

ZADAR COUNTY ZONE IDENTIFICATION CARD

ZONE NAME	BUSINESS ZONE CRNO
City/Municipality	Zadar
Contact	Hrvoje Grdović hrvoje.grdovic@inzad.hr
Cadastral Municipality	Crno
Cadastral Parcel Number	2144/290, 2144/308, 4253
Status	• Partially built • Built • Unbuilt
Zone Area (ha) <i>a) Total Area (ha)</i> <i>b) Building Parcel Area (ha)</i>	a) 400 ha b) The minimum area of the parcel is 0.25 ha, while the maximum is not specified
Available for Sale (ha)	The planned area of the building plots for sale via public tender ranges from approximately 2,508 m ² to 12,352 m ² . In the first phase, the sale of building plots ranging from approximately 2,508 m ² to 3,883 m ² is planned.
Built-up Area of the Zone	0 %
Allowed Building Coefficient	0.5
Allowed Utilization Coefficient	1.5
Allowed Building Height (m)	16 metres
Land Price (EUR/m ²)	Starting price 80 EUR/m ²
Ownership structure <i>a) Municipality/City – ha (%)</i> <i>b) Republic of Croatia – ha (%)</i> <i>c) Private – ha (%)</i> <i>d) Other – ha (%)</i>	a) City of Zadar 100 % b) 0 c) 0 d) 0
Spatial Plan Gazette No. / Not specified / In	4/2004, 3/2008, 16/2011, 2/2016, 13/2016, 14/2019

<i>progress</i>	
Urban Plan <i>Gazette No. / Not specified / In progress</i>	9/2008, 16/2012
Method of Land Acquisition	• Purchase • Right to Build (Land Lease) • Rent The method of land acquisition and potential incentive measures for investors in the zone (possible reduction of communal contributions, communal fees, etc.) will be defined by the Zone Management Plan and Model, which is planned to be adopted soon.
Municipal Contribution	/
Municipal Fee	Under the Decision on the Municipal Fee, the Crno Business zone is classified within Zone VII for the purpose of determining the municipal fee, with a zone coefficient (Kz) established at 0.25 (until December 31, 2028) and 0.55 (from January 1, 2029, onwards).
Planned Activities (<i>Production, Craftsmanship, Commercial, Hospitality, Services, Research Centers, Technological Parks, Tourism T1, T2, T3</i>)	Production (industrial, artisanal) facilities and buildings, commercial properties (service, retail, and communal-service activities), as well as sports and recreational facilities will be built within the zone.
Existing Activities in the Zone	None
Existing Companies in the Zone	None
Number of Entrepreneurs in the Zone	None
Number of Employees in the Zone	None
Municipal Infrastructure of the Area	• Water supply • Sewerage • Electric power • Gas • Telecommunications
Transportation Connectivity	• Road transport • Railway transport • Maritime transport

Category of Road Connections	• State road • County road • Local road and road within the zone • Unclassified road
Strategic Location (Descriptive, transportation connectivity, distance to the nearest urban centre, and key strategic points)	The zone's appeal lies in its excellent transport connectivity and geostrategic location; an expressway and a connection to the Zagreb–Zadar–Split motorway are in the immediate vicinity, while Zadar Airport is just 3 km away and the Port of Gaženica is 4 km away. The zone is designated for the following primary uses: economic (manufacturing and business), sports and recreation, protective green areas, and infrastructure system areas. The first stage of the zone's development, Phase A-1, was completed in late 2022, dividing the zone into five plots totaling 25 hectares, all equipped with complete utility infrastructure. Phase A-1 saw the commissioning of the following: the road network, water supply network, sanitary sewer system, stormwater drainage, gas distribution network, electrical power network, cable conduit network (DTK), public lighting network, and landscaping of public green areas along the road corridors.
Photograph(s)	NO
Video	NO
Copy of available documentation (building permit, etc.) - attached	YES Final location permit for the construction of municipal infrastructure.