

ZADAR COUNTY ZONE IDENTIFICATION CARD

ZONE NAME	Grabi Business Zone + Grabi Zone Extension (P-I, P-II, P-III, P-IV)
City/Municipality	Municipality od Poličnik
Contact	Davor Lončar, tel. 023 354 004 opcina-policnik@zd.t-com.hr
Cadastral Municipality	/
Cadastral Parcel Number	/
Status	• Partially built • Built • Unbuilt
Zone Area (ha) <i>a) Total Area (ha)</i> <i>b) Building Parcel Area (ha)</i>	a) 39,7 ha + 54,5 ha b) 34,1 ha + 49 ha
Available for Sale (ha)	49 ha (subject to the extension of the existing zone)
Built-up Area of the Zone	Approx. 40%
Allowed Building Coefficient	0,4
Allowed Utilization Coefficient	0,8
Allowed Building Height (m)	11 m (Po+S+P+3) ili (Po+S+P+2+Pk)
Land Price (EUR/m ²)	approx 10 til 15 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>	Existing Grabi zone (without infrastructure) a) 0 ha b) 0 c) 34,7 ha (100 %) d) 0
Spatial Plan <i>Gazette No. / Not specified / In progress</i>	Spatial plan of the Municipality of Poličnik ("Official Gazette of Zadar County" number 14/03 and "Official Gazette of Poličnik Municipality", number 01/04, 03/08, 07/08, 03/09, 08/10, 04/11, 12/11, 06/12, 06/15,

	01/17, 02/17 and 13/18, 01/19 – refined text)
Urban Plan <i>Gazette No. / Not specified / In progress</i>	/
Detailed plan	1. Detailed layout plan for the Grabi Business Zone ("Official Gazette of Poličnik Municipality" no. 04/05, 05/06, 04/09, 13/12) 2. Detailed development plan for the Business Zone Grabi P I ("Official Gazette of the Municipality of Poličnik" no. 10/13) 3. Detailed development plan for the Business Zone Grabi P II ("Official Gazette of the Municipality of Poličnik" no. 10/13) 4. Detailed development plan for the Business Zone Grabi P III ("Official Gazette of the Municipality of Poličnik" no. 10/13) 5. Detailed development plan for the Business Zone Grabi P VI ("Official Gazette of the Municipality of Poličnik" no. 10/13)
Method of Land Acquisition	• Purchase • Right to Build (Land Lease) • Rent • Not specified
Municipal Contribution	• Amount: 3,32 EUR/m³ production activity 4,65 EUR/m³ service activity 6,63 EUR/m³ commercial activity • Discount - none • Payment in installments - YES
Municipal Fee	• Amount: 0,39 EUR/m² • The coefficient is 5 for production activities • 10 % for non-production activities • 10% of the coefficient for construction land used for business activities 0.05 undeveloped building land • Discount: 50% for office space and construction land if it is not used for more than 6 months activities • Possibility of exemption from payment: none
Water Contribution	Business purpose 0,67 EUR/m³ Production 0,08 EUR/m³
Water Management Fee	Fee for arrangement of water for undeveloped building land: 0,07 EUR/m² Fee for arranging water supply for wholesale trade: 0,14 EUR/m² Fee for arrangement of water for production: 0,01

	EUR/m ²
Planned Activities (<i>Production, Craftsmanship, Commercial, Hospitality, Services, Research Centers, Technological Parks, Tourism T1, T2, T3</i>)	Business-economic-production activities
Existing Activities in the Zone	Fish processing, shipbuilding, metal production, storage and service activities
Existing Companies in the Zone	SAS-Vektor, Ceste Zadarske Županije, Mišlov, Tajer, Teši Tunolov, Marikomerc, Oceanus, Roto, Uljara Poličnik, Alira, Lignum, Medita, Harmolux, Trend-inženjering, Marijos – Logistika, AWT
Number of Entrepreneurs in the Zone	25
Number of Employees in the Zone	750
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 • Unclassified road
Strategic Location (Descriptive, transportation connectivity, distance to the nearest urban centre, and key strategic points)	The zone borders the city of Zadar The highway is 15 km away Airport 8 km Cargo port Zadar 10 km Railway station 10 km The zone itself is located along the state road D8, which is lifeblood and basis of connection in all segments of transport of Zadar County with the entire Republic of Croatia. The entrance and exit from the zone is adapted to all standards road construction

Photograph(s)	NO
Video	NO
Copy of available documentation (building permit, etc.) - attached	NO