



REPUBLIC OF CROATIA

# THE GATE OF ZADAR, City of Zadar

## PROJECT LOCATION AND DESCRIPTION

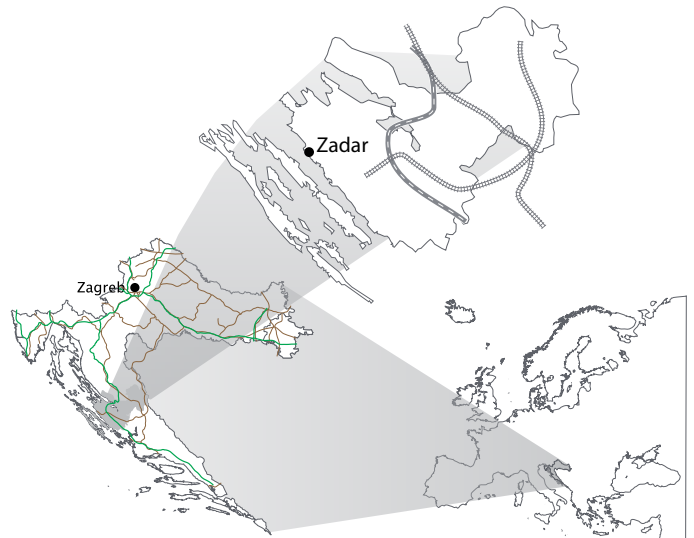
The Gate of Zadar project is located in Zadar County, in the northern part of Dalmatia.

The project holder is the City of Zadar, whose plan is to revitalize and urbanize the contact zone between the historical centre and the new part of Zadar, known as a wider area of Ravnice. Currently, on the land within the project, there are a few obsolete cultural and sports facilities, an old fortification, a small harbour and two canals.

Some of the existing objects with the historical value are envisaged to be rebuilt but the largest part of the project area is planned for the construction of the new infrastructure and commercial facilities that will transform the area into a modern urban centre with a cultural, commercial, entertainment and tourist (hotels) content, sports and recreational area.

The total area covers 30.1 hectares, of which 18.9 hectares are land area and 11.2 hectares are sea area.

The Project is in accordance with the City of Zadar Physical Plan, which envisages the adoption of the Urban Development Plan for the location of the project.



## TRANSACTION MODEL

The project land is owned by the City of Zadar and the Republic of Croatia. Upon the selection of a strategic partner, in accordance with the Act on Strategic Investment Projects of the Republic of Croatia, the City of Zadar plans to submit the documentation for the status of the project of strategic importance.

This status would ensure resolving of ownership issues for the land in the scope of the project, accelerate procedures for obtaining necessary permits and approvals, as well as enable development of the Project without the adoption of the Urban Development Plan.

The transaction model for the land designated for the construction of commercial and other facilities would be based on the right to build granted for up to 99 years.

Depending on the interest, the future strategic partner could participate in the development of the whole project or just in the development of commercial facilities.

This project, under the conditions stipulated by the Law on Investment Promotion (OG 102/15) can qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investments Projects.

## ESTIMATED VALUE

The total estimated value of the project is approximately 110.8 million EUR.

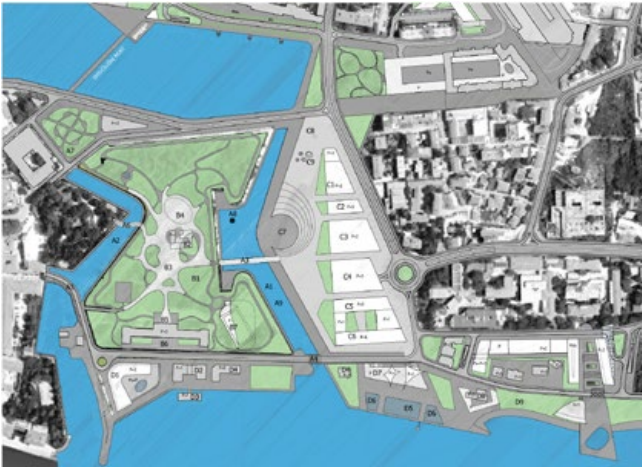
## PLANNED FACILITIES

AREA		AREA	
HOTEL CONDOMINIUM	20,170 / 1,430 m <sup>2**</sup>	CENTER FOR MUSIC AND PERFORMING ARTS	2,730 / 720 m <sup>2**</sup>
THE TRIPLE HOTEL ENSEMBLE OF THE ELEKTRA	8,000 m <sup>2</sup>	THE MUSEUM OF ZADAR BASKETBALL	1,000 m <sup>2</sup>
CATERING, ENTERTAINMENT, TRADE, SERVICES	7,600 / 2,460 m <sup>2**</sup>	THE KOLOVARE SWIMMING POOL	7,500 m <sup>2</sup>
ANCILLARY COMMERCIAL FACILITIES	1,660 m <sup>2</sup>	THE RAVNICE GARAGE (0)	930 PG
CONCERT & CONGRESS HALL	4,560 / 520 m <sup>2**</sup>	THE RAVNICE GARAGE (+3)	420 PG
TOURIST INFORMATION AND COMMERCIAL CENTER	3,750 / 3,240 m <sup>2**</sup>	THE RAVNICE GARAGE (-3)*	975 PG*
THEATER AND ASSOCIATED SERVICE AREA	3,660 m <sup>2</sup>	TOTAL GARAGE	2,325 PG*

\*in case of planned construction of level -3m / \*\*indoor/outdoor

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## ZADAR COUNTY

Population (2011): **170,017**

GDP per capita (2014): **8,197 EUR**

Unemployment rate (2016): **16.0%**

Average gross monthly salary: **963 EUR**

Average gross monthly salary in the sector (tourism): **1,011 EUR**

Zadar County is situated in northern Dalmatia in Croatia. The County's total area of 7,487 km<sup>2</sup> consists of both sea and land. It is well connected via road, sea and air, i.e. the 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.

With tourism gaining a more prominent role in the County's economic structure, there is an emphasis on extending local accommodation capacities. According to

Zadar County Tourist Board, they amount to 150,150 beds, with a majority (57.2%) in private accommodation. There are 42 hotels (one 5-star and 18 4-star). As a successful tourist region in Dalmatia, Zadar County recorded 7.4 million overnight stays in 2016 (10.2% of all overnight stays in Croatia), most of these by foreign guests.

The centrepiece of the County's rich tourist offer is its capital – the City of Zadar which is a focal point to the archipelago of more than a hundred islands. Most of them are uninhabited and contain highly preserved sceneries and attractive coastal zones. These areas are foreseen for further development and enrichment of the County's tourist offer. The County is conveniently located near some of the most attractive Dalmatian sights, including national parks Kornati and Krka and the 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.

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, with approximately 5,800 undergraduate, graduate, postgraduate and doctoral students.

## CONTACT

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