

BUSINESS ZONE CRNO

PROJECT LOCATION AND DESCRIPTION

The project includes the development of a business zone over an area of 4 million square metres, of which approximately 2.5 million square metres is construction land. The zone is located in northern Dalmatia (County of Zadar), in the immediate vicinity of the City of Zadar, and next to the City's suburban settlement Crno (black). The Zone is in an exceptional position and is easily accessible: the access road is 1 km away, the Port of Zadar (Gaženica) 4 km, Zadar International Airport 3 km and the industrial railway 4 km.

According to the spatial plans (the City of Zadar Spatial Plan and the Business Zone Crno Urban Development Plan), the project land is intended for: business purposes (business, management, office, commerce and service facilities, shopping malls, and business hotels/motels), for production purposes (industrial, manufacturing, crafts and business plants, warehouses, business, management, office and commercial facilities), for sports, recreational and green areas.

The permitted lot coverage (KIG) is 0.5 while the permitted floor area ratio (KIS) is 1.5, with a maximum building height of 16 m (ground floor + 4 floors). The allowed lot coverage (KIG) is 0.5 while the allowed floor area ratio (KIS) is 1.5, with a maximum building height of 16 m (ground floor + 4 floors).

The sole owner of the land is the City of Zadar.

TRANSACTION MODEL

The owner of the land and the project holder, the City of Zadar, is looking for a partner for the development of the Business Zone Crno through a joint venture or SPV.

Other transaction possibilities include the sale of a part and/or lease of the project land. The land can be divided into plots according to investors' wishes and needs, whereby there is no limit on the maximum size of plots. The minimum size of a plot is 0.25 ha.

The sale/lease amounts, as well as municipal contributions and fees shall be subject to negotiations, as they depend on the size and scope of the planned investment.

CURRENT PROJECT STATUS

Business zone Crno is undeveloped and without secured infrastructure, but an access road and water supply system have been built at a distance of 400 m, while the main gas station for gas supply of the entire region is located 800 m from the zone. A construction permit for access road to the zone is obtained, as well as location permit for the construction of communal infrastructure for the entire zone.

Due to high construction costs it is planned to construct communal infrastructure in stages and gradually put the zone in function. Accordingly, the construction permit is divided into 3 stages and a number of construction phases. For stage 1, phase A1, the decision on the construction of communal infrastructure is expected to be obtained soon, as well as the start of works estimated at 35 million HRK, for which the funds have been provided. With this investment, it is planned to put into operation approximately 25 hectares of the zone, of which half is intended for the relocation of city utility companies, while the other half is intended for potential investors.



ZADAR

Project Holder
City of Zadar

Address
23 000 Zadar,
Narodni trg 1

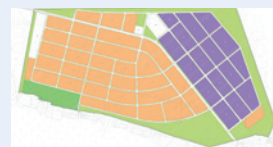
Website
www.grad-zadar.hr

Contacts
City of Zadar,
e-mail:
gradonacelnik@grad-zadar.hr,
www.grad-zadar.hr,
Economics and Crafts
Department,
phone: +385 23 208 122,
fax: +385 23 208 195,
e-mail:
gospodarstvo1@grad-zadar.hr



The land usage according to the spatial plans

- recreational area
- green areas
- business purposes
- production purposes



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.