



# CITY OF VODNJAN - DIGNANO

## INVESTMENT PROJECTS

2014



**KLAUDIO VITASOVIĆ, mayor of Vodnjan:** “I invite you to take part in the development of our city. Choose your own economic interest and possibilities of quality expansion and growth of your company knowing that you also participate in the creation of a top destination fostering sustainable development. It is a destination of the future whose assets include small and medium enterprises, high standards of environmental protection, ecological farming and top traditional eno-gastronomy, R&D, and tourism in particular.”



*KLAUDIO VITASOVIĆ, mayor of Vodnjan*

The City of Vodnjan-Dignano is a historical, economic and cultural centre in South Istria. Ancient Romans used to pride themselves on the olive oil of exceptional quality from Vodnjan. As early as 1492, while under Venetian authority, Vodnjan already had its Statute that regulated all aspects of life in a medieval town. Vodnjan was the administrative, trade and cultural centre of South Istria for centuries and it has preserved its tradition and its impressive cultural heritage. Today's territory of the City of Vodnjan is one of the most attractive development areas in the Istrian Region and Croatia. Along with Vodnjan, the city area comprises two other localities, Galižana and Peroj.

The strategy of economic development of the Istrian Region states that “*Istria is a modern, open and economically competitive region with recognisable cultural and natural heritage and high standard of living within the boundaries of balanced and sustainable development*”, and the City of Vodnjan-Dignano is completely in tune with that strategy. Together with Vodnjan's hard-working inhabitants, its valuable cultural heritage and natural resources such as preserved and undeveloped coastline, invaluable hinterland agricultural territory with the centennial

tradition of olive growing and wine making, developed road and energy infrastructure, entrepreneurial and business zones, clearly defined and conceptual strategy of development are huge advantages for a fast, easy and long-term sustainable development of economy.

By mid-2013, when Croatia will become a full member of the European Union, the flow of capital, people and know-how will be considerably smoother, which will have a huge impact on investment projects in Croatia. In the forthcoming period, Croatia will be able to take advantage of sizeable non-refundable EU structural funds. The Republic of Croatia is currently preparing additional incentives for investors in addition to other large strategic development projects in different fields of economy. One of these projects is the national tourism project Brijuni Riviera in which the City of Vodnjan-Dignano is one of the partners.

Next generation tourism, first of all agrotourism, wellness and health tourism, congress tourism, golf resorts, nautical tourism, amusement parks and all other amenities all comply with the development of our area as a recognisable tourist destination. City authorities will help realise every investment project in the shortest possible period of time. We have completed all physical planning documentation and we are continuously investing in high quality infrastructure. I would like you to consider the City of Vodnjan-Dignano a partner that will assist you in the realisation of your business plans in the best possible way and to our mutual satisfaction. We welcome all investment projects geared towards promoting a vigorous development of economy, a positive work environment and pleasant life for everyone who lives, works and stays in our city.

## City of Vodnjan-Dignano - facts and figures

Population: 6.144

Surface: 105,6 km<sup>2</sup>

Coastline length: 8.9 km, opposite the Brijuni Archipelago National Park

Above mean sea level: 0 to 170 m

Climate: Mediterranean, average air temperature 14° C

Airport distance: 10 km, Pula Airport

Seaport distance: 10 km (City of Pula)

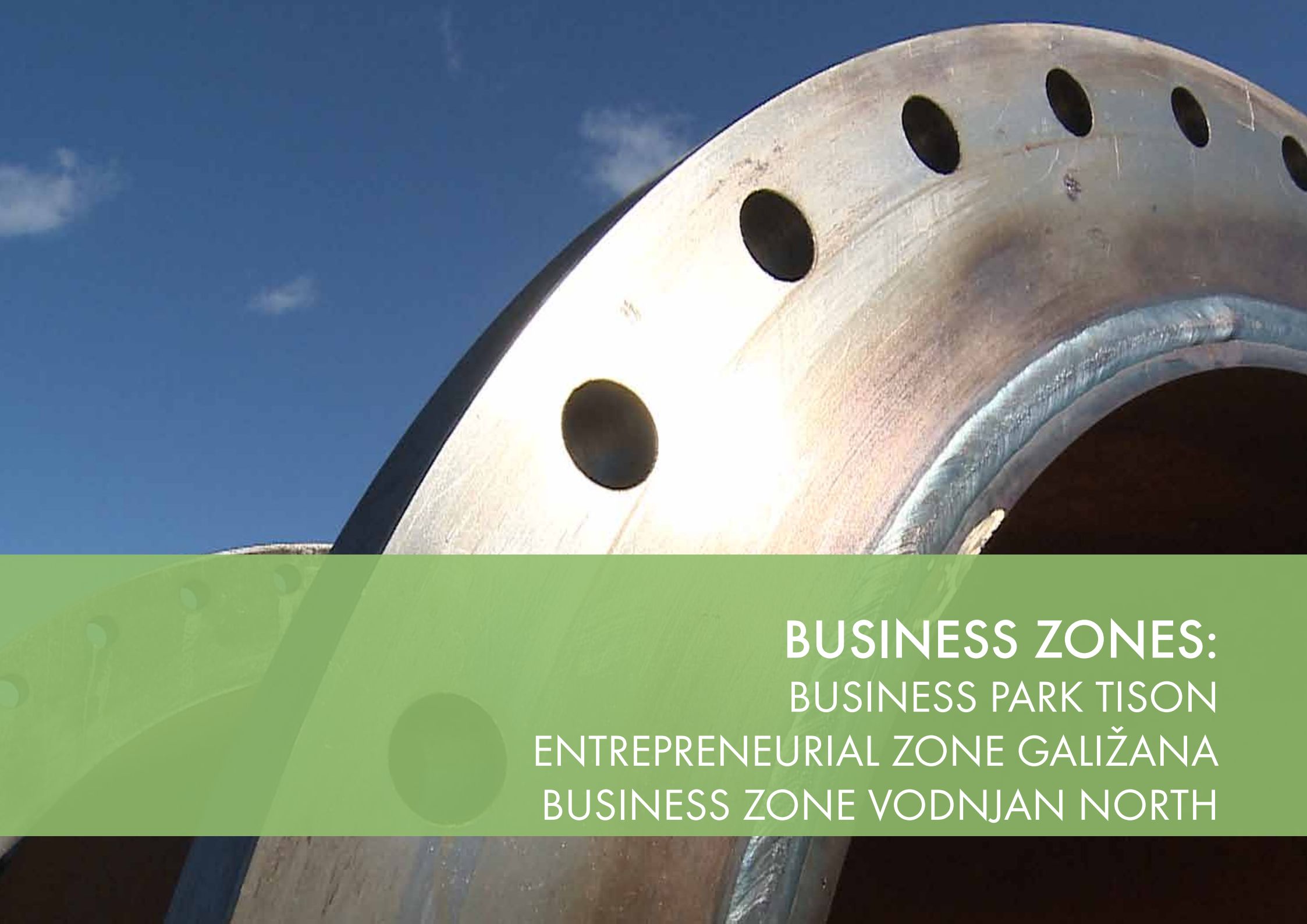


## Important traffic connections:

- highway (Istrian Y) goes through Vodnjan,
- railway (Vodnjan, Ljubljana, Venice, Zagreb, Vienna...EU) goes through Vodnjan

Distance to big cities: Pula - 10 km, Trieste 100 km, Venice 250 km, Zagreb 250 km, Milano 510 km, Vienna 550 km...





**BUSINESS ZONES:**  
BUSINESS PARK TISON  
ENTREPRENEURIAL ZONE GALIŽANA  
BUSINESS ZONE VODNJAN NORTH

**BUSINESS ZONES:** Business zones have been created in conformity with the strategy of economic development of the City of Vodnjan-Dignano for all activities that comply with sustainable development of the City of Vodnjan, development of agriculture, tourism and EU environmental protection standards. Detailed Urban Plan (DPU) defines purposes of surfaces and activities allowed in each business zone.

Maximum lot coverage is 50% of the net lot area, while maximum usage coefficient is 150 % in reference to the construction unit, with minimum 30% green surfaces within the unit. Maximum construction height is 16 m, with a maximum of 5 floors.

Municipal utility fee in the business zone is approximately 10 €/m<sup>3</sup>, calculated up to 3.5 meters of height on a single floor for production plants (halls).

Business Zone Tison and Entrepreneurial Zone Galizana have natural gas connections that will soon also be available in Business Zone Vodnjan North.

The City of Vodnjan-Dignano has put in place a programme of investment incentives and subventions:

- the City of Vodnjan-Dignano subsidises interest in respect of loans availed by entrepreneurs who intend to invest in the territory of the City of Vodnjan-Dignano. Eligible applicants are all entrepreneurs registered as small and medium companies, crafts, co-operatives, profit institutions or physical persons in liberal professions or the existing entrepreneurs and beginner entrepreneurs headquartered or resident in the territory of the City of Vodnjan-Dignano
- non-refundable subvention for entrepreneurs from the territory of the City of Vodnjan-Dignano for co-financing beginners and establishment of new crafts, companies and cooperatives.
- financial support for entrepreneurs-innovators, scarce occupations and traditional crafts.



# Business Park Tison



Surface area of  
around 350 hectares



Situated near the  
Istrian Y Highway



one of the largest  
business zones in Croatia

## All necessary infrastructure is available within the zone.

- with its surface area of around 350 hectares, it is one of the largest business zones in Croatia. The entire area is unbuilt..
- Situated near the Istrian Y Highway, which guarantees excellent traffic connection with the neighbouring cities and countries and the EU. It is connected with railway passing near the zone, while the highway connects the city with the Pula Airport and the Pula Sea Port, both at only 10 km. The zone is accessed through the already constructed direct highway exit.
- the main gas pipeline (75 bar) for international transport of natural gas passes by the south-west part of the Business Park,
- the main water supply pipeline passes through the central part,
- 2 routes of 110 kV power-transmission line for electrical power transmission pass through the zone.

The following activities may be performed within the business park:

- economic purpose (industry and crafts),
- trade (wholesale, trade and business centres, fair premises and similar),
- catering (hospitality and tourism, hotels, wellness centres, congress centres, casino, entertainment amenities),
- traffic (traffic and merchandise terminals), communal and service (recycling yard),
- amusement parks (aqua park and theme parks) and
- sports and recreation purpose.

According to the existing plan, it is not possible to have residential areas within the zone.



# Entrepreneurial Zone Galižana



Approximately  
700.000 m<sup>2</sup>



The main activity of  
the zone are crafts



natural gas will become the  
main future fuel in the zone

It features around 30 businesses currently employing over 500 people. Its infrastructure is complete.

Industrial Zone Galižana covers approximately 700.000 m<sup>2</sup>. Around one half of the zone has been used from its establishment in the 1980s to the present. The main activity of the zone are crafts. Natural gas facilities have recently been installed in the zone, so that natural gas will become the main future fuel in the zone. Future zone plan implies a possibility of construction and power plants encouraging the use of renewable sources of energy- photovoltaic power plant The zone offers a special advantage provided by transformer station for receiving produced electricity that only requires an increase of capacity, and, on the other hand, the zone also has consumers of produced electricity.





# Business Zone Vodnجان North



the surface area  
of 400.000 m<sup>2</sup>



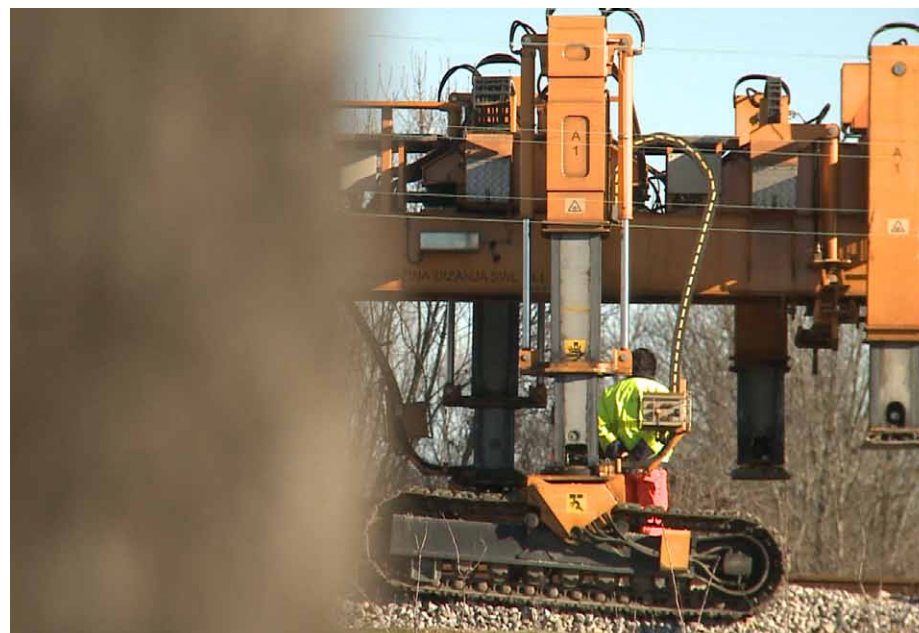
Its infrastructure  
is complete



New roundabout will enable  
easy access to Istrian Y Highway

Business Zone Vodnجان North covers the surface area of 400.000 m<sup>2</sup> and comprises several companies, a large metal processing company and some small companies.

Business Zone Vodnجان North covers the surface area of 400.000 m<sup>2</sup> and comprises several companies, a large metal processing company and some small companies. The main purpose of the zone is industry and crafts. Its infrastructure is complete. Works on the construction of gas pipeline will soon be completed and the zone will have natural gas facilities. Construction of a large roundabout is also under way, which will provide the zone with easy access from the main road - the Istrian Y Highway.

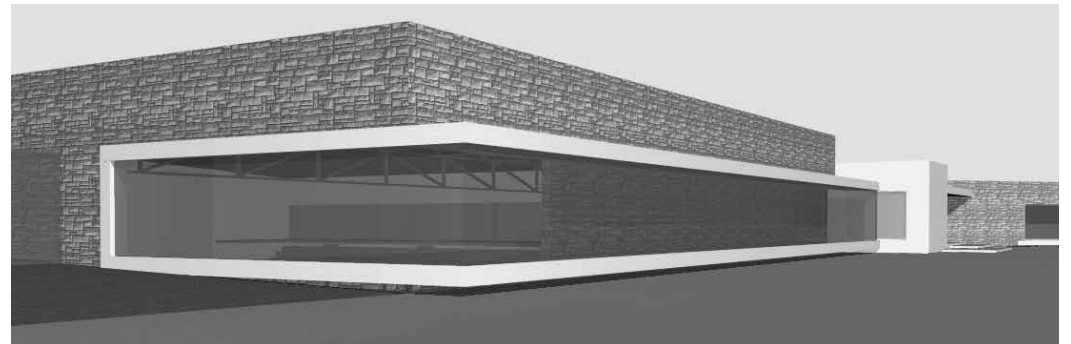
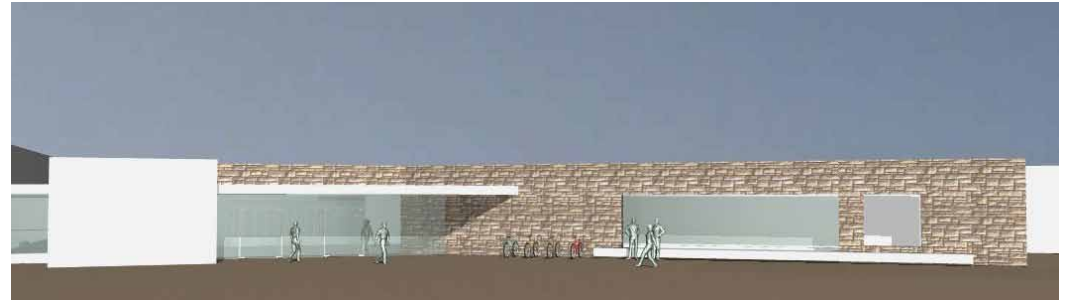


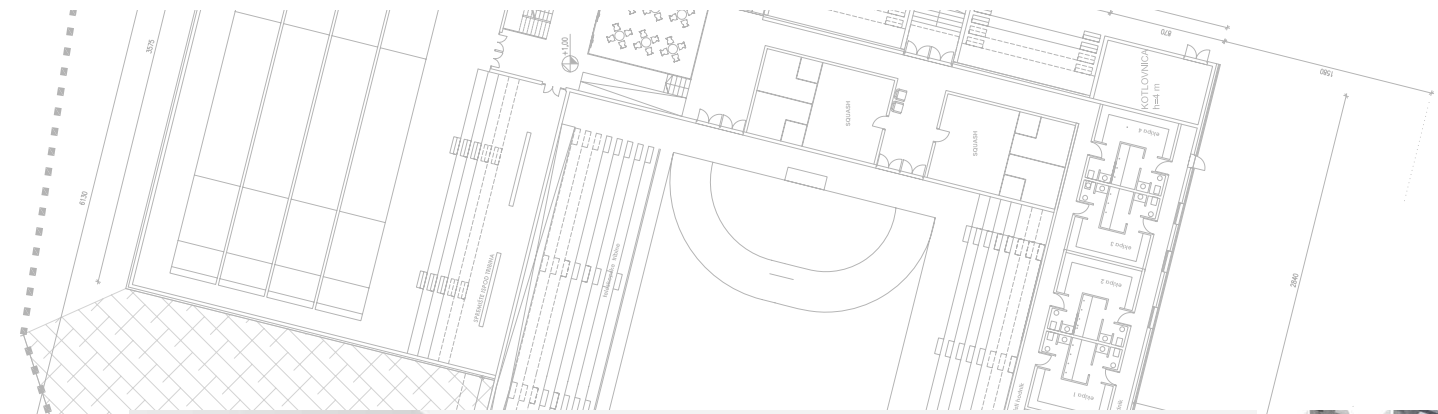


# Sports Centre of the City of Vodnjan-Dignano (public-private partnership project)

**SPORTS CENTRE** comprises several plots whose overall surface is 26.337 m<sup>2</sup> owned by the investor (City of Vodnjan-Dignano). Right next to the future Centre is a large parking lot and the main road.

Sports and recreation centre consists of a main building and the accompanying buildings along the open air grounds. In addition to the primary function – sports and recreation- it will have accompanying sports amenities such as catering and trade (sports equipment) and smaller service of sports equipment and business premises for sports clubs. Planned overall gross surface of the entire building is 10.588,20 m<sup>2</sup>. Planned facility consists of a basement, a ground floor and one floor. The ground floor will hold a reception, a city swimming pool, sports halls and a wellness centre, while the first floor will have restaurant and coffee bar, offices, shops and spectator stands. The overall surface area of open air grounds is 4.343 m<sup>2</sup> and they comprise a five-a-side football pitch and a bowling alley, while four clay tennis courts have already been built.





# TOURISM



The City of Vodnjan - Dignano sees its future as an attractive tourist destination recognisable for its exceptional natural and cultural heritage, preserved environment, natural beaches and clean sea, wine and gastronomy rooted in local manufacturing and tradition and amenities characterising top quality tourism such as nautical tourism, golf courts, wellness and health tourism.

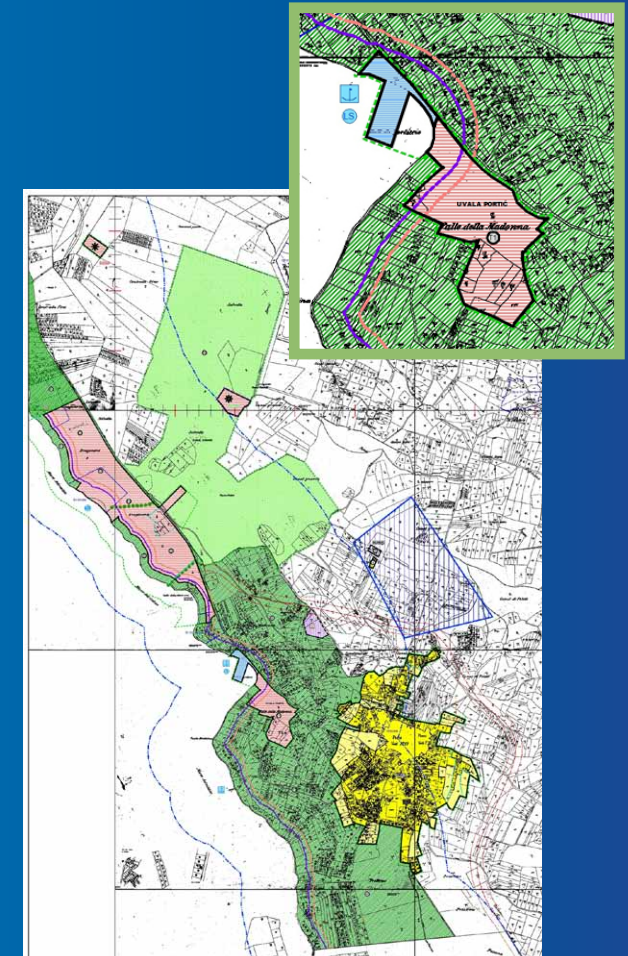
There are two large-scale private tourist seashore projects with planned construction of a 350-berth marina, 18- and 9-hole courts, two large 5-star hotels and numerous villas and apartments with 5.400 beds (Marina and Golf Resort Porto Mariccio and Hotel and Villas Dragonera). Another large-scale private project has been planned in the direct proximity 200 metres from the sea. It covers the surface of 100.000 m2 and comprises the construction of villas with swimming pools and apartments and various public businesses such as restaurants, inns, shops and sports and recreation facilities. According to the plan, numerous agrotourism facilities and rural villas will also be built in the area.

## FOR MORE INFORMATION



[http://www.vodnjan.hr/web/app/?w=Prostorni Planovi - grafički dio](http://www.vodnjan.hr/web/app/?w=Prostorni%20Planovi%20-%20graficki%20dio)

## PEROJ



Designated location has an overall surface of 50.000 m<sup>2</sup> owned by the City of Vodnjan-Dignano, and the plan refers to the overall surface of 75.000 m<sup>2</sup>.

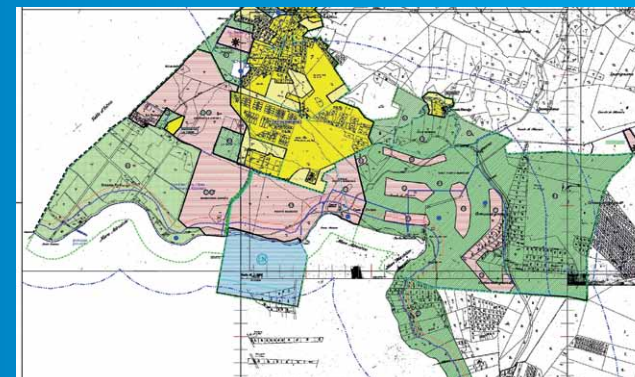
It is necessary to make a lower-order plan (Urban Development Plan or UPU) that regulates terms of building. Municipal utility fee has already been defined as 18 €/m<sup>3</sup>. Spatial development plan for the City of Vodnjan-Dignano states that this location has a capacity of 500 beds, and it is designated for the construction of T1 hotels (hotels) and accompanying amenities (restaurants, coffee shops, outdoor swimming pools, sports amenities and developed and fully equipped beach). The entire location is slightly slanted seawards and facing west, which commands a wonderful view of the Brijuni Archipelago and the sunset from the entire location.

## FOR MORE INFORMATION



[http://www.vodnjan.hr/web/app/?w=Prostorni Planovi - grafički dio](http://www.vodnjan.hr/web/app/?w=Prostorni%20Planovi%20-%20grafi%C4%87ki%20dio)

# BARBARIGA



Urban Development Plan (UPU Barbariga West I and II) defines contents and possibilities of construction for the respective location.

The Plan comprises T1 contents-Hotels and T2-Tourist Village (villas and apartments).. The protected coastal area (extending 100 metres from the shore edge) allows the construction of catering and hospitality amenities, swimming pools, sports amenities and development of a beach with all accompanying amenities.

Maximum lot coverage coefficient is 30% of the net lot area, total construction is 80 %, while maximum facility height is 12 metres. Facilities may have a maximum of two underground and three above-the-ground floors, with one parking place secured for each 50 m<sup>2</sup> gross surface of the facility. A minimum of 40% green surfaces has to be secured for each building plot, and municipal utility fee is approximately 18 €/m<sup>3</sup>.

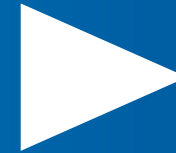
In the settlement of Barbariga, the City of Vodnjan-Dignano has two locations for tourism development, namely:

1. Located at the sea with a surface of 120.000 m<sup>2</sup>, with a capacity of 980 beds, T1 and T2 purpose. Designated as a location for development of top quality tourism, construction of 5-star hotels, villas and apartments with swimming pools, restaurants, coffee shops and swimming pools near the sea and developed beach. The location mostly covered by forest commands a wonderful view of the Brijuni archipelago and the sunset and has intact natural coast and crystal clean sea.
2. Located near the settlement of Betiga with a surface of 35.000 m<sup>2</sup>, with a capacity of 220 beds, T1 and T2 purpose, designated as a location for construction of amenities for accommodation and tourism for senior citizens. The location is integrated into the wood, set in a peaceful part of the settlement 700 metres from the sea, ideal for guests seeking peace, clean nature and sea view.

# TOURIST AND EXCURSION SITES



PROMOTIONAL VIDEO:



Tourist sites are separate locations for agri-tourism purposes facilities for specific and recognisable types of tradicional enogastro tourism, excursion tourism, health tourism, rural tourism, pilgrimage tourism, sports tourism and similar.

These are unique functional and technological units consisting of several individual buildings for various purposes (reception of guests, guest accommodation, food serving, entertainment, sports and recreation).

Minimum surface of scope of tourist sites ranges from 8.000 to 10.000 m<sup>2</sup> of land. Number of beds at each location can be from 50 up to 100, and all buildings within the sites have to be functional and technological interconnected.

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