

ZADAR COUNTY ZONE IDENTIFICATION CARD

ZONE NAME	Sedma četa - Bučina - Unified zone of economic and sports-recreational purpose
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) 47.0684 ha
Available for Sale (ha)	39.37 ha
Built-up Area of the Zone	7.7 ha
Allowed Building Coefficient	0.4
Allowed Utilization Coefficient	1.0
Allowed Building Height (m)	14 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 – (17.45 ha) 33.48 % b) Republic of Croatia – (26.54 ha) 50.91 % c) Private – (8.14 ha) 15.61 %
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). “Prostorni plan uređenja Grada Biograda na Moru (Službeni

	<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 Development Plan for the Undeveloped Communal-Service Purpose Business Zone K3 (Official Gazette of the City of Biograd na Moru No. 9/04, 7/12, 2/17) and Urban Development Plan for a Unified Zone of Commercial Purpose (K2), Bus Terminal (K5), and Sports Purpose (R) (Official Gazette of the City of Biograd na Moru No. 4/12).
Detailed plan <i>Gazette No. / Not specified / In progress</i>	Not prescribed
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.
Planned Activities <i>(Production, Craftsmanship, Commercial, Hospitality, Services, Research Centers, Technological Parks, Tourism T1, T2, T3)</i>	The area of the business-industrial zone is designated as a construction area of mixed use (construction and development of industrial, manufacturing, and processing facilities, craft and service activities, warehouse spaces, and other activities).
Existing Activities in the Zone	Retail trade, wholesale trade, sea fishing, production of finished textile products
Existing Companies in the Zone	Adria Octopus d.o.o., VE-HA-EF d.o.o., Rottex d.o.o., Boote Service, Argola textil yacht design d.o.o., Bure d.o.o., Erlić commerce d.o.o., GO-TEK d.o.o., Alwiss d.o.o.
Number of Entrepreneurs in the Zone	11
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, at the main intersection of the state roads D8 (Adriatic Highway) and D503 (Biograd – Benkovac). 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) - attached	YES 
Video	NO
Copy of available documentation (building permit, etc.) - attached	NO