



IVANAL LOZOVAC

Šibenik

HOSPITALITY /
TOURISM

ABOUT IVANAL

Ivanal area is situated in the Šibenik hinterland, near Lozovac and National Park Krka, nearby the Skradinski buk, the entrance which visits 1 mil. tourists per year. The space that used to be an aluminum factory is unused today due to the relocation of the factory. Attractive natural surroundings, rich cultural heritage in the area of the national park, and favorable transport position all contribute to potential investments to the area. Its current condition is thus regarded as ideal for the development of new activities that are of the county importance and beyond.



Terrain size	150.000 m ²				
Ownership	Private				
Purpose	Hospitaliy / tourism area T 1,2,3		Hotel with supporting facilities of commercial, service, sport, recreation, entertainment and similar purpose, tourist resort, camp/auto camp		
Construction possibilities and type	<ul style="list-style-type: none"> • T1 zone - possible to plan hotel capacity up to 30% in villas • T2 zone - required to plan at least 30% of the capacity in hotels • T3 zone - camp / auto camp • min. 30% of every construction plot arranged as park grounds and natural greenery 				
Maximum development	Maximum development of the construction plot	Coefficient of utilization of the construction plot	Density of use for new hospitality / tourism areas	Maximum capacity	Coefficient of construction development of the construction plot above the ground
	30%	max. 0.8	120 beds per ha	3.960	0.4
Infrastructure – the existing and available connections	Water	Electricity	Telecommunication		Sewerage
	✓	✓	✓		✓
Potential activities	Hotels, villas, camp / auto camp				
Current condition	Ivanal area is privately owned and it is intended for the valorization of its development potentials. The previous industry has been relocated.				



FEATURES & OPPORTUNITIES

- Attractive natural and cultural assets
- Favorable transport connection
- Vicinity of Šibenik and Skradin, doorway to Šibenik hinterland
- Vicinity of National park Krka (1 mil. visits per year)
- Resolved property and legal issues
- The potential to develop variety of tourist products based on the natural and cultural resources in the area

LEGAL POSSIBILITIES & LIMITATIONS

- The structures must be at least 5 m away from the neighboring plots.
- Min. 30% of the total area of the construction plot needs to be green.
- Consolidated ownership.

