

INVESTMENT PROJECT FOR THE AREA ABOVE SOLINE

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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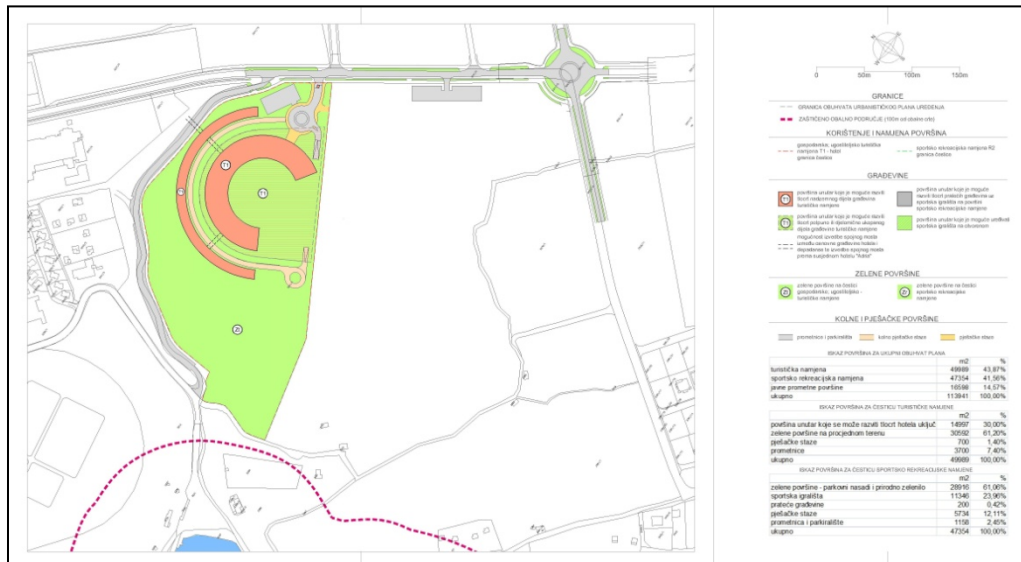
Spatial unity – the area above Soline covers a total surface of **49,989m² or 4.99ha.**

In line with the adopted project program task and according to the Urban Arrangement Plan in the tourist purpose location of the Area above Soline marked T1 – hotel, the following can be built and arranged on the area:

- A** - hotel category of at least 4 stars with accommodation units and accompanying facilities in line with the category
- B** – hotel dependence with accommodation units
- C** – green surface with the condition of preserving the existing woods

E – sports and recreation facilities (open swimming pools and sports recreation outdoor grounds)

F – underground garage, uncovered terraces and infrastructure



Most of the constructions

- Maximum allowable building footprint of the hotel and dependence is 14,990m²
- Maximum allowable gross surface of the hotel including dependence (underground and above-ground part of the outdoor swimming pool) is 59,980m²
- Highest building coefficient is 0.30
- Highest coefficient of utilization for the above-ground part of the hotel and dependence is 0.80
- Highest total coefficient of utilization is 1.20
- Maximum allowable height for the hotel is 18m and for the dependence 7m
- Maximum allowable number of hotel floors is 2 underground + 4 above-ground floors and for the dependence 2 above-ground floors
- Plan allows the building of a 6m wide connection bridge between the hotel and dependence up to the existing Hotel Adria
- Building is possible on the green surfaces that condition the preservation of the existing woods and as follows
 - Small sports and recreation facilities (table tennis, mini golf and similar) total surface area up to 1.000m²
 - Children playgrounds

The total hotel capacity for the area above Soline is up to 500 beds

The green surfaces on the hospitality and tourist purpose area have a total size of 30,592m²



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.

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