

ZADAR COUNTY ZONE IDENTIFICATION CARD

ZONE NAME	Business (Entrepreneurial) Zone for Economic Activities – Predominantly Service-Oriented Business Uses (K1) and Entertainment Centre (T5)
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	Cadastral municipality of Biograd na Moru
Status	Partially developed Developed Undeveloped
Zone area (ha) Total area (ha) Area of building plots (ha)	a) 12.65 ha b) Not specified
Available for sale (ha)	5.9 ha
Developed area of the zone	6.75 ha
Maximum building coverage ratio	0.6
Maximum floor area ratio	1.00
Permitted building height	Ground floor + 1 storey
Land price (EUR/m ²)	Not determined
Ownership structure City/Municipality – ha (%) Republic of Croatia – ha (%) Private – ha (%) Other – ha (%)	a) City – (2.37 ha) 18.71% b) Republic of Croatia – (5.69 ha) 44.94% c) Private – (4.6 ha) 36.35%
Spatial plan Official Gazette No. / Not required / In preparation	Spatial Development 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 Official Gazette No. / Not required / In preparation	Urban Development Plan for the Economic Zone – Predominantly Service-Oriented Business Uses (K1) and Entertainment Centre (T5) (Official Gazette of the City of Biograd na Moru No. 1/20)
Detailed development plan Official Gazette No. / Not required / In preparation	In preparation
Means of acquiring land rights	Purchase Building rights Lease
Municipal infrastructure contribution	Amount: EUR 12.34/m ³ . If the investor constructs a building with a clear storey height exceeding 3 metres, the municipal contribution is calculated at 50%, i.e. EUR 6.17/m ³ . For all other commercial and public buildings: the unit municipal contribution for buildings with a clear storey height of up to 3 metres is EUR 7.96/m ³ ; for buildings with a clear storey height exceeding 3 metres, 50% applies, i.e. EUR 3.98/m ³ .
Planned activities (Manufacturing, crafts, trade, hospitality, services, research centres, technology parks, tourism T1, T2, T3)	Service activities, hospitality activities, entertainment centre T5
Existing activities in the zone	Entertainment centre
Existing companies in the zone	Fun Park Biograd
Number of businesses in the zone	—
Number of employees in the zone	—

Utility infrastructure	Water supply Drainage/sewerage Electricity Gas Telecommunications
Transport connections	Road transport Rail transport Maritime transport
Road connection category	State road County road Local road Unclassified road
Strategic location (Description, transport links and distance to the nearest urban centre and strategically important locations)	The zone is located in the eastern part of the City of Biograd na Moru, southwest of the junction of county road Ž6063 and state road D8. Zadar Zemunik International Airport is 20 km away, and the nearest motorway entrance is 20 km away. In view of the road routes, level of development, functionality and connectivity of the transport network, and proximity to the economic centre of the City of Zadar, the zone enjoys an exceptionally favourable transport location, indicating significant economic potential.
Photograph attached	NO
Video attached	NO
Copies of available documentation (building permits, etc.) attached	NO