

ZADAR COUNTY ZONE IDENTIFICATION CARD

ZONE NAME	Residential and business zone Zemunik Gornji
City/Municipality	Municipality of Zemunik Donji
Contact	Željko Biloglav, tel. 023/351 659 komunalni@zemunik.hr Ulica I, br. 16, 23222 Zemunik Donji
Cadastral Municipality	Zemunik
Cadastral Parcel Number	2887/3
Status	• Partially built • Built • Unbuilt
Zone Area (ha) <i>a) Total Area (ha)</i> <i>b) Building Parcel Area (ha)</i>	a) 16,7 ha b) 16,00 ha
Available for Sale (ha)	0,4 ha
Built-up Area of the Zone	6,1 ha
Allowed Building Coefficient	0.4
Allowed Utilization Coefficient	0,8
Allowed Building Height (m)	10 m
Land Price (EUR/m ²)	Non specified
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>	
Spatial Plan <i>Gazette No. / Not specified / In progress</i>	"Official Gazette of Zadar County" 15/06, 17/14 "Official Gazette of the Municipality of Zemunik Donji" 6/17

Urban Plan <i>Gazette No. / Not specified / In progress</i>	"Official Gazette of the Municipality of Zemunik Donji" 20/18 (under construction)
Method of Land Acquisition	• Purchase • Right to Build • Rent
Municipal Contribution	• 6,64 EUR • Discount 3,32/4,65 EUR • Option for instalment payment: NO
Municipal Fee	• Point value: 4.80 m² • Discount: NO • Exemption from payment: None
Planned Activities <i>(Production, Craftsmanship, Commercial, Hospitality, Services, Research Centers, Technological Parks, Tourism T1, T2, T3)</i>	Manufacturing, craft, tourism activities
Existing Activities in the Zone	/
Existing Companies in the Zone	/
Number of Entrepreneurs in the Zone	/
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)	It is located in the village of Zemunik Gornji, 2 km from the municipal center in Zemunik Donji. Motorway exit Zadar 2, Zadar Airport, Gaženica Passenger Port - all in the immediate vicinity of the zone. Zadar is 10 minutes away by highway
Photograph(s)	NO
Video	NO
Copy of available documentation (building permit, etc.) - attached	NO