



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 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

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

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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, Kolodvorska 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 adress: 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

Built: Adaptation of the building 1985.

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 adress: 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 adress: 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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