

INVESTMENT PROJECT FOR THE AREA ALONG KUMENAT

(KUMENAT 1 AND KUMENAT 2)

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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The area along Kumenat is the area above the sports and recreation purpose zone of the GP Kumenat settlement up to the non construction autochthonous area zone where two zones have been established for the building of a hotel (T1) of second category minimum with four stars.

The area along Kumenat is divided into two zones surface are of Kumenat1 140.000m² and Kumenat2 150.000m².

The total capacity of Kumenat1 is 1,400 beds and Kumenat2 1,500 beds.

The City of Biograd na Moru Spatial Plan for Kumenat1 and Kumenat2 Zones has the following conditions: the maximum floors consist of basement, ground floor and four floors, highest height of 18 m, building part of the land plot of 30% and maximum utilization coefficient of je 0.8. The accommodation capacity is conditioned by the criterion of 1 bed / min 100m².

According to the plan, in the location of Area along Kumenat (Kumenat1 and Kumenat2) the building of tourist hospitality purpose structures is planned:

- Hotel (T1) – minimum four stars
- Villa Zone
- Recreation and sports facilities
- Casino
- Piers for small boats

The tourist hospitality purpose plan of Zone T1 - hotels, 70 % accommodation capacity in hotels and 30% in villas

The Investment project is with possibility of modification in line with Croatian regulations.