

INVESTMENT PROJECT FOR THE AREA OF CRVENA LUKA

ZADAR REGION

BIOGRAD NA MORU



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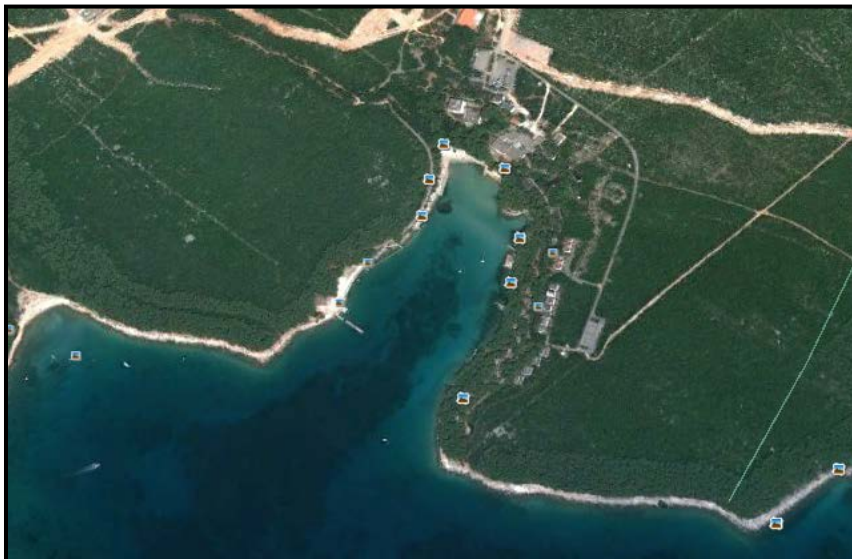
Once the coronation town of Croatian kings, Biograd na Moru is today a well-known tourist and nautical center in the very middle of the Adriatic coast.

The city is of ideal size for living and lies on a peninsula surrounded by modern marinas and a waterfront looking onto the unforgettable sea strait of the Pasman Channel and the picturesque islands scattered in it.

Its geographic position in the heart of the Adriatic surrounded by national parks and nature parks, a rich tourist tradition with cultural and sports amusements, are only some of the reasons for choosing Biograd as destination for an interesting and dynamic vacation.

Biograd na Moru is a Croatian crown city that is first mentioned in the middle of the 10th century, while in the 11th century it was the seat of the Croatian kings and bishops. It experienced its greatest flourishing as the residence of the medieval Croatian rulers and in the year 1102 the Croato-Hungarian king Colomanus was crowned here. Numerous material evidence of the tumultuous and rich history of the Biograd region has been stored in the most interesting Homeland Museum.

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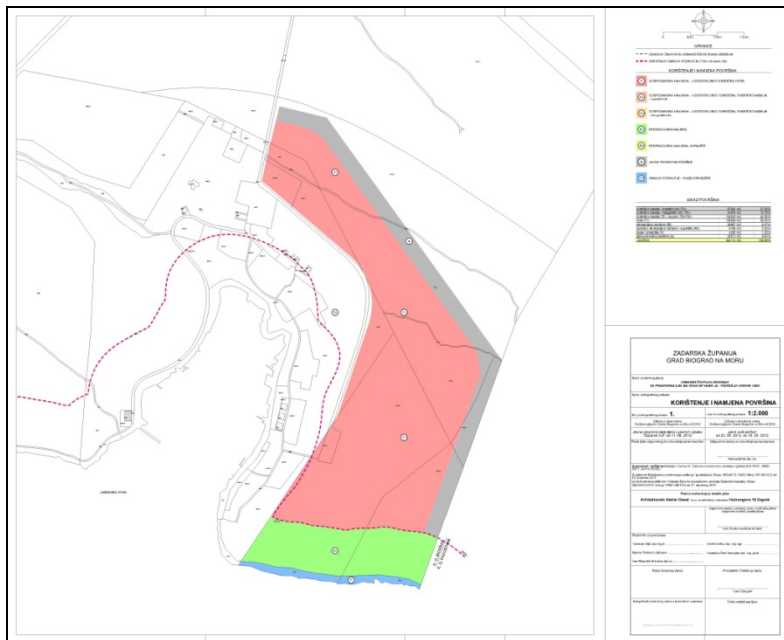


Spatial unity - the Crvena Luka area covers a total surface of **200,142m² or 20.014ha**.

The surface areas are divided into the following purposes:

- Economic purpose – tourism hospitality, hotel; marked T1
- Recreation purpose marked R2
- Coastal area, beach and mooring marked P
- Public transport areas marked Is1

Economic purpose – tourism hospitality, hotel; marked T1



Accommodation conditions of constructions for economic activities

Shape and size of construction land plots

The Plan enables the formation of one or more plots for tourism hospitality purposes with a total surface area of 139,929m²

Purpose of constructions

- Hotel with accommodation units and accompanying facilities (category of at least 4 stars); total allowable height of 14m, maximum allowable number of accommodation units is 174 and the maximum allowable number of beds is 348.
- Hotel dependence - 3 dependences, each unit has a total allowable height of 11m, the maximum allowable number of accommodation units is 12, and the maximum allowable number of beds for each dependence is 48.
- Villas - 8 villas; 3 villas with a total height of 4m, number of accommodation units is 6 and the maximum allowable number of beds is 36; 5 villas with a total height of 7.5m, number of accommodation units is 5 and the maximum allowable number of beds is 20

TOTAL MAXIMUM NUMBER OF BEDS IS 700 ON A GROSS CONSTRUCTION SURFACE AREA OF 70,700m²

- Buildings for accompanying recreation facilities: dressing rooms, laundry, depository, catering buildings
- Sports recreation facilities: outdoor swimming pool and sports and recreation outdoor grounds
- Children playgrounds

Recreation purpose marked R2

The plan enables the formation of one or more land plots for recreation purposes with a total surface area of 28,587m².

Purpose of constructions

- Constructions for accompanying facilities (dressing rooms, laundries, equipment depository, catering buildings)
- Terraces
- Outdoor grounds for sports and recreation
- Outdoor swimming pools
- Casino
- Children playgrounds, parks, infrastructure

Maximum allowable building coefficient is 0.01

Coastal area, beaches and moorings marked P

The coastal area of beaches and moorings marked P have a total surface area of 4,256m²
The arrangement of a natural beach with piers for small boats is planned.

The conceptual design with the possibility of modification in line with Croatian regulations has been completed; the land is property of the state of Croatia.

