

Investment project , Istria



Ref	Ab-Sv Petar
Type	Investment project
Region	Istria > Rovinj
Front line	No
Sea view	No
Plot size	170000 sqm
Price	€ 6 000 000

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Solar energy plant project in Istria.

The area of the project is within the industrial zone, it covers land plot of 17ha.

An assessment procedure was carried out, on the need for a strategic environmental impact assessment, for the development of the Urban Development Plan („UPU“) for the Solar Power Plant(PV) .

(Reference1)

Of the mentioned area, 10.87 ha has been declared suitable for the solar industry, and according to the conceptual design („IDEJNI PROJEKT“), a 10MW solar power plant can be built.

Spatial urban plan („PROSTORNI PLAN“) for industrial zone IS-3 was approved on May 11, 2023 (!!!).

Project information:

- The land and the project are owned by 3 companies
- 108,700m² of construction land within the industrial zone
- The size of the project is 10MW of installed power (5MW +2,5MW + 2,5 MW)
- The expected time for the completion of the remaining activities related to obtaining the construction permit („GRADEVINSKA DOZVOLA“) is 90-120 days
- the entire surface faces south without shading, so the insolation is approx 1.400kWh/m²

Completed activities:

1. Geodetic base and geodetic study („GEODETSKA PODLOGA I GEODETSKI ELABORAT“)
2. Concept project („IDEJNI PROJEKT“)
3. Elaboration of connection possibilities („ELABORAT MOGUSNOSTI PRIKLJUCENJA (EMP)“)
4. Urban development plan („URBANISTICKI PLAN UREDENJA (UPU)“)
5. Elaboration for energy approval („ELABORAT ZA ENERGETSKO ODOBRENJE“)
6. Environmental protection study („STUDIA ZASTITE OKOLISA“)

Planned activities towards building permit:

1. HEP to confirm the elaboration for energy approval („HEP POTVRDITI ELABORAT ZA ENERGETSKO ODOBRENJE“)
2. Elaboration of the optimal technical solution for connection to the network („Elaborat optimalnog tehničkog rješenja priključenja na mrežu (EOTRP)“)
3. The main project („GLAVNI PROJEKT“)
4. Obtaining a building permit („ISHODENJE GRADEVINSKE DOZVOLE“)

Cost:

1. Covered cost towards building permit (included in selling price) - total documentation and all state fees and costs until the building permit is obtained, as well as all engineering design activities cost.
2. Cost after obtaining the building permit - compensation for connection to HEP (costs of construction of medium-voltage and high-voltage substations, as well as water and utility contributions)

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It is possible to buy the whole project or a half or one third of it.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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