ZADRA NOVA
Agencija za razvoj
Zadarske županije

# TOURIST ZONE IDENTITY CARD OF ZADAR COUNTY

| | |
|---|---|
| Zone Name | **TOURIST-HOSPITALITY ZONE "ŠIPNATA NEVIĐANE" - T3 (CAMP)** |
| City/Municipality | Pašman – Neviđane settlement |
| Contact<br>*Name and Surname, Phone, E-Mail, Address* | Municipality of Pašman<br>Address: Obala tamarisa 6, 23262 Pašman<br>Telephone: 023/260-260,<br>E-mail: opcina.pasman@zd.t-com.hr |
| Cadastral Municipality | Neviđame |
| Cadastral Parcel Number | 56 and 256 |
| Status | • Partially built<br>• Built<br>• **Unbuilt** |
| Zone Area (Ha)<br>*a) Total Area (Ha)*<br>*b) Building Plot Area (Ha*) | a) 1.00 ha<br>b) - |
| Available For Sale (Ha) | - |
| Built-Up Area of the Zone | Not built |
| Permissible Building Coefficient | 0.1 |
| Permissible Utilization Coefficient | 0.2 |
| Permissible Building Height (M) | 7.5 metres |
| Land Price (kn/m²) (EUR/m²) | Not specified |
| Ownership Structure<br>*a) Municipality/City – Ha (%)*<br>*b) Republic of Croatia – Ha (%)*<br>*c) Private – Ha (%)*<br>*d) Other – Ha (%)* | Private 40 ha (100%) |

| | |
|---|---|
| Spatial Plan<br>*Gazette No.* | "Official Gazette of Zadar County" No. 16/07, "Official Gazette of the Municipality of Pašman" No. 14/11, 5/12, 4/15, 5/15, 2/16, 1/20 and 2/20 |
| Urban Development Plan<br>*Gazette No. / Not Specified / In Progress* | UDP adopted - "Official Gazette of the Municipality of Pašman" 4/16 and 4/19 |
| Detailed Plan<br>*Gazette No. / Not Specified / In Progress* | Not adopted |
| Method of Land Ownership Acquisition | • Purchase<br>• Right to Build (Land Lease)<br>• Rent<br>• **Not specified** |
| Municipal Contribution | • Amount: 138.00 kn/$m^3$<br>• Discount: NO<br>• Instalment payment option: NO |
| Municipal Fee | • Amount: 3.60 kn/$m^2$ (annually) increased by the coefficient of purpose from Article 10 of the Communal Tax Decision ("Official Gazette of the Municipality of Pašman" 6/18)<br>• Discount: NO<br>• Exemption from payment: NO |
| Water Contribution | Check the table https://voda.hr/sites/default/files/clanak/vd-_tablica_tarifa_-_konacno-od_01.01.2016.pdf |
| Water Management Fee | Check the table https://voda.hr/sites/default/files/nuv_tarifa_za_web.pdf |
| Purpose<br>T1 – Hotel, T2 – Tourist Resort, T3 – Camp | Tourist zone T3 – Camp; capacity: 100 |
| Municipal Infrastructure of the Area | • Water supply - no<br>• Sewerage - no<br>• Electric power - no<br>• Gas - no<br>• Telecommunications - no |

| | |
|---|---|
| Transportation Connectivity | • **Road transport**<br>• Railway transport<br>• Maritime transport |
| Category of Road Connection | • State road<br>• County road<br>• **Local road**<br>• Unclassified road |
| Strategic Position<br>*(Descriptive, Transportation Connectivity, Distance to the Nearest Urban Center, and Strategically Important Points)* | 0.5 km away from the settlement of Nevi̇đane (centre)<br>1.00 km away from the settlement of Dobropoljana (centre) |
| Photograph – attached | NO |
| Video – attached | NO |
| Copy of Available Documentation | NO |