City of Grubišno Polje
GREENFIELD AND BROWNFIELD LOCATIONS

April, 2019.
GREENFIELD LOCATIONS

- City of Grubišno Polje has one SME business zone Grubišno Polje, 72 ha, from which are free 14 lots of 40 ha.

Local incentives (subventions) for investors in SME business zone Grubišno Polje:

- Equipped zone with the road, utility and power infrastructure,
- 100% exempt from payment of municipal contributions,
- With every purchase of land, investors receive engaged electricity connections, the amount of which depends on the size of the parcel (0.0025 kW/m², or 3.38 kn/m²), to a maximum of 60 kW per parcel,
- Permanent help of city employees in the preparation of development projects and educating entrepreneurs,
- The possibility of using cheaper thermal energy from combined heat and power plants in zones,
- The city actively participates in the training of personnel and their retraining for economic trades in cooperation with the “Bartol Kašić” high school.
- The low price of building land – upon fulfillment of contractual conditions is 2 kn/m².
SME business zone Grubišno Polje

- **surface: 72 ha**
- **10 business subjects**
- **105 employees in the zone**
- **infrastructure/energy availability:**
  - Road
  - Gas
  - Electricity
  - Water
  - Drainage / sewage with cleaner
  - Phone

Located along the country road Ž-3094, Grubišno Polje – Veliki Grđevac

Distance:

- State road: Terezino Polje-Stara Gradiška D5, 1 km
- Highway: Kutina A3, 45 km
- Railway: Virovitica, 28 km
- Seaport: Rijeka, 288 km
- Airport: Pleso, 126 km

**GREENFIELD and BROWNFIELD LOCATIONS**
**Greenfield location 1**

Land location: Grubišno Polje, SME Zone

Access to location: Poduzetnička cesta I

Land surface: 33.040 m²

Cadastral parcel number:

  - 951/17 (1121/84),
  - 951/21 (1121/88)

Cadastral municipality: Grubišno Polje

Property: City of Grubišno Polje 1/1

Purpose: business purpose – I1

Land area for construction: from 10% to 60% of parcel size

*parcel number which is registered in land register
Greenfield location 2

Land location: Grubišno Polje, SME Zone

Access to location: Prilaz R. Roupeca

Land surface: 68.564 m²

Cadastral parcel number: 1001/1 (1968/293)

Cadastral municipality: Grubišno Polje

Property: City of Grubišno Polje 1/1

Purpose: business purpose – I1, I3

Land area for construction: from 10% to 60% of parcel size

Possibility of construction on a smaller area
Greenfield location 3

Land location: Grubišno Polje, SME Zone

Access to location: Street I.N.Jemeršića

Land surface: 6.650 m²

Cadastral parcel number: 989/3 (1102/8)

Cadastral municipality: Grubišno Polje

Property: City of Grubišno Polje 1/1

Purpose: business purpose – I1, I3

Land area for construction: from 10% to 60% of parcel size
Other greenfield locations in SME Zone

- **Land locations which are not equipped with infrastructure and the road is still not built**
- Land location: Grubišno Polje, SME Zone
- Property: City of Grubišno Polje 1/1
- Purpose: business purpose – I1, I3
- Land area for construction: from 10% to 60% of parcel size

Cadastral municipality: Grubišno Polje

4. **greenfield location**
   - Cadastral parcel number: 989/1 (1102/7)
   - Land surface: 33.847 m²

5. **greenfield location**
   - Cadastral parcel number: 989/2 (1102/2)
   - Land surface: 33.379 m²

6. **greenfield location**
   - Cadastral parcel number: 947/1 (1968/266)
   - Land surface: 13.173 m²

7. **greenfield location**
   - Cadastral parcel number: 947/2 (1968/291)
   - Land surface: 13.321 m²
GREENFIELD and BROWNFIELD LOCATIONS
Cadastral municipality: Mali Zdenci

8. **greenfield location**
   Cadastral parcel number: 1166
   Land surface: 41.676 m²

9. **greenfield location**
   Cadastral parcel number: 1167
   Land surface: 28.076 m²

10. **greenfield location**
    Cadastral parcel number: 1168
    Land surface: 24.486 m²

11. **greenfield location**
    Cadastral parcel number: 1169
    Land surface: 21.313 m²

12. **greenfield location**
    Cadastral parcel number: 1170
    Land surface: 24.146 m²

13. **greenfield location**
    Cadastral parcel number: 1171
    Land surface: 30.431 m²

14. **greenfield location**
    Cadastral parcel number: 1172
    Land surface: 26.850 m²
Accommodation terms of buildings with commercial activities

BUSINESS PURPOSES

Purpose I1 - commercial – mainly industrial
Purpose I3 - commercial – mainly agricultural
BROWNFIELD LOCATIONS

Brownfield location 1

Real estate description: **Business incubator Grubišno Polje**

Location address: Grubišno Polje, street 77.sam.bat. ZNGa 19

Built: 2014. – complete renovation and reconstruction

Parcel: k.o. Grubišno Polje, kč.br. 2353/3 (935/8)

Property: City of Grubišno Polje 1/1

Object surface: 512 m²

Land surface: 1620 m²
Brownfield location 2

Real estate description:  **Business culture center „Otkos 10“**

Location address: Grubišno Polje, Trg bana Josipa Jelačića 7

Built: 1920. (adaptation and reconstruction 2013.)

Parcel: k.o. Grubišno Polje, kč.br. 1990

Property: City of Grubišno Polje 1/1

Object surface: 431 m² settled space
170 m² unfinished space

Land surface: 2205 m²
Brownfield location 3

Real estate description: Business building Kolodvorska 2

Location address: Grubišno Polje, Kolodovrska 2

Built: 1980.

Parcel: k.o. Grubišno Polje, kč.br. 1986/2

Property: City of Grubišno Polje 1/1

Object surface: 868 m2

Land surface: 1070 m²
Brownfield location 4

Real estate description: **Business building – former post office in Ivanovo Selo**

Location address: Ivanovo Selo, Breg 2

Built: -

Parcel: k.o. Rašenica, kč.br. 2808/173

Property: City of Grubišno Polje 1/1

Object surface: 165 m²

Land surface: 2298 m²
Brownfield location 5

Real estate description:  **Business place „Store“ in Donja Rašenica**

Location adress:  Donja Rašenica 18

Built:  -

Parcel:  k.o. Rašenica, kč.br. 1029/1

Property:  City of Grubišno Polje 1/1

Object surface:  115 m²

Land surface:  2892 m²
Brownfield location 6 - PRIVATE

Real estate description:  Economy building in Mali Zdenci

Location address: Mali Zdenci, A.Mihanovića 76


Parcel:  k.o. Mali Zdenci,  kč.br. 931/1
        kč.br. 931/14
        kč.br. 931/15
        kč.br. 834/1
        kč.br. 834/2

Property: Private

Object surface:  510 m²

Land surface:  13.101 m²
Brownfield location 7 - PRIVATE

Real estate description: Business place „Elmo“ in Grubišno Polje

Location adress: Grubišno Polje, Ignjatička 10

Built: 2011.

Parcel: k.o. Grubišno Polje, kč.br. 845

Property: Private

Object surface: 734 m²

Land surface: 2606 m²
Brownfield location 8 - PRIVATE

Real estate description: Business place „Croatia osiguranje“ in Grubišno Polje

Location address: Grubišno Polje, T.B.Banje 4

Built: -

Parcel: k.o. Grubišno Polje, kč.br. 1171/2

Property: Private

Object surface: 274 m²

Land surface: 2799 m²
Brownfield location 9 - PRIVATE

Real estate description: Business place „School“ in Donja Rašenica

Location address: Donja Rašenica 14

Built: -

Parcel: k.o. Rašenica, kč.br. 1033/2

Property: Private

Object surface: 180 m²

Land surface: 2809 m²
For more information:

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