



Info publication  
BUSINESS  
ZONE  
NOVSKA



# NOVSKA BUSINESS ZONE

## NOVSKA BUSINESS ZONE

Novska Business Zone is an economic and industrial zone with a purpose of securing long-term development conditions for small and medium businesses and crafts and reducing unemployment in the long run. The city is activating its infrastructural and developmental resources in order to ensure economic growth.

## THE LOCATION

The zone is located 1.3 kilometers from the Zagreb – Lipovac Highway exit, next to the railway yard in Novska, and is recognized at the state level as a zone of national and international interest. It represents an important asset in the economic development of the city of Novska.

## BENEFITS

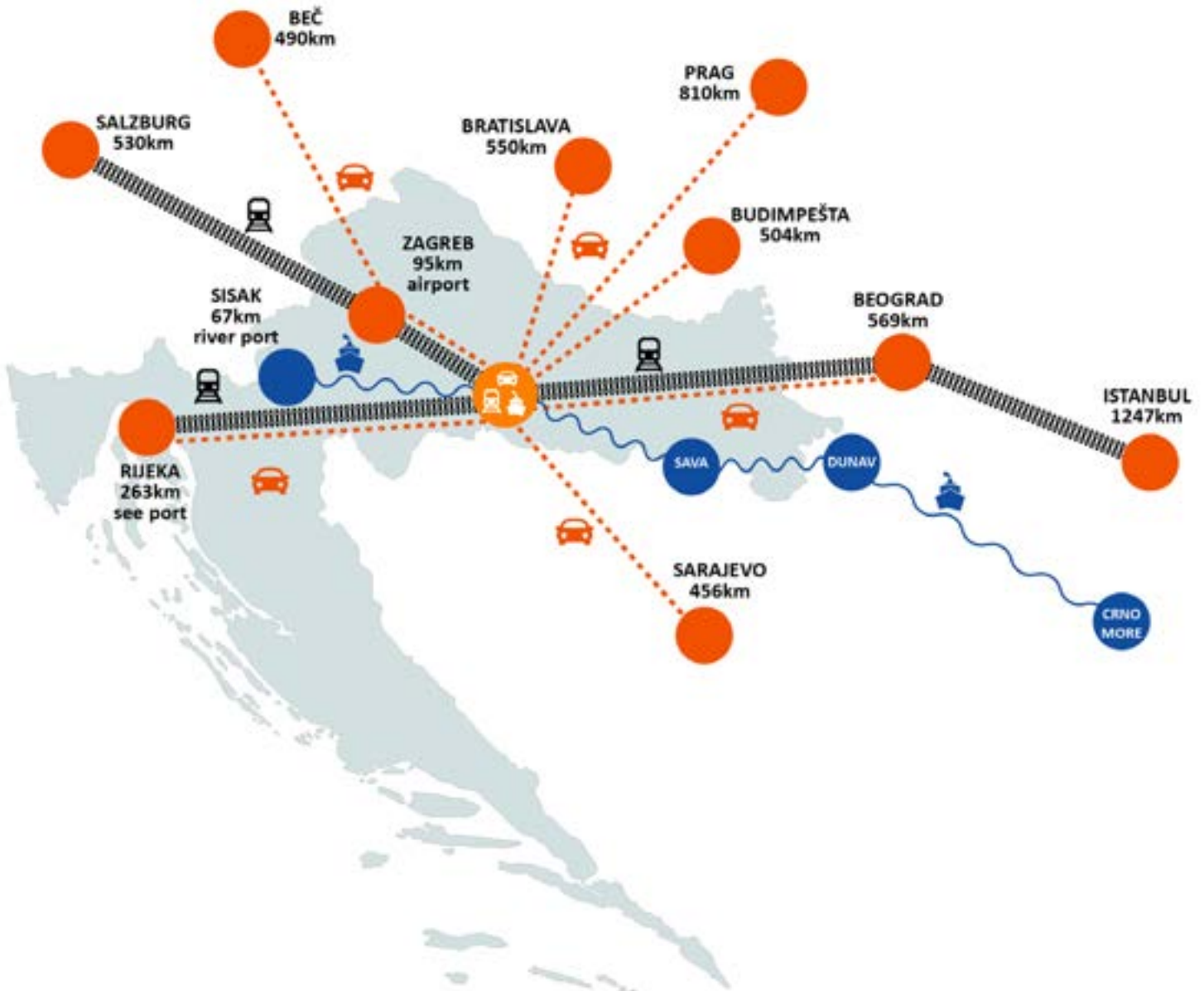
To our investors, we offer land specifically adjusted to their needs, incentive measures on the price of the land in accordance with the number of new recruits, seminars for managers and educations and vocational re-trainings for employees.



Novska Business Zone - one of the  
four most favorable investment  
zones in Croatia!

Agency for Investments and Competitiveness

## Geotrafic position of Novska



# BUSINESS SUBJECT IN NOVSKA

1. CENTER OF THE GAMING INDUSTRY
2. VODOVOD NOVSKA d.o.o.
3. CENTAR ZA VOZILA HRVATSKE
4. VENKA GRADNJA d.o.o.
5. PODUZETNIČKI INKUBATOR
6. PALIR d.o.o.
7. VODOPRIVREDA d.o.o.
8. ŽUTI GREJP d.o.o.
9. EWF TRANSPORTE d.o.o.
10. THESA, Tisak&Design Graphic
11. PHYOX d.o.o.
13. Solar power plant
14. HEP d.d. – solar power plant
15. WAWA - Production light and industrial electric vehicles







invest in  
NOVSKA

## Zone specifications

Area	850.000 m <sup>2</sup>
Permitted construction height*	15 m
Minimum plot ratio	0,1
Maximum plot ratio	0,6

\*except silos, chimneys, etc. up to 25 meters

## Infrastructure

Drinking and industrial water	YES
Access road	YES
Natural gas, electricity, water	YES
Street light	installation placed
Utility tunnel	YES, fiber-optic network
Sewage	YES
Railway track	

## Energy

Gas	1800 m <sup>3</sup> /h
Electric power*	1 (expandable to 2) MW
Drinking and industrial water	to 72 m <sup>3</sup> /h

\*existing substation expandable to 2 MW, possible new constructio

## Nearby

Oil pipeline
Gas pipeline
Industrial railway yard

## Life in Novska

- 1 kindergarten in 3 locations
- 5 educational institutions
- 2 development agencies
- Entrepreneurship incubator PISMO
- multimedia studio for young people
- STEM laboratory
- local radio station
- information portal
- Day care center for the elderly
- 20 sports associations
- sports hall, tennis courts, bowling alley, gym
- cinema hall, gallery
- hiking routes
- natural reservoir lake
- entrance to the Lonjsko polje Nature Park

## Education

KINDERGARTEN - "Radost",  
"Pastoral Center", "Stribor"

PRIMARY SCHOOL NOVSKA  
CATHOLIC PRIMARY SCHOOL IN NOVSKÁ  
PRIMARY MUSIC SCHOOL

NOVSKA SECONDARY SCHOOL -  
general high school, economist, salesman,  
mechanical technician, auto mechanic,  
locksmith, carpenter, video game  
development technician

SECONDARY MUSIC SCHOOL

OPEN SCHOOL - training and retraining  
of employees according to existing  
programs or according to client  
requirements

## The state of the labor market

### AVAILABLE WORKFORCE

Total number of unemployed: 641

Source: HZZ Novska, June 2023.

### LOWER LABOR COST

The total average cost of the employer for workers' wages in Sisak-Moslavina County is €874.68, while the same in the city of Zagreb is €1,658.53.

BETTER COST OF LIVING - apartment, food and other things more favorable than in Zagreb

**500 €**

average price of an apartment in Zagreb

**200 €**

average price of an apartment in Novska

## DEVELOPMENT AGENCIES

### Development Agency of the City of Novska - NORA

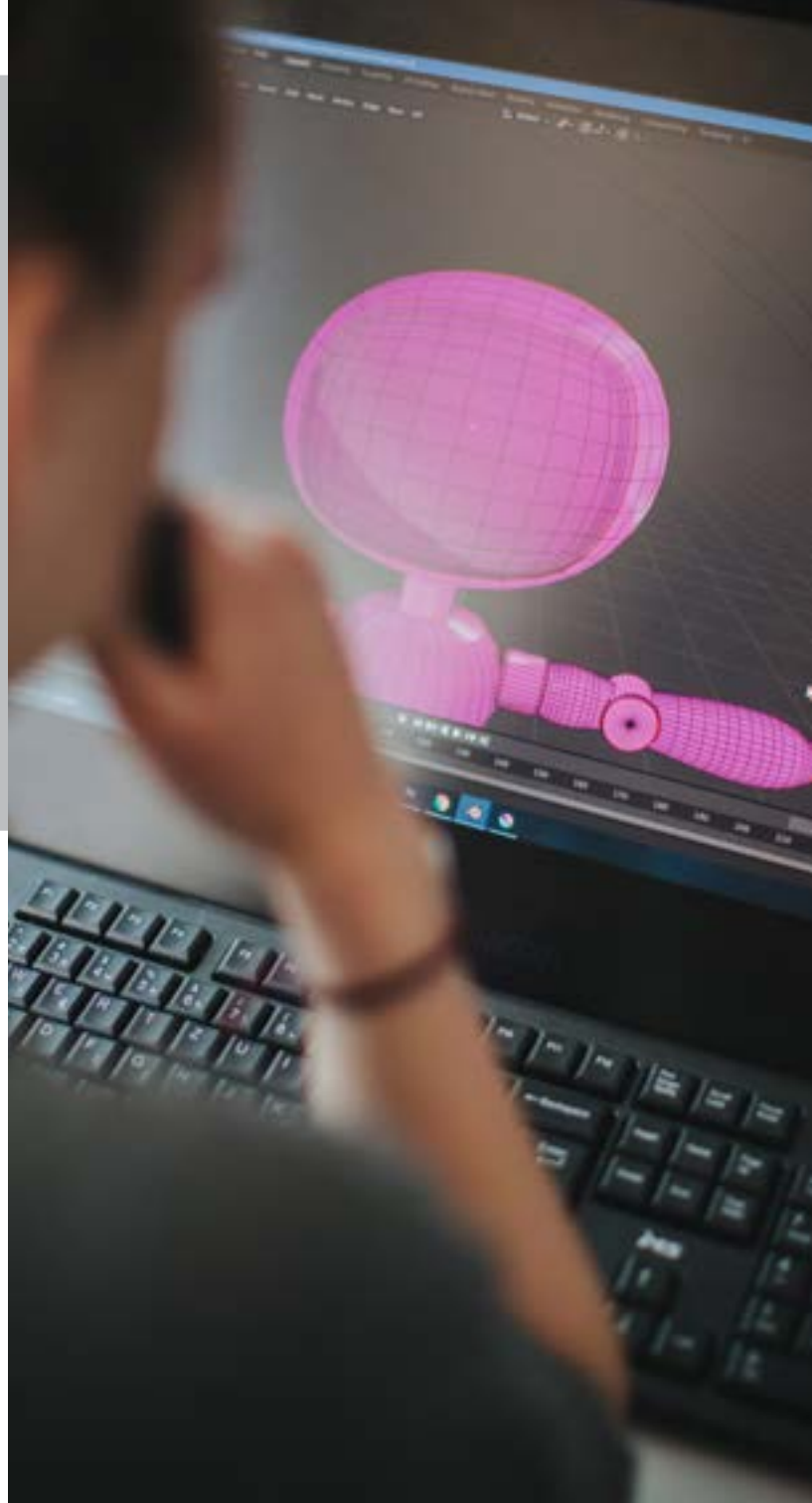
Support for the development of entrepreneurship through informative, advisory and operational activities, education of entrepreneurs and branding and marketing.

[www.nora-novska.com](http://www.nora-novska.com)

### Development Agency Sisak-Moslavina County SIMORA

Informing and advising entrepreneurs and agricultural entrepreneurs, assistance in creating business plans for future entrepreneurs and application forms.

[www.rk-smz.hr](http://www.rk-smz.hr)



## Investment benefits

- > **Incentive funds of the CES for opening a company 17,253.97 €**
- > **Incentive funds of the City of Novska** for opening a company 2,654.46 €
- > The possibility of financing the production hall through Intervention Program (IP) in the amount of **65% of grants** of the total value, and a maximum of 1,327,228.08 €
- > Support for the sale price of land in accordance with the planned number of employees according to the Small and Medium Development Promotion Program of entrepreneurship of the City of Novska from 2021. to 2025.
- > Exemption from the payment of the engaged electricity power according to the Small and Medium Enterprise Promotion Program from 2021 to 2025 (until the available capacities are fulfilled)
- > **Exemption from payment of utility contribution for production-business and craft service activities (except commercial)**
- > **Exemption from payment of utility fees for the first 2 years**

## Utility services

Utility contribution	
Utility contribution for production businessse	3,98 €/m <sup>3</sup>
Utility contribution for offices	3,98 €/m <sup>3</sup>
Utility contribution for service sector	3,98 €/m <sup>3</sup>
Utility fees	
The amount of the utility fee	0,03 - 4,08 €/m <sup>2</sup>
Water contribution	
Water contribution for commercial buildings	0,66 €/m <sup>2</sup>
Water contribution for production facilities	0,08 €/m <sup>2</sup>
Water contribution for open space commercial buildings	0,13 €/m <sup>2</sup>
Water fee	
Water regulation fee	0,0 - 0,14 €/m <sup>2</sup>

## The City of Novska Development Index

According to the Development Index Novska is located in the fourth class of Local Government Units which grants additional points when applying to national and EU tenders and increases the possibility to achieve additional grants in terms of state measures and programs.

## vision BUSINESS ZONE NOVSKA

The vision of Novska Business Zone is to encourage good governance, entrepreneurship, competitive positioning and innovation.

# INCENTIVE MEASURES FOR INVESTMENT IN BUSINESS ZONE NOVSKA

Display of regular and subsidized prices for land 30,000.00 m<sup>2</sup>

NAME OF THE COST	STARTING PRICE	SUBSIDIZED PRICE (31 and more employees)
PRICE OF LAND 20.000 m <sup>2</sup>	121.998,81 €	6.529,96 €
MUNICIPAL CONTRIBUTION	286.681,27 €	0,00 €
<b>UTILITY CHARGES for the first 2 years</b> a) Hall office space 300 m <sup>2</sup> b) Hall office space 6.900 m <sup>2</sup> c) Undeveloped land 7.800 m <sup>2</sup>	58.712,32 €  55.042,80 €/per year 3.669,52 €/per year	0,00 €
COMPENSATION FOR WATER REGULATION	8.759,71 €	8.759,71 €
CONSULTANCY SERVICES FOR THE PREPARATION OF EU PROJECTS	9.290,60 €	0,00 €
<b>TOTAL COST</b>	<b>485.442,70 €</b>	<b>15.289,67 €</b>

Maximum aid intensity: Pursuant to Article 3 of the Small Aid Regulation, the total amount of small aid granted to one entrepreneur may not exceed €200,000.00 during a three-year fiscal period.

The investor is obliged, in accordance with the business plan from the offer, within three years from the start of operations to employ the number of workers for which he received an incentive on the purchase price, i.e. an incentive on the right to build.

In the event that the investor does not fulfill the obligation to employ a certain number of workers for which he received an incentive, he is obliged to return the difference in the amount of the incentive he received when concluding the Agreement after the expiration of three years from the start of business.

REMARK:

Croatia is divided into 4 regions: Northern, Pannonian, Adriatic and Zagreb.

Novska is located in the Pannonian region, where the possibility of co-financing is 65%.



# CONTACT US




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DEVELOPMENT AGENCY  
CITY OF NOVSKA - NORA

/RAZVOJNA AGENCIJA  
GRADA NOVSKE/



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