. Issuance of a building permit for the roads is in the process.	approval for expansion from the Republic of Croatia
Municipality Orehovica	No zone yet	Part of the Central Economic Zone of County							Priority for the Municipality is development of the part of Central Economic Zone Međimurje which is located in its territory.	2012 applications REDEA ERGOPLAN Slo - Letter of Intent
Municipality Vratišinec	Entrepreneurial zone Ciglenice	Vratišinec	93.350						The land is owned by the Republic of Croatia. Return is expected, after which collection of necessary documentation and construction of infrastructure will be accessed. There is no DDP, but geodetic basis is made. Infrastructure to the zone exists only in part.	
Municipality Donji Kraljevec	Industrial zone North	D. Kraljevec	87.000	87.000	Utility contribution only 5 kn/m ³ , for production, 8	Utility contribution only 5,00 kn/m ³ , to 2000 m ³ , which is reduced to 2,5 kn/m ³ .	16 parcels (all in private ownership)	Ferokotao, Novi Feromont, Toni d.o.o., Kerbek, Agromedimurje,	DDP is made. Zone is communally fully equipped and parceled. There is a possibility of spreading the	230 employees

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					kn/m ³ for business buildings - (the fee is agreed with the owners).			Fortuna, Empirio, EKOS PEKARNICA	zone for further 8.3 hectares south of the roads in the zone of the current private parcels (foreseen by Master plan and DDP) and equipment with infrastructure shall be conducted according to specific needs.	
	Entrepreneurial zone Palinovec	Palinovec	66.487	66.487 (63.125 m ² in ownership of the Municipality)	Price of land in ownership of the Municipality is 10 kn/m ² . Municipal contribution is 4 kn/m ³ for production halls, and 8 kn/m ³ for business premises.	Utility contribution only 4,00 kn/m ³ , to 2000 m ³ which is reducing to 2,0 kn/m ³ .	8 (1 in private ownership)	none	DDP is made. Zone is parceled. Road and water supply network within the zone (major project is made and permit is obtained), and public lighting need to be build. Sewage is built. HEP Elektra Čakovec has an obligation to prepare project documentation for substation. Land is owned by the Municipality, except for one parcel which is in private ownership.	
	Entrepreneurial zone Hodošan	Hodošan	31.631	31.631	Price of land in ownership of the Municipality is 10 kn/m ² . Municipal contribution is 4 kn/m ³ for production, and 8 kn/m ³ for business premises.	Utility contribution only 4,00 kn/m ³ , to 2000 m ³ which is reducing to 2,0 kn/m ³ .	2	none	DDP and amendments to the DDP are made. There is a possibility to extend the zone on land of Croatia. Drafting of the documentation for the infrastructure in the zone is in the process. HEP Elektra Čakovec has an obligation to prepare project documentation for substation. The land is in ownership of the Municipality.	
Municipality Mala Subotica WEB Business	Entrepreneurial zone Mala Subotica	Mala Subotica	15,9ha	23763	89 kn/m ² , 74 kn for customers from the Municipality area. Municipal contribution 0 kn, if construction	Liberation from payment of municipal contribution and 20% lower land prices for domestic investors.	4	HAIX Obuća, MEĐIMURJE GRADITELJSTVO , BAJRIĆ d.o.o., Željko Haltak, Mladen Matić SOLEKUM	All communal infrastructures in the zone are built. According to the spatial plan, there is a possibility of expansion for 5 ha on land in ownership of the Republic of Croatia. Communally fully	

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zone					begins within one year, and is done within three years.			(Martina Cvetičanin) Štefan Švenda	equipped.	
Municipality Donji Vidovec	Entrepreneurial zone "Bistrička i Kalanica"	D.Vidovec	42.680	14.964	Price of land is 20 kn/m ² .	The possibility of liberation from utility fees up to 3 years.	1	Međimurjeplet d.o.o., Pekara Ida d.o.o., Artner d.o.o.	The area is partly operational, with built infrastructure.	
	Entrepreneurial zone South	D. Vidovec	124.000	124.000	Price of land is 20 kn/m ² .		0	Energy Environmental Group (bio-energy plant)	The land for the zone was donated to the Municipality by the Decision of the Croatian Government in the middle of this year, parceling and other activities are planned for 2011. At least 12 parcels are foreseen, depending on the interest.	
Municipality Strahoninec	Economic and business zone Strahoninec (north of the bypass)		850.000	850.000			3 (+ one for gas station?)		One zone is foreseen by the municipal Spatial plan, north along the bypass Cakovec. The land is in private and municipal ownership.	1 parcel owned by the municipality
Municipality Sveti Juraj na Bregu	Entrepreneurial zone Brezje	Brezje	31.692	18.499	Price of land is 10€/m ² .	Municipal contribution is 15 kn/m ³ within zone (otherwise is within the municipality 30)	5	Re-INOX Erste banka, Liming d.o.o. SOLVIS (solar)	From a total of 10 parcels, 5 are free for sale. Substation, low-voltage network and water supply network are set up. Phase 1 - the paving of access road and road within the Entrepreneurial zone with rough layer is completed.	Land Consolidation – privately price is the same
Međimurje County	Business park Međimurje	Čakovec - Pribislavec	780.452	453.629			14	CWS Boco	The entire surface of Business Park Međimurje is in the ownership of Međimurje County. Infrastructure to the zone is built. DDP of the zone is being drafted.	
	Central economic zone Međimurje	On territory of The Municipality of Orehovica	2.428.000							

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		and Mala Subotica								