

# SPORTS CENTRE VIŠNJK

## PROJECT LOCATION AND DESCRIPTION

The project is located in the City of Zadar, northern Dalmatia (Zadar County). It includes the construction of accommodation and additional sports facilities at the existing sports centre Višnjik extending over 202,000 m<sup>2</sup>, with the goal of further development of sports tourism in the City of Zadar. The Sports Centre already has a reputation among domestic and foreign athletes as a great place to prepare for the sports season, because of the possibility of performing sports activities all year round.

There are already several facilities at the centre: a multipurpose central sports hall "Krešimir Ćosić" with 8,000 seats; 4 auxiliary halls and gyms, each with 1,000 seats, intended for sports, music and other events; an indoor swimming pool complex (a large, small and children's swimming pool as well as a diving tower); a complex of outdoor sports fields (4 futsal, 1 basketball, 1 badminton and 1 volleyball court, as well as street work training ground, running track and boxing, judo and gymnastics sports halls); a press salon and a VIP salon.

The project includes the construction of several new facilities:

- a 4-star sports hotel with 120 rooms (gross area of 16,560 m<sup>2</sup>);
- a tennis centre on a total land area of 8,200 m<sup>2</sup>;
- an outdoor swimming pool complex with an Olympic-size pool, recreational pools, a pool for diving with a diving tower and a children's pool;
- an aqua park next to the swimming pool complex.

Through the implementation of the new project and construction of additional accommodation and sports capacities, the Sports Centre Višnjik will develop into a large centre offering sports and accommodation services to athletes, sports clubs and sports unions.



## LAND OWNERSHIP

The project land is owned by the Republic of Croatia, while the City of Zadar has the right to build, granted in November 2007 for a period of 30 years. This right to build, based on a decision of the City of Zadar, was in 2016 transferred to the Sports Centre Višnjik d.o.o. under the same conditions.

After that period (2037), the holder of the right to build will have a priority of the right to build or, in the event of sale, the right of first refusal for the new establishment.

## TRANSACTION MODEL

The management company Sportski centar Višnjik d.o.o. (Ltd.), owned by the City of Zadar, is looking for a strategic partner for project development. Each investor/strategic partner will have a possibility to develop a specific part or the whole project, either by himself or in cooperation with the management company.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

## CURRENT PROJECT STATUS

The project is in accordance with the City's spatial plans. The city council adopted a decision to start the process of changes and amendments to the current Urban Development Plan (UDP) of the location, which had been in force since 2001.

The preliminary designs for the Tennis centre and Outdoor swimming pool complex have been completed. The commercial and accommodation facilities will be developed according to the amendments to the UDP.

**Ministry of Economy and Sustainable Development, Ulica grada Vukovara 78, 10000 Zagreb** - Disclaimer: Information contained in this document has been provided by the Ministry of Economy and Sustainable Development. Purpose of this document is to give short information about companies and /or possibilities to potential investors. The profile is for information purposes only. No responsibility or liability is accepted for the information in this document.

## ZADAR

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City of Zadar

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**Estimated value**  
100 million EUR

