

ZADAR COUNTY ZONE IDENTIFICATION CARD

Zone name	Unified Busines Zone North of State Road D8
City/Municipality	BIOGRAD NA MORU
Contact	Davor Ivanović, tel. 023/383-150 davor.ivanovic@biogradnamoru.hr Trg kralja Tomislava 5, 23210 Biograd na Moru
Cadastral municipality	c.m. Biograd na Moru
Status	• Partially developed • Developed • Undeveloped
Zone area (ha) a) Total area (ha) b) Building plot area (ha)	a) 93,14 ha b) 36,96 ha
Available for sale (ha)	36,96 ha
Developed area of the zone	25,45 ha
Permitted building coverage ratio	0,4
Permitted floor area ratio	1,00
Permitted building height (m)	P + 1
Land price (EUR/m ²)	Not determined
Ownership structure a) City – ha (%) b) RH – ha (%) c) Private – ha (%) d) Other – ha (%)	a) City - (44,51 ha) 47,78 % b) RH – (18,71 ha) 20,09 % c) Private - (29,92 ha) 32,13 % d) Other – ha (%)

Spatial plan	Spatial Plan of the City of Biograd na Moru (Official Gazette of the City of Biograd na Moru Nos. 09/05, 03/09, 07/11, 10/11, 03/16, 08/16, 11/16 and 12/19).
Urban development plan	Urban Development Plan for the Entire Production Zone – Predominantly Industrial Use (Official Gazette of the City of Biograd na Moru Nos. 2/06, 9/2, 12/13, 10/14, 1-15 – consolidated text, 11/16), and Urban Development Plan for the Undeveloped Business Zone – Predominantly Commercial Use (K2) (Official Gazette of the City of Biograd na Moru Nos. 2/08, 7/11, 2/17).
Detailed development plan	Not prescribed
Method of acquiring land rights	• Purchase • Building right • Lease
Municipal infrastructure contribution	• Amount: EUR 12.34/m³. If the investor constructs a building with a clear storey height exceeding 3 metres, the municipal infrastructure contribution is calculated at 50%, i.e. EUR 6.17/m³. • For all other commercial and public buildings: the unit contribution for buildings with a clear storey height of up to 3 metres is EUR 7.96/m³; for buildings with a clear storey height exceeding 3 metres, 50% applies, i.e. EUR 3.98/m³.
Planned activities	The business and industrial zone is designated as a mixed-use development area (construction and development of industrial, manufacturing and processing facilities, craft and service activities, warehouses and other activities).

Existing activities in the zone	Hospitality and trade; processing and preservation of fish products; textile manufacturing; warehousing.
Existing companies in the zone	Jadran tuna, Markvinia d.o.o., Kulić-Invest d.o.o., Plinacro d.o.o., EVN Croatia Plin d.o.o., Tvornica mreža i ambalaže d.o.o.
Number of businesses in the zone	55
Number of employees in the zone	-

Utility infrastructure	• Water supply • sewerage • electricity • gas • telecommunications
Transport connections	• Road transport • Rail transport • Maritime transport
Road classification	• State road • County road • Local road • Unclassified road
Strategic loacation	The zone is located in the central part of the City of Biograd na Moru, near main intersection of state roads D8 (Adriatic Highway) and D503 (Biograd-Benkovac). Zadar Airport (Zemunik) is 20 km away, and the nearest motorway access is 20 km away. The zone enjoys an exceptionally favourable transport location, indicating significant economic potential.
Photograph attached	Yes

	
Video - priloženo	NE
Preslika dostupne dokumentacije (građevinska dozvola i sl.) - priloženo	NE