ZADRA NOVA
Agencija za razvoj
Zadarske županije

TOURIST ZONE IDENTITY CARD OF ZADAR COUNTY

Zone Name	**SAMOTVORAC**
City/Municipality	VIR
Contact *Name and Surname, Phone, E-Mail, Address*	Ivan Begonja, telephone: 023/362-225, E-mail: ivan.begonja@vir.hr, Address: Trg Sv. Jurja 1, Vir
Cadastral Municipality	VIR
Cadastral Parcel Number	3560, 3561, 3569, 3568, 3567/3, 3567/2, 3567/5, 3567/6, 3567/4, 3567/1, 3559, 3562, 3566/1, 3566/2, 3565, 3564, 3563, 3571/10, 3571/9, 3571/8, 3571/6, 3571/1, 3571/7, 3571/5, 3571/2, 3571/3, 3571/4, 3572, 3573, 3574, 3575, 3576/1, 3576/2, 3576/3, 3576/7, 3576/6, 3576/5, 3577, 3578, 3579, 5767, 5768, 5769, 5770, 5771, 5772, 5773, 5774, 5775, 5776, 5777, 5778, 5780, 5781, 5782, 5783, 5786, 5785, 5784, 5787, 5788, 5789, 5790, 5791, 5792, 5793, 5794, 5795
Status	• **Unbuilt**
Zone Area (Ha) *a) Total Area (Ha)* *b) Building Plot Area (Ha*)	40 ha
Available For Sale (Ha)	40 ha
Built-Up Area of the Zone	0
Permissible Building Coefficient	-
Permissible Utilization Coefficient	-
Permissible Building Height (M)	10 metres
Land Price (kn/m²) (EUR/m²)	35-100 EUR/m²

Ownership Structure *a) Municipality/City – Ha (%)* *b) Republic of Croatia – Ha (%)* *c) Private – Ha (%)* *d) Other – Ha (%)*	Private 40 ha (100%)
Spatial Plan *Gazette No.*	"Official Gazette of Zadar County" No. 2/04, "Official Gazette of the Municipality of Vir" No. 1/07
Urban Development Plan *Gazette No. / Not Specified / In Progress*	Not created
Detailed Plan *Gazette No. / Not Specified / In Progress*	Not prescribed
Method of Land Ownership Acquisition	• **Purchase** • Right to Build (Land Lease) • Rent
Municipal Contribution	• Amount: 40-70 kn/m³ for commercial buildings • Discount: NO • Instalment payment option: NO
Municipal Fee	• Amount: 9-30 kn/m² • Discount: NO • 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 T1 – Hotel, T2 – Tourist Resort, T3 – Camp	T2, T3; capacity: 2,000
Municipal Infrastructure of the Area	• Water supply • Sewerage

	• Electric power • Gas • Telecommunications
Transportation Connectivity	• **Road transport** • Railway 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)*	The Samotvorac Zone is located on undeveloped land without municipal infrastructure. In this area, there is no electrical grid, sewage system, water supply network, gas network, or telecommunications. The zone is accessible by road and is 3 km away from the center of Vir.
Photograph – attached	NO
Video – attached	NO
Copy of Available Documentation	NO