

ZADAR COUNTY ZONE IDENTIFICATION CARD

ZONE NAME	Production-business zone Posedarje-Slivnica
City/Municipality	Posedarje
Contact	Ivica Klanac, telephone: 023/266 180 E-mail: ivica.klanac@opcina-posedarje.hr Address: Trg Martina Posedarskog 1, 23242 Posedarje
Cadastral Municipality	Cadastral Municipalities Posedarje and Slivnica
Cadastral Parcel Number	Cadastral number: - 109/107, 109/206, 109/100 - 1790/19, 1790/41, 1790/36, 1790/29, 1790/35, 1790/26- sve c.n. Posedarje - 109/24, 109/197, 109/196, 109/122, 109/214
Status	• Partially built • Built • Unbuilt
Zone Area (ha) <i>a) Total Area (ha)</i> <i>b) Building Parcel Area (ha)</i>	a) 39.49 ha b) 26.30 ha
Available for Sale (ha)	105.084 m ² (10.05 ha)
Built-up Area of the Zone	3,71 ha
Allowed Building Coefficient	0.4
Allowed Utilization Coefficient	0.8
Allowed Building Height (m)	10 metres
Land Price (kn/m ²)	a) southern part of the zone – 26,75 EUR/m ² (for c.n. 109/107 in the southern part 21,40 EUR/m ²) b) northern part of the zone – 25,52 EUR/m ²
Ownership structure <i>a) Municipality/City – ha (%)</i> <i>b) Republic of Croatia – ha (%)</i>	a) 10.5 ha (83.77 %) b) 0 c) 6.20 ha (16.23 %)

c) <i>Private – ha (%)</i> d) <i>Other – ha (%)</i>	d) 0
Spatial Plan <i>Gazette No. / Not specified / In progress</i>	Published in the “Official Gazette of the Municipality of Posedarje”, No. 4/25, dated 14 April 2025.
Urban Plan <i>Gazette No. / Not specified / In progress</i>	Published in the “Official Gazette of the Municipality of Posedarje”, No. 05/23, dated 5 May 2023.
Method of Land Acquisition	• Purchase • Right to Build (Land Lease) • Rent
Municipal Contribution	• Amount: 8,00 EUR/m³ • Instalment Payment Option - NO
Municipal Fee	• 0,05 EUR x coefficient of activity purpose x zone coefficient (1.0) • Possibility of exemption from payment: NO
Planned Activities (<i>Production, Craftsmanship, Commercial, Hospitality, Services, Research Centers, Technological Parks, Tourism T1, T2, T3</i>)	The planned purpose of the zone is production and business. This implies the construction of environmentally clean production facilities, services, warehouses, shops, wholesale trade (sales and exhibition showrooms), and business facilities such as freight forwarders, agencies, banks, insurance companies, along with accompanying facilities for the zone itself: hotels, catering, and retail facilities.
Existing Activities in the Zone	Production and transport of concrete and asphalt
Existing Companies in the Zone	COLAS (production and transport of asphalt), TRANSPORT BETON LUBINA d.o.o. (production and transport of concrete), VAR, VARTEKS, CETINA, ACCIONAENERGIJA GLOBAL
Number of Entrepreneurs in the Zone	5 active entrepreneurs and 20 inactive entrepreneurs (parcel owners)
Number of Employees in the Zone	25
Municipal Infrastructure of the Area	• Electric power

Transportation Connectivity	• Road transport
Category of Road Connections	• State road • County road
Strategic Location (Descriptive, transportation connectivity, distance to the nearest urban centre, and key strategic points)	The location of the Production-business zone Posedarje-Slivnica has substantial significance and importance when considering its geo-traffic location within Croatia and the wider region. The specific values of this location from a macro-geographical perspective are evident in the following: • European and national road routes enable connections between the Zone and the north and south of Croatia. • Immediate proximity to the A1 motorway (300 meters). • The Zadar County area is intersected by the so-called "Lika" railway line, connecting the major urban centres of Dalmatia (Split, Šibenik, and Zadar) with central Croatia via Knin. The distance from the Zone to the Zadar railway station is 23 km. • Close proximity to Zadar, with a population of 78,135 (20 km). • Close proximity to the centre of Posedarje, with a population of 1,376 (1 km). • Zadar Zemunik International Airport is located 20 km from the Zone. • The distance from the Zone to the ports in Zadar is 25 km.
Photograph(s) - attached	NO
Video	NO
Copy of available documentation (building permit, etc.) - attached	NO

