VIŠNJIK SPORTS CENTRE

LOCATION AND PROJECT DESCRIPTION

The project is located in northern Dalmatia, in the City of Zadar, the seat of Zadar County. It aims to develop sports tourism through accommodation and additional sports facilities within the existing Višnjik Sports Centre, covering approximately 202,000 m². The objective is to position Zadar as an ideal destination for domestic and international athletes for training and preparation, with year-round sporting activities.

The sports centre already includes several facilities: the Krešimir Ćosić multipurpose arena with 8,000 seats, a gym and four auxiliary halls; a hall with 1,000 seats for sports, concerts and other events; an indoor swimming-pool complex (large, small and children's pools, as well as a diving tower); and an outdoor sports-ground complex (four small-sided football pitches, two basketball courts, a badminton court, a volleyball court and a street-workout area), together with an athletics track, sports halls (gymnastics, boxing and judo), a press room and a VIP lounge.

The project includes the construction of several new facilities:

- A four-star hotel for athletes, with 120 rooms (gross floor area: 16,560 m²).
- A tennis centre covering 8,200 m².
- An outdoor swimming-pool complex with Olympic, recreational and children's pools, plus a diving-sports pool with a diving platform.
- An aquapark alongside the outdoor swimming-pool complex.

Through this project, Sportski centar Višnjik will be developed into a major centre providing accommodation and other services to athletes, sports clubs and sports organisations.

LAND OWNERSHIP

The project land is owned by the Republic of Croatia. In 2007, the City of Zadar obtained a building right for 30 years; in 2016, it transferred this right to Sportski centar Višnjik d.o.o. under the same conditions.

After the building right expires (2037), its holder has priority in establishing a new building right or, if the land is sold, the right of first refusal.

TRANSACTION MODEL

Sportski centar Višnjik d.o.o., the City-owned company managing the facility, seeks a strategic development partner. Investors and strategic partners may participate in the whole project or individual parts, independently or in cooperation with the management company.

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

PROJECT STATUS

The project complies with the City's spatial plans. The City Council has adopted a decision to initiate amendments to the Urban Development Plan (UDP) of the Višnjik Sports and Recreation Centre, in force since 2001.

Concept designs for the tennis centre and outdoor swimming-pool complex have been completed. Commercial and accommodation facilities will be planned in accordance with the UDP amendments.



ZADAR

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Estimated value
EUR 100 million





