ZADRA NOVA
Agencija za razvoj
Zadarske županije

TOURIST ZONE IDENTITY CARD OF ZADAR COUNTY

Zone Name	KAMP SOLINE
City/Municipality	Biograd na Moru
Contact *Name and Surname, Phone, E-Mail, Address*	Davor Ivanović, tel. 023/383-150 davor.ivanovic@biogradnamoru.hr Trg kralja Tomislava 5, 23210 Biograd na Moru
Cadastral Municipality	Biograd na Moru
Cadastral Parcel Number	
Status	Partly built
Zone Area (Ha) *a) Total Area (Ha)* *b) Building Plot Area (Ha*)	a) 15,038 ha
Available For Sale (Ha)	11.305
Built-Up Area of the Zone	/
Permissible Building Coefficient	0,3
Permissible Utilization Coefficient	0,8
Permissible Building Height (M)	8 m
Land Price (kn/m²) (EUR/m²)	/
Ownership Structure *a) Municipality/City – Ha (%)* *b) Republic of Croatia – Ha (%)* *c) Private – Ha (%)* *d) Other – Ha (%)*	a) 4,07 ha (49,28%) b) RH – n/p c) 7,2305 ha (49,28 %) d) 0,2085 ha (1,42%)
Spatial Plan *Gazette No.*	Spatial plan of the City of Biograd na Moru (Official Gazette of the City of Biograd na Moru 09/05, 03/09, 07/11, 10/11, 03/16, 08/16, 11/16 and 12/19))
Urban Development Plan *Gazette No. / Not Specified / In Progress*	Urban plan for the arrangement of the hospitality-tourist zone (T3) CAMP SOLINE. Official Gazette no. 9/1

Detailed Plan *Gazette No. / Not Specified / In Progress*	Not prescribed
Method of Land Ownership Acquisition	• **Purchase** • **Right to Build** • Rent
Municipal Contribution	Amount: HRK 93/m³ If the investor builds a building with a clear floor height of over 3 meters, the communal contribution is calculated in the amount of 50%, i.e. HRK 46.50/m³ • For all other commercial and public buildings: the unit value of the communal contribution determined in kuna per m3 of buildings with a floor height of up to 3 meters is determined at the rate of HRK 60.00, while for buildings with a floor height of over 3 meters it is calculated in the amount of 50%, i.e. in the amount of HRK 30.00. Decision on communal contribution (Official Gazette 9/2018)
Municipal Fee	Decision on communal fee (Official Gazette 9/2018) https://www.biogradnamoru.hr/images/dokumenti/vaz niji.akti.grada/Odluka-o-komunanalnoj-naknadi-9-18.pdf
Water Contribution	Check the table https://www.voda.hr/sites/default/files/clanak/vd-_tablica_tarifa_-_konacno-od_01.01.2016.pdf
Water Management Fee	The price is calculated on the basis of the Regulation on the amount of fees for water management (Official Gazette, No. 82/2010,

	108/2013) https://www.voda.hr/sites/default/files/nuv_tarifa_za_web.pdf
Purpose T1 – Hotel, T2 – Tourist Resort, T3 – Camp	T3 – kamp, capacity: 2000
Municipal Infrastructure of the Area	• **Water supply** • **Sewerage** • **Electric power** • **Telecommunications**
Transportation Connectivity	• Road transport • Maritime transport
Category of Road Connection	• **State road** • **County road** • **Local road** • **Unclassified road**
Strategic Position *(Descriptive, Transportation Connectivity, Distance to the Nearest Urban Center, and Strategically Important Points)*	Soline Bay is located east of the city center, approximately 1 km away. In the coastal zone between the city and the bay of Soline, there is a beach, a pedestrian walkway and a forest park. Zadar Zemunik International Airport is 20 km away, the nearest highway entrance is 20 km away. According to the above, the route of the road, the state of construction, the functionality and connectivity of the transport network and the proximity of the economic center of the city of Zadar, the area in question has an extremely favorable traffic position, which points to significant economic potential.
Photograph – attached	NO
Video – attached	NO
Copy of Available Documentation	NO