CRNO BUSINESS ZONE

PROJECT LOCATION AND DESCRIPTION

The project involves the development of a business zone covering 4 million square metres, of which approximately 2.5 million square metres is building land. The zone is located in Northern Dalmatia (Zadar County), in the immediate vicinity of the City of Zadar, near the suburban settlement of Crno. It is exceptionally well located and accessible: the access road is 1 km away, the Port of Zadar (Gaženica) 4 km, Zadar International Airport 3 km and the industrial railway siding 4 km.

Under the applicable spatial plans (Spatial Plan of the City of Zadar and Urban Development Plan for the Crno Business Zone), the project land is designated for business uses (business, administrative, office, retail and service facilities, shopping centres, business hotels and motels) and production uses (industrial, craft and manufacturing facilities, related support activities, warehouses, business, administrative, office and retail buildings). Part of the area is designated for sport, recreation and green spaces.

The permitted building coverage ratio (Kig) is 0.5, while the permitted floor area ratio (Kis) is 1.5. The maximum permitted building height is 16 m (ground floor + 4 upper floors).

The City of Zadar is the sole owner of the land.

TRANSACTION MODEL

The City of Zadar, as landowner and project promoter, is seeking a partner for the development of the Crno Business Zone through a joint investment and the establishment of a special purpose vehicle (SPV).

Other potential options include the sale of part of the land and/or the lease of project land, which may be subdivided into plots according to investors' wishes and requirements. No maximum plot size is specified, while the minimum plot size is 0.25 ha.

The sale price/rental rate, as well as municipal infrastructure contributions and fees, are subject to negotiation depending on the value and scope of the planned investment.

PROJECT STATUS

The zone is currently undeveloped and lacks the necessary infrastructure, but the City expects to obtain construction approval for municipal infrastructure soon.

The main gas supply station serving the entire Zadar region is located 800 m from the Crno Business Zone.

Land use under spatial plans

- Recreational areas
- Green areas
- Business use
- Industrial use





ZADAR

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