GATES OF ZADAR

PROJECT LOCATION AND DESCRIPTION

The Gates of Zadar project is located in northern Dalmatia, in the City of Zadar, the administrative centre of Zadar County. The area is very easily accessible by road, sea and air. In addition to the state motorway, there is a ferry port with connections to the islands of northern and central Dalmatia and Italy, as well as an airport with low-cost flights.

The project promoter, the City of Zadar, plans to revitalise the area and create a new urban core in the space between the existing city centre and a newer part of the city, known as Ravnice. The site is currently occupied by neglected former cultural and sports facilities, an old fort, a meadow and two canals.

Some existing facilities and areas are intended for renovation, while most of the site is planned for new infrastructure and commercial facilities that will transform the area into a modern urban centre with cultural, entertainment, hospitality and tourism (hotel) amenities, sports and recreational areas on 18.9 hectares of land and 11.2 hectares of sea area.

TRANSACTION MODEL

The transaction model for land intended for the construction of commercial and other facilities is based on a 99-year building right.

Depending on interest, a future strategic partner could participate in developing the entire project or only in developing commercial facilities.

Project development incentives may be available under the Investment Promotion Act (Official Gazette Nos. 102/15, 25/18, 114/18).

PLANNED FACILITIES

AREA			
HOTEL / CONDOMINIUM	20,170 / 1,430 m²**	PERFORMING ARTS AND MUSIC CENTRE	2,730 / 720 m²**
TROJANI HOTEL COMPLEX / ELEKTRA ENSEMBLE	8,000 m²	ZADAR BASKETBALL MUSEUM	1,000 m²
HOSPITALITY, ENTERTAINMENT, RETAIL, SERVICES	7,600 / 2,460 m²**	KOLOVARE SWIMMING POOL	7,500 m²
ANCILLARY COMMERCIAL PREMISES	1,660 m²	RAVNICE GARAGE (0)	930 spaces
CONCERT AND CONGRESS HALL	4,560 / 520 m²**	RAVNICE GARAGE (+3)	420 spaces
TOURIST INFORMATION AND COMMERCIAL CENTRE	3,750 / 3,240 m²**	RAVNICE GARAGE (-3)*	975 spaces*
THEATRE AND ASSOCIATED SERVICE FACILITIES	3,660 m²	TOTAL GARAGE CAPACITY	2,325 spaces*

* Ravnice parking capacity if level -3 is built

** indoor / outdoor

PROJECT STATUS

The project area, including maritime property, comprises land parcels owned by the City of Zadar and the Republic of Croatia. Following the selection of a strategic partner, the City of Zadar plans to apply for the project to be designated as a strategic project. This would facilitate resolution of land ownership issues within the project area and accelerate procedures for obtaining the necessary permits (Act on Strategic Investment Projects of the Republic of Croatia, Official Gazette Nos. 133/13, 152/14, 22/16, 29/18).

ZADAR

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Estimated value
approx. EUR 110.8 million



