

GATE OF ZADAR

LOCATION AND PROJECT DESCRIPTION

The Project is located in the northern part of Dalmatia, in the City of Zadar, the seat of the Zadar County. The area is easily accessible via road, sea and air. Aside from the state motorway, here too is the ferry port with routes to islands of northern and central Dalmatia and to Italy, as well as the airport with low cost flights.

The City of Zadar as the project holder plans to revitalize and urbanize the contact zone between the historical centre and the new part of the City of Zadar, known as the wider area of Ravnica. Currently, on the land encompassed by the project, there are a few obsolete cultural and sports facilities, an old fortress, a small harbour and two canals.

Some of the existing structures of historical value are envisaged for renewal, however the largest part of the project area is planned for the construction of the new infrastructure and commercial facilities that will transform the area into a modern urban centre with a cultural, commercial, entertainment and tourist (hotels) facilities, and a sports and recreational zone on 18.9 hectares of the land area and 11.2 hectares of the sea area.

TRANSACTION MODEL

The transaction model for the land designated for the construction of commercial and other facilities would be based on the right to build granted for up to 99 years.

Depending on interest, the strategic partner could participate in the development of the whole project or just the commercial facilities.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

PLANNED FACILITIES

AREA			
HOTEL CONDOMINIUM	20,170 / 1,430 m ^{2**}	CENTER FOR MUSIC AND PERFORMING ARTS	2,730 / 720 m ^{2**}
THE TRIPLE HOTEL ENSEMBLE OF THE ELEKTRA	8,000 m ²	THE MUSEUM OF ZADAR BASKETBALL	1,000 m ²
CATERING, ENTERTAINMENT, TRADE, SERVICES	7,600 / 2,460 m ^{2**}	THE KOLOVARE SWIMMING POOL	7,500 m ²
ANCILLARY COMMERCIAL FACILITIES	1,660 m ²	THE RAVNICE GARAGE (0)	930 PG
CONCERT & CONGRESS HALL	4,560 / 520 m ^{2**}	THE RAVNICE GARAGE (+3)	420 PG
TOURIST INFORMATION AND COMMERCIAL CENTER	3,750 / 3,240 m ^{2**}	THE RAVNICE GARAGE (-3)*	975 PG*
THEATER AND ASSOCIATED SERVICE AREA	3,660 m ²	TOTAL GARAGE	2,325 PG*

*in case of planned construction of level -3m

**indoor/outdoor

CURRENT PROJECT STATUS

The area within the scope of project includes maritime domain and land owned by the City of Zadar and the Republic of Croatia. After the selection of a strategic partner, the City of Zadar plans to lodge an application to obtain the status of a project of strategic importance, which would ensure the resolution of ownership issues for the land within the scope of the project and speed up the procedures for obtaining necessary permits and approvals (Act on Strategic Investment Projects of the Republic of Croatia, OG 133/13, 152/14, 22/16, 29/18).

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 for possibilities to potential investors. The profile is for information purposes only. No responsibility or liability is accepted for the information in this document.

ZADAR

Project Holder
City of Zadar

Address
23 000 Zadar,
Narodni trg 1

Website
www.grad-zadar.hr

Contacts
City of Zadar,
Darko Kasap,
Head of Administrative
Department of Spatial Planning
and Civil Engineering,
e-mail:
darko.kasap@grad-zadar.hr,
www.grad-zadar.hr

Estimated value
approx. 110.8 million EUR

