



REPUBLIC OF CROATIA

# BUSINESS ZONE CRNO, City of Zadar

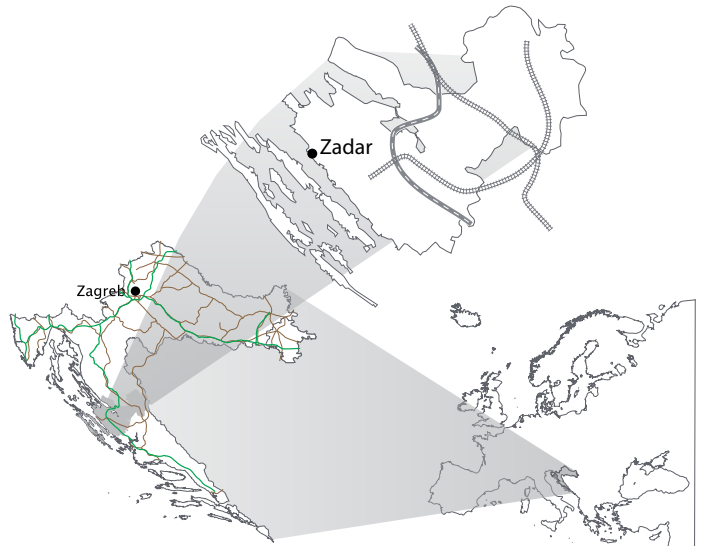
## PROJECT LOCATION AND DESCRIPTION

The project includes the development of the business zone on an area of 4.0 million square meters, of which approximately 2.5 million square meters are construction land. The future zone is located near the City of Zadar, northern Dalmatia (Zadar County), next to the City's suburban settlement Crno. The Zone has an exceptional position and accessibility: the access road is 1 km away, the Port of Zadar (Gaženica) 4 km, Zadar International Airport 3 km and the industrial railway 4 km.

According to the physical plans (the City of Zadar Physical Plan and the Business Zone Crno Urban Development Plan), the project land is intended for: business purposes (business, management, office, trade and service facilities, shopping malls, and business hotels/motels), for production purposes (industrial, manufacturing, crafts and business plants, warehouses, business, management, office and trade facilities), for sports, recreational and green areas.

The allowed construction density (KIG) is 0.5 while the allowed construction efficiency (KIS) is 1.5, with a maximum building height of 16 m (ground floor + 4 floors).

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



## TRANSACTION MODEL

The owner of the land and the project holder, the City of Zadar, is looking for a partner for development of the Business Zone Crno through a joint venture or SPV.

The other transaction possibilities include a sale of a part and/or a lease of the project land. The land can be divided into plots according to investors wishes, and there is no limit on the maximum size of plots. The minimum size of a plot is 0.25 ha.

The sale/lease fees, as well as communal contributions and fees are subjects of negotiations as they depend on the planned investment.



## CURRENT PROJECT STATUS

The zone is undeveloped and no infrastructure within the Zone is provided, but the City expects the building permit for communal infrastructure works in the Zone to be issued soon.

The main gas station for gas supply of the whole Zadar area is located around 800 meters from the Business Zone Crno.

## THE LAND USAGE ACCORDING TO THE PHYSICAL PLANS



## ZADAR COUNTY

Population (2011): **170,017**  
GDP per capita (2014): **8,197 EUR**  
Unemployment rate (2016): **16.0%**  
Average gross monthly salary: **963 EUR**

Zadar County is situated in northern Dalmatia in Croatia. The County's total area is 7,487 km<sup>2</sup> of both sea and land. It is well connected via road, sea and air, i.e. Zagreb-Split-Dubrovnik Highway, good ferry connections with Italy and the rest of Croatia and an international airport. The shortest maritime connections to central Italy pass through the Port of Zadar. Equally important is Zadar Airport which is a popular tourist entry point with 6.7% growth in the number of passengers in 2016 compared to 2015.

The County's most important sectors are trade (22.5%); manufacturing industry (22.4%) – food industry, metal production, production of vessels, textile industry; transport and storage (13%); fishery and agriculture (9.2%) and tourism (10.6%). The main export markets are Japan, Italy, Slovenia and Germany (while the most exported products are aluminium products, fish – fresh and processed and machinery).

Zadar County is the most successful Adriatic county regarding the production and export in the sector of mariculture. The tradition of fish processing industry in Croatia is more than 130 years old and is one of the first industries on the Croatian coast and islands.

Zadar County is the seat of the majority of the Croatian tuna farmers and of the largest grower of white fish. It also has the highest concentration of the fishing fleet in Croatia (fishing cooperatives, enterprises and numerous fishing crafts).

Zadar is also an ancient European university city with a tradition since 1396. It offers 24 academic departments, such as: Agriculture and Mediterranean Aquaculture, Economics, Traffic and Maritime Studies, English, German, Italian and French Studies, Tourism and Communication Sciences department and Humanities department. It has approximately 5,800 undergraduate, graduate, postgraduate and doctoral students.

The centrepiece of the rich tourist offer in the County is its capital – the City of Zadar which is a focal point to the archipelago of more than a hundred islands. Most of these are uninhabited and contain highly preserved sceneries and attractive coastal zones. These areas are foreseen for further development and enrichment of the tourist offer of the County.

The County is conveniently located near some of the most attractive Dalmatian sights, including national parks Kornati and Krka and a famous extreme sports location Paklenica. The County's tourism potential has been recognized internationally with brands such as Falkensteiner present in the County, while serious investments in Zadar County's marinas have been made by the renowned Dogus Group.

## CONTACT

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