

ZADAR COUNTY ZONE IDENTIFICATION CARD

ZONE NAME	BUSINESS ZONE MURVICA (consists of: PZ Murvica South, Murvica IK, Murvica West)
City/Municipality	Municipality od Poličnik
Contact	Davor Lončar, tel. 023 354 004 opcina-policnik@zd.t-com.hr
Cadastral Municipality	Murvica
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) 42 ha + 24,9 ha + 10,8 ha b) 27 ha + 18,8 ha + 59,7 ha
Available for Sale (ha)	8,5 ha
Built-up Area of the Zone	Approx. 20 – 30 %
Allowed Building Coefficient	45%
Allowed Utilization Coefficient	1,0
Allowed Building Height (m)	16 m
Land Price (EUR/m ²)	20 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>	Without infrastructure a) Municipality 3,0 ha (approx 4,7 %) b) RH 0,79 ha (approx 1,2 %) c) Private 58,6 ha (approx 91,9 %) d) The rest 1,1 ha (approx 2,0 %)
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>	Refined text of the UPU of the Business Zone of Murvica for decline ("Official Gazette of the Municipality of Poličnik" no. 4/20)
Detailed plan	1. DPU Economic Zone Murvica – south ("Official Gazette of Poličnik Municipality" no. 05/07, 02/10, 13/11, 07/12, 04/13, 06/13) III are under construction. Amendments to the DPU Murvica South 2. DPU area of the economic zone "IK Murvica" ("Official Gazette of the Municipality Policeman" no. 02/05, 03/08, 04/09, 14/11, 16/19)
Method of Land Acquisition	• Purchase • Right to Build • Rent
Municipal Contribution	• Amount: 3,32 EUR/m³ production activity 4,65 EUR/m³ service activity 6,64 EUR/m³ commercial activity Discount – no discount • Option to pay in installments: YES
Municipal Fee	• Amount: 0,40 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/m ³ Production HRK 0,08 EUR/m ³
Water Management Fee	Fee for arrangement of water for undeveloped building land: 0,07 EUR/m ² Fee for arranging water supply for wholesale trade: 0,14 EUR/m ² 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	Commercial, manufacturing, storage and catering
Existing Companies in the Zone	Metro, Lesnina, Konzum, Alu-Marin, Auto Hrvatska, Duo promet, Euro-Petrol, Dalmat, Geront... Maraš, Obrt Rinox, Figurica, Obrt Global, Obrt Bili, Cibo Promet, Obrt Doors, Dundović
Number of Entrepreneurs in the Zone	23
Number of Employees in the Zone	680
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
Photograph(s)	NO
Video	NO
Copy of available documentation (building permit, etc.) - attached	NO