



BUSINESS ZONE KORENOVO

BJELOVAR - CROATIA



GENERAL INFORMATION



**Location: Western Europe,
Croatia, Bjelovar-Bilogora
County, City of Bjelovar**



Zone Area: 173 ha – total including roads and public areas, of which 102 ha is the area of construction plots.

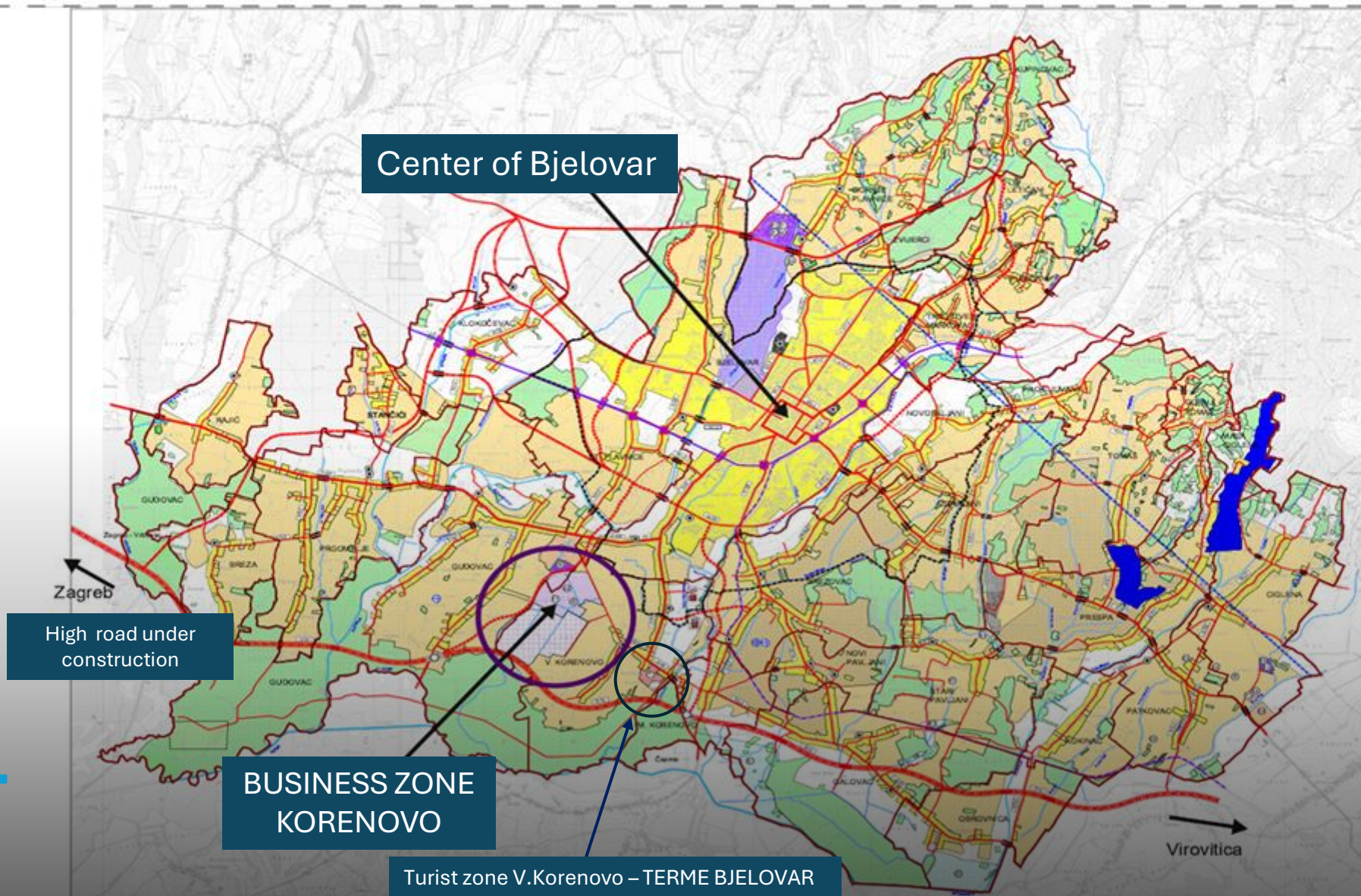


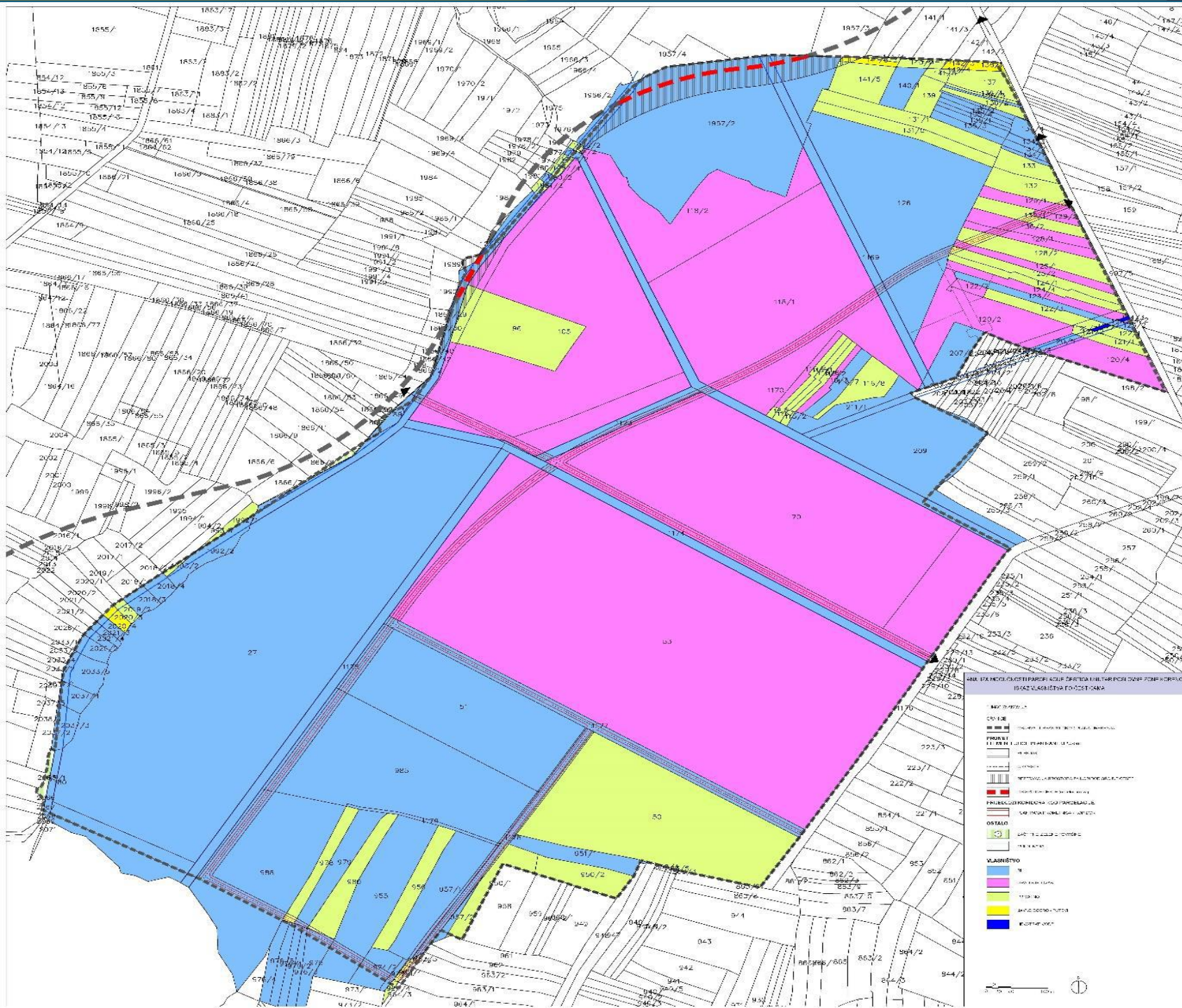
STRATEGIC LOCATION

- Located 5 km southwest of the city of Bjelovar
 - Situated next to the future high speed road Bjelovar – Vrbovec – Zagreb →
 - Distance from the capital city Zagreb: 80.5 km
 - Distance to the existing high speed road to Zagreb: 30 km
 - Distance from the state road Zagreb - Čazma – Bjelovar: 3 km
 - 0.5 km from the planned highway Zagreb - Bjelovar – Virovitica
 - Located on the outskirts of Bjelovar, a regional economic and social urban center with 24,629 residents (including surrounding settlements: 36,894 residents)
 - Distance from Dr. Franjo Tuđman Airport (Zagreb): 78.3 km
 - Distance from the nearest seaport, Rijeka: 245 km
 - Distance to Bjelovar railway station: 6 km
- the last 12 km section of the high speed road is under construction
 - completion: 03/2026



STRATEGIC LOCATION





OWNERSHIP

The ownership structure within the Plan primarily includes parcels owned by the City of Bjelovar (pink) and the Republic of Croatia (blue), along with a smaller portion of privately owned parcels (green).

Additionally, a small part consists of public property - roads and land owned by Hrvatske vode (Croatian Waters).



MAIN PURPOSE

- **Zone Purpose:** According to the Urban Development Plan (UDP), the zone is designated for economic purposes and is located within the NATURA 2000 area
- **Possible activities:**

Purpose		Area (ha)	Percentage of Plan Coverage (%)
Economic purpose – production I1 – Production E – Exploitation of geothermal water (existing well)	developed	2,18	1,25
Economic purpose – production I1- Primarily industrial I2 – Primarily craft-based	undeveloped	66,91	38,51
Economic purpose – production I3 – Agricultural production	undeveloped	50,24	28,91
Economic purpose – business K2 – Primarily commercial	undeveloped	35,25	20,29
Reservation of space for road corridor	undeveloped	0,97	0,56
Infrastructure areas – traffic	undeveloped	0,13	0,08
Z – Protected green areas	undeveloped	10,41	5,99
Infrastructure areas - traffic routes		7,67	4,41
Total area		173,76	100

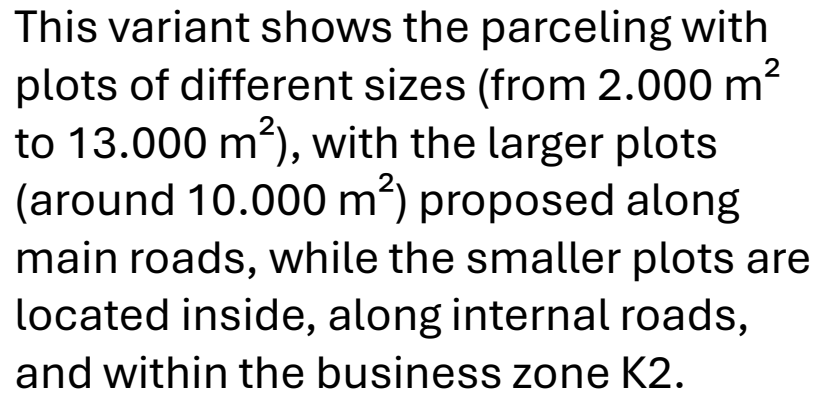


It shows plots of larger areas (approximately 7.000 m² - 13.000 m²), the majority of which are plots of about 10.000 m² - 11.000 m². These plots are located along the main road, which is in the first phase of construction, and on plots owned by the City of Bjelovar (a small portion is under combined ownership of the City of Bjelovar and the Republic of Croatia).

POSSIBILITIES FOR LAND/PLOT PARCELLATION IN THE ZONE

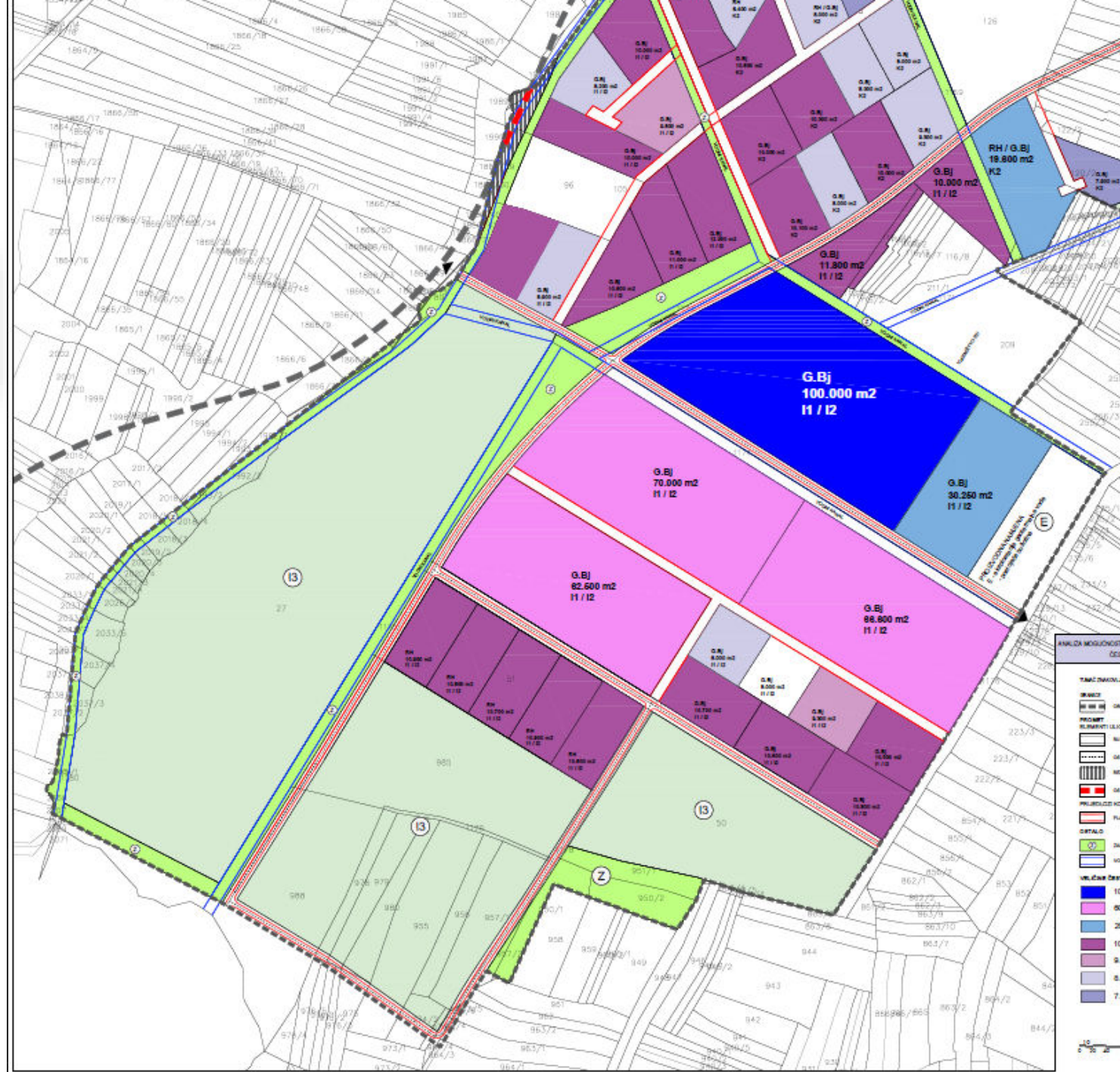


VARIANT 3



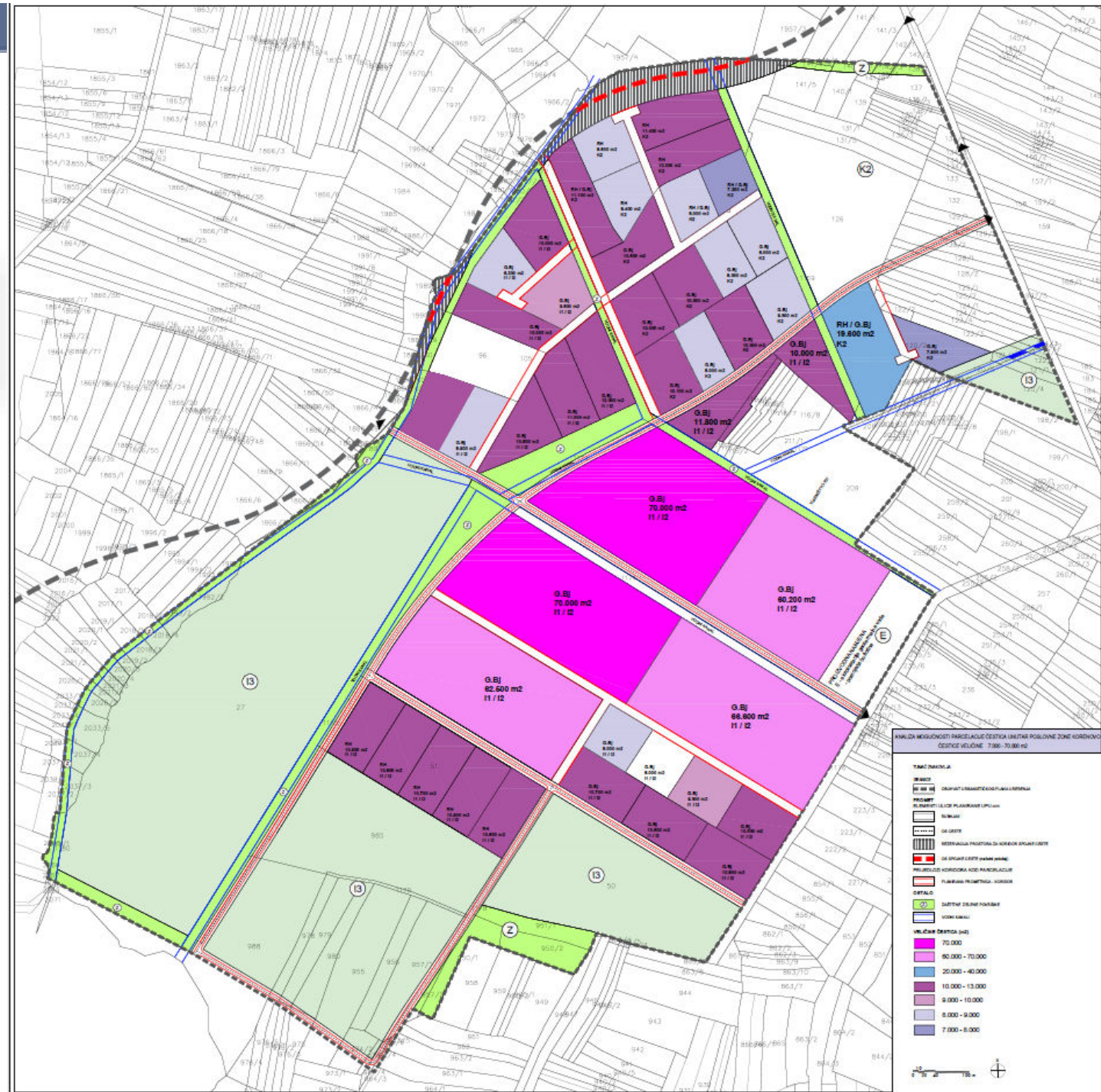
VARIANT 4

This variant shows the parceling with plots of different sizes: a combination of very large plots (from 60.000 m² to 100.000 m²) proposed along main roads, and smaller plots (from 8.000 m² to 15.000 m²) proposed along larger roads, as well as a combination of large and small business plots.



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- combination of small and big entrepreneurs



BENEFITS OF INVESTEMENT IN BUSINESS ZONE KORENOVO

- Exceptionally well-connected in terms of traffic – along the future express road from Zagreb within the area, flat terrain – the possibility of constructing large buildings
- Direct proximity to the Bjelovar Fair (Gudovac)
- Special feature and benefit: In 2024, the City of Bjelovar drilled an exploitation geothermal well within this zone, with a depth of 1.300 meters, reservoir temperature = 83°C, outlet temperature = 75°C, with a capacity of 5.5 MW of thermal energy, managed by the city-owned company – providing affordable and green thermal energy
- The land in the zone will be offered for sale to investors through a public tender – there is a possibility of subsidies for land purchase up to the amount of *de minimis* subsidies, up to €300,000 in a three-year period (subsidies from all public sources are added together), municipal contribution, and utility fee.
- Starting price of the land – according to the estimate by the authorized appraiser
- A building permit for traffic and utility infrastructure has been obtained, and public procurement procedures for the execution of works have been initiated
- The City of Bjelovar is about to adopt an amendment to the Urban Planning Scheme for the zone, which will enable the construction of greenhouses on industrial development areas (in addition, greenhouses can also be built outside the building area where the City of Bjelovar is not the landowner)
- Possibility of forming both large and smaller plots



BENEFITS OF INVESTEMENT IN BUSINESS ZONE KORENOVO

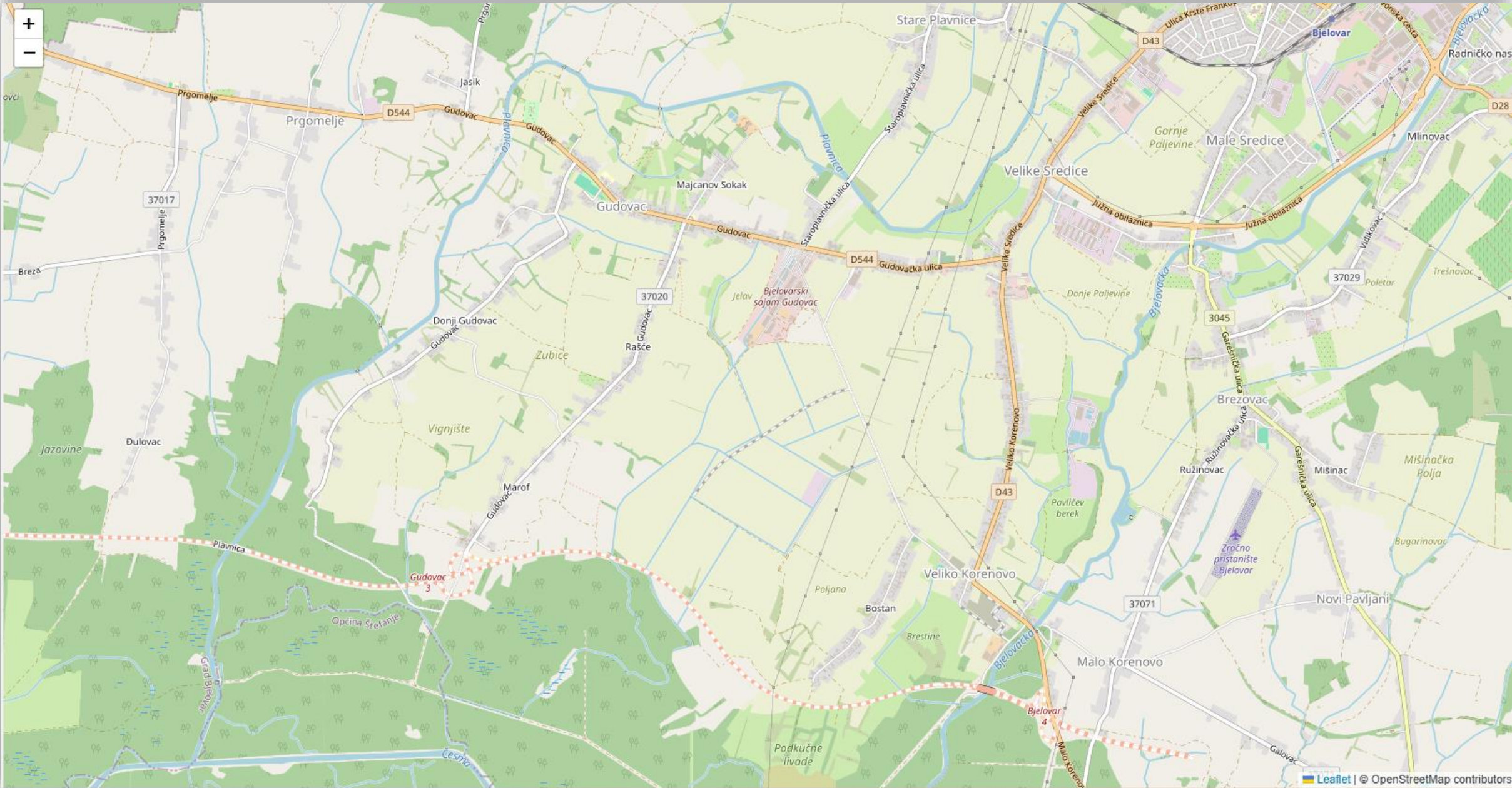
- Future TERME BJELOVAR – construction began in 11/2024 – completion by 6/2026



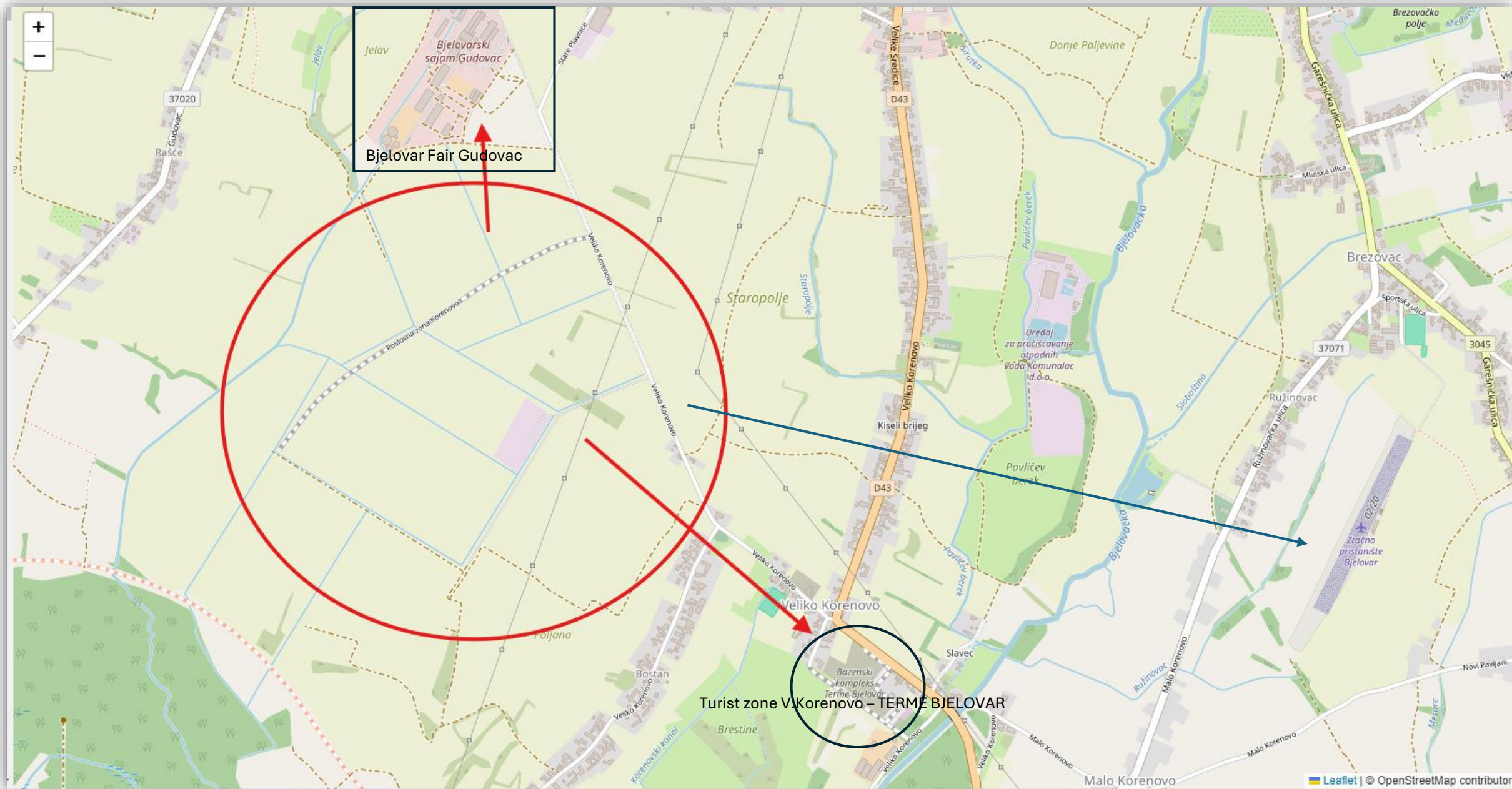
- alongside TERME – accommodation capacities GARDENHOUSE
Possibility of building a hotel near TERME BJELOVAR
– private investment



PZ KORENOVO in relation to the Bjelovar Fair in Gudovac, Terme Bjelovar, and Bjelovar Airport / Brezovac



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