

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.

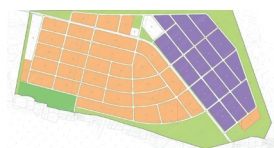
CURRENT PROJECT STATUS

The zone is undeveloped and no infrastructure within the Zone is provided, however the City expects the building permit for municipal infrastructure works in the Zone to be issued soon.

The main gas station that supplies gas to the entire Zadar area is located around 800 meters from the Business Zone Crno.

The land usage according to the spatial plans

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



ZADAR

Project Holder

City of Zadar

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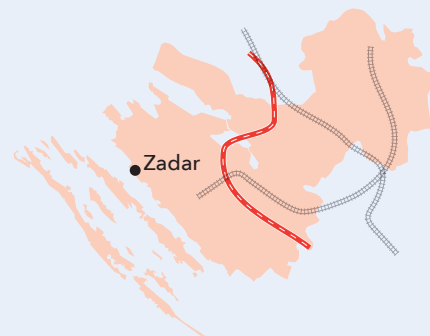
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