

ZADAR COUNTY ZONE IDENTIFICATION CARD

ZONE NAME	Business (entrepreneurial) zone - a unique economic-purpose zone Jankolovica
City/Municipality	Biograd na Moru
Contact	Davor Ivanović, telephone: 023/383-150 E-mail: davor.ivanovic@biogradnamoru.hr Address: Trg kralja Tomislava 5, 23210 Biograd na Moru
Cadastral Municipality	Cadastral Municipality Biograd na Moru
Status	• Partially built • Built • Unbuilt
Zone Area (ha) a) Total Area (ha) b) Building Parcel Area (ha)	a) 21,11 ha
Available for Sale (ha)	13,98 ha
Built-up Area of the Zone	1,6 ha
Allowed Building Coefficient	0.3
Allowed Utilization Coefficient	0.8
Allowed Building Height (m)	9 metres
Land Price (EUR/m ²)	Not specified
Ownership structure a) Municipality/City – ha (%) b) Republic of Croatia – ha (%) c) Private – ha (%) d) Other – ha (%)	a) the City – (2,63 ha) 12,45 % b) Republic of Croatia – (16,67 ha) 78,98 % c) Private – (1,81 ha) 8,57 %
Spatial Plan <i>Gazette No. / Not specified / In progress</i>	Urban Spatial Plan of the City of Biograd na Moru (Official Gazette of the City of Biograd na Moru No. 09/05, 03/09, 07/11, 10/11, 03/16, 08/16, 11/16, and 12/19). <i>“Prostorni plan uređenja Grada Biograda na Moru (Službeni</i>

	<i>glasnik Grada Biograda na Moru 09/05, 03/09, 07/11, 10/11, 03/16, 08/16, 11/16 i 12/19)</i>
Urban Plan <i>Gazette No. / Not specified / In progress</i>	Urban Plan of the Economic-Purpose Business Zone, K1 - Predominantly Service - Jankolovica (Official Gazette of the City of Biograd na Moru No. 9/13).
Detailed plan <i>Gazette No. / Not specified / In progress</i>	Detailed Plan for the Arrangement of Agricultural Farms - Poultry (K4) Zone (Official Gazette of the City of Biograd na Moru No. 7/07).
Method of Land Acquisition	• Purchase • Right to Build (Land Lease) • Rent
Municipal Contribution	• Amount: 12,34 EUR/m³ If the investor constructs a building with a floor height exceeding 3 meters, the municipal contribution is calculated at 50%, which amounts to 6.17 EUR/m³.
Municipal Fee	• Decision on Municipal Fee (Official Gazette 9/2018)
Planned Activities <i>(Production, Craftsmanship, Commercial, Hospitality, Services, Research Centers, Technological Parks, Tourism T1, T2, T3)</i>	Agriculture and related activities
Existing Activities in the Zone	Agriculture and related activities
Existing Companies in the Zone	Vrana d.o.o.
Number of Entrepreneurs in the Zone	1
Number of Employees in the Zone	-
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 is located in the central part of the city of Biograd na Moru, between the state road D503 and Lake Vrana (Municipality of Pakoštane). Zadar Zemunik International Airport is located 20 km away, and the nearest highway entrance is also 20 km away. Based on the aforementioned (road routes, development status, functionality, and connectivity of the road network, as well as the proximity to the economic centre of the city of Zadar), the subject zone has an exceptionally favourable transportation position, indicating significant economic potential.
Photograph(s)	NO
Video	NO
Copy of available documentation (building permit, etc.) - attached	NO