

# INVEST CROATIA.

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CATALOGUE  
OF INVESTMENT  
OPPORTUNITIES

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REPUBLIC of CROATIA  
Ministry of Economy and  
Sustainable Development



# INVEST CROATIA.

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CATALOGUE  
OF INVESTMENT  
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# PROFILES OF INSTITUTIONS

## MINISTRY

**MINISTRY OF ECONOMY AND  
SUSTAINABLE DEVELOPMENT**

## HAMAG-BICRO

**CROATIAN AGENCY FOR SMEs,  
INNOVATION AND INVESTMENTS**

## CCE

**CROATIAN CHAMBER  
OF ECONOMY**

## HOK

**CROATIAN CHAMBER OF TRADES  
AND CRAFTS**

# MINISTRY OF ECONOMY AND SUSTAINABLE DEVELOPMENT

## ABOUT THE MINISTRY

The Ministry of Economy and Sustainable Development sets the strategic policies and prepares the plans and programmes of economic development based on the principles of green and circular economy, aimed at promoting a just and prosperous society with an efficient and competitive economy, climate neutrality and sustainable use of natural resources.

The Ministry carries out tasks related to the development and competitiveness improvement of the Croatian economy, instruments and measures of the economic policy, the development of micro, small and medium enterprises, industrial and energy policy, innovation and new technologies policy, implementation and use of intellectual and industrial property rights, trade, mining, investment and export support and promotion.

## OUR SERVICES TO INVESTORS

The Ministry of Economy and Sustainable Development is a central point for investors in the Republic of Croatia. We provide support of the implementation of investment projects through:

- Professional and tailor-made assistance to enabling successful implementation of investment projects through all phases (pre, during and post-investment care);
- Offering all the necessary information on business opportunities in Croatia, such as data and analyses about economic climate and investment framework, business opportunities (projects, business zones), and investments incentives;
- Organizing visits to investment sites and arranging meetings with public and private bodies;
- Connecting investors with domestic manufacturers and exporters (domestic value chain);
- Granting of incentives (Investment Promotion Act);
- Promotion of Croatia as a business and investment destination via specific seminars, conferences, promotional materials and cooperation with institutions on the domestic and international market.



REPUBLIC of CROATIA  
Ministry of Economy and  
Sustainable Development

## Ministry of Economy and Sustainable Development

### Address

Ulica grada Vukovara 78,  
10000 Zagreb, Croatia

### Website

[investcroatia.gov.hr](http://investcroatia.gov.hr)

### E-mail

[invest@mingor.hr](mailto:invest@mingor.hr)

### Phone

+ 385 1 6106 444

### Fax

+385 1 6109 946

# HAMAG-BICRO

## Croatian Agency for SMEs, Innovation and Investments

### ABOUT HAMAG-BICRO

HAMAG-BICRO (Croatian Agency for SMEs, Innovation and Investments) was established by the Government of the Republic of Croatia. It is an independent institution under the supervision of the Ministry of Economy and Sustainable Development of the Republic of Croatia.

HAMAG-BICRO was created in 2014 by merging the Croatian Agency for Small Businesses and Investments (HAMAG INVEST) and the Business Innovation Agency of the Republic of Croatia (BICRO). The purpose of the merging of these two Agencies is to create a unique strategic system that will support entrepreneurs through all the developmental phases of their business - from research and development to commercialization and placement on the market.

### OUR CORE ACTIVITIES

- Issuing guarantees for bank credits to SMEs
- Issuing microloans to SMEs
- Grant schemes implementation
- Investment promotion

### WE AIM TO

- Facilitate creation of favorable environment for entrepreneurship, innovation and investment
- Actively promote Croatia as an attractive location for investment
- Provide active support to the economic development of Croatia
- Create positive international image of Croatia

### OUR SERVICES

- Dissemination of information about advantages of investing in Croatia
- Providing information about investment opportunities in Croatia
- Providing support to foreign investors regarding their investment activities
- Providing assistance with the application for investment incentives



Croatian Agency  
for SMEs, Innovation  
and Investments

Address  
Ksaver 208,  
10 000 Zagreb, Croatia

Website  
[hamagbicro.hr](http://hamagbicro.hr)

E-mail  
[investments@hamagbicro.hr](mailto:investments@hamagbicro.hr)

Phone  
+ 385 1 488 1003

# CCE

## Croatian Chamber of Economy

### WHO ARE WE?

The Croatian Chamber of Economy is an independent professional and business organisation of all legal entities engaging in business. The Chamber consists of the Headquarters in Zagreb and 20 county chambers. Functionally, the CCE consists of 7 departments dealing with the respective branch of the economy, and it also includes more than 60 professional associations, 80 groups and 40 affiliations. Apart from this, within the CCE act Permanent Arbitration Court, Conciliation Centre, Court of Honour and CCE Office for Areas of Special State Concern.

### NUMEROUS DATABASES

- Online catalogue of investment projects (available on [www.investincroatia.hr](http://www.investincroatia.hr))
- Business zones
- Digital Chamber
- Croatian company directory - more than 130,000 members

### INFORMATION

- On relevant laws and regulations in the field of investment and economics
- On current economic situation in Croatia
- On how to start-up business in Croatia
- On national and local investment incentives and opportunities

### ASSISTANCE

- Linking potential investors with project holders
- Facilitating communication with the institutions on national and local level
- Support to the investors in dealing with administrative procedures on all levels
- Providing suppliers' database and facilitating contact with potential business partners
- Organising individual, tailor-made visits of potential investors to Croatia



**HRVATSKA  
GOSPODARSKA  
KOMORA**

Croatian Chamber  
of Economy

International Affairs Sector

**Address**  
Rooseveltov trg 2,  
10 000 Zagreb, Croatia

**Website**  
[www.hgk.hr](http://www.hgk.hr)

**E-mail**  
[investicije@hgk.hr](mailto:investicije@hgk.hr)

**Phone**  
+ 385 1 4828 382

**Assistance is provided  
on all levels through a  
network of 20 County  
Chambers in Croatia and  
representative offices  
abroad.**

# HOK

## Croatian Chamber of Trades and Crafts

### ABOUT HOK

HOK (Croatian Chamber of Trades and Crafts) is an independent professional business organization of tradesmen and craftsmen with the aim of promoting, coordinating and representing the joint interests of tradesmanship and craftsmanship. The Chamber was refounded by its Assembly on July 1, 1994. HOK represents its members before the state and other authorities in Croatia and abroad. The Croatian Chamber of Trades and Crafts is a legal entity with public authorities.

### OUR CORE ACTIVITIES

- Representing craftsmen's interests before state authorities and in the forming of economic policies
- Providing state authorities with opinions and suggestions when passing regulations concerning trades and crafts
- Participating in development of vocational education needed for craftsmanship and lifelong learning and founding commissions for master's exams
- Promotion of tradesmen and craftsmen's activities
- Assisting tradesmen and craftsmen in establishing and operating a trade/craft business
- Co-financing organized participation of tradesmen and craftsmen in international trade fairs in Croatia and abroad.

### WE AIM TO

- Cooperate with chambers, associations and similar organizations abroad and participate in bilateral incentives
- Establish business to business relations and organize business meetings between Croatian tradesmen and entrepreneurs and tradesmen and entrepreneurs from other countries

### OUR SERVICES FOR MEMBERS

The numerous benefits of the membership in the Croatian Chamber of Trades and Crafts:

- Benefits with goods and services suppliers from the different sectors of economy which have signed cooperation agreement with the Croatian Chamber of Trades and Crafts on the joint procurement project "HOK Zajednička nabava"
- Information on business novelties (SMS, e-newsletter)
- Free business advice
- Dispute resolution services which save time and money
- Information and advice regarding initial and lifelong vocational education and training for trades and crafts
- Trade and crafts Workshops licensing
- Conducting master craftsmanship's exams and vocational competences exams
- Cheaper trade fair participation
- Free advertising of the trade and crafts website
- Organisation of Business B2B meetings with possible international partners
- Seminars and workshops
- Advocating trades and crafts interests regarding legislation
- Registration in the trades and crafts database, offer and demand market
- Digital business (online forms)



Croatian Chamber  
of Trades and Crafts

**Address**  
Ilica 49/II, p.p.166,  
10 000 Zagreb, Croatia

**Website**  
[www.hok.hr](http://www.hok.hr)

**E-mail**  
[hok@hok.hr](mailto:hok@hok.hr)

**Phone**  
+ 385 1 4806 666

# 2 STATE -OWNED PORTFOLIO

TOURISM PROJECTS  
REAL ESTATE

**AQUA PARK ZELINA**

**BAJERI RECREATIONAL CENTRE**

**CENTER FOR CULTURE OF HEALTH**

**ESTERHÁZY CASTLE**

**FORMER HOTEL KRAVICA**

**FORTIFICATION BROD HOTEL**

**HOSPITALITY - TOURISM PROJECT  
TEF**

**HOTEL JOSIPOVA KUPELJ**

**HOTEL SPORT**

**HOTEL & SPORTS RECREATIONAL  
CENTRE VEGEŠKA**

**INSPIRIT FANTASY PARK**

**JARKI CAMP**

**JUPITER SPA HOTEL**

**LARUN GOLF RESORT**

**PROJECT HIDOBAZA**

**PROJECT JURJEVA LUKA**

**PROJECT KUMROVEC**

**PROJECT MUZIL**

**PROJECT SACCORGIANA**

**RECREATIONAL-ENTERTAINMENT  
ZONE NOVI VINODOLSKI**

**RIMSKA ŠUMA HOTEL**

## INFRASTRUCTURE PROJECTS

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**CABLE CAR UČKA**

**DATA CENTER DEANOVEC**

**GATE OF ZADAR**

**INDUSTRIAL AND LOGISTICS  
ZONE KUTINA**

**MULTI-PURPOSE OBSERVATION  
TOWER SLJEME**

**PORT OF PLOČE**

**PORT OF SLAVONSKI BROD**

**PORT OF SLAVONSKI BROD  
- LIQUID CARGO TERMINAL**

**PORT OF SLAVONSKI BROD -  
SHIPYARD FOR SERVICING SHIPS**

**PORT OF SLAVONSKI BROD -  
TERMINAL FOR HAZARDOUS  
GOODS**

**PROJECT BIOKOVO - SV. JURE**

**SPORTS CENTRE VIŠNJKIĆ**

**SPORTS HALL VIŠKOVO**

**WESTERN ŽABICA COMPLEX**

**ŽITNJAK CAMPUS**

## ENERGY SECTOR PROJECTS

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**BIOMASS COGENERATION PLANT,  
VOJNIĆ**

## NAUTICAL PROJECTS

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**BRAJDICA NAUTICAL PORT**

**ECO MARINA TUČEPI**

**MARINA CRIKVENICA**

**MARINA PLOČE**

**MARINA SUĆURAJ**

**PORTO BAROŠ**

## OTHER REAL ESTATE PROJECTS

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**BUSINESS ZONE CRNO**

**PROJECT ŽNJAN**

## SOCIAL CARE PROJECT

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**HOME FOR THE ELDERLY, DRNIŠ**

**HOME FOR THE ELDERLY,  
KOSTRENA**

**RESIDENTIAL CARE HOME, SENJ**

# AQUA PARK ZELINA

## LOCATION

The project is located in north eastern Croatia, in the Zagreb County, in the small town of Sveti Ivan Zelina, the old cultural and economic centre of the Croatian Prigorje region. Inhabited since the Bronze Age, the region is very rich in cultural monuments. Today it is renowned for its wines and attractive wine roads, as well as numerous tourist events, of which the best known are the International knights' tournament and the Exhibition of Croatian continental wines. There is also a diverse assortment of sports and recreation options (tennis, cycling, motor cycling, grass hockey, mountaineering, fishing, etc.) both in the surrounding area and town centre, close to which is a sports-recreational centre.

Sveti Ivan Zelina is located near the Zagreb-Varaždin-Goričan motorway (border with Hungary), an important traffic route following the Pan-European Transport Corridor Vb. This road links the capitals of Croatia and Hungary, as well as the north and south of Croatia. Sveti Ivan Zelina is only 49 km away from the capital city Zagreb and Franjo Tuđman International Airport. Due to its excellent traffic connections, the town has great potential for development as an economic, tourist and cultural destination in the region.

## PROJECT DESCRIPTION

Owned by the City of Sveti Ivan Zelina, the Zelina Aqua Park project, estimated at 6 million EUR, will include the construction of a sports and recreation complex at the former location of the Zelina swimming pools, over a total area of 44,547 m<sup>2</sup>. The project envisages:

- a main building with a restaurant and a separate banquet hall, three smaller restaurants, a night-club, management offices, premises for lifeguards, toilet facilities and changing rooms for staff, storage rooms and technical and other auxiliary facilities,
- the square in front of the main building,
- five outdoor swimming pools with a sunbathing area, stands and water attractions (water castle, slides complex with access tower),
- separate building with hospitality and toilet facilities.

The construction of the water park will be carried out in four stages and represents the start of development of a larger tourist-sports-recreation centre, which will also include the construction of hotels, apartments and a camp, aiming to improve the existing tourist offer.

The main design and detailed design are completed and building permit has been obtained.

## TRANSACTION MODEL

The project holder, the City of Sveti Ivan Zelina, is seeking a strategic partner for the realization of this project through a right to build, however alternative models are not excluded.



## SVETI IVAN ZELINA

### Project Holder

City of Sveti Ivan Zelina

### Address

10 380 Sveti Ivan Zelina,  
Trg A. Starčevića 12

### Website

[www.zelina.hr](http://www.zelina.hr)

### Contacts

The City of  
Sveti Ivan Zelina,  
Anita Findri Ratkajec,  
Head of the Department  
of Economics, Housing  
and Municipal Services  
and Environmental  
Protection,  
e-mail:  
[anita.ratkajec@zelina.hr](mailto:anita.ratkajec@zelina.hr)

### Estimated value

10 million EUR



# BAJERI RECREATIONAL CENTRE

## LOCATION

The small town of Konjščina is situated in the middle of Zagorje, a cultural-historical region in the north western part of Croatia. It is nestled in the Krapina-Zagorje County, a beautiful green area with an extraordinarily rich historical and cultural heritage, and has the potential to become one the most attractive continental tourist destinations.

The Municipality of Konjščina is 50 km away from Zagreb, the capital city of Croatia, and can be easily reached by the state motorway, which connects it with Central and Eastern Europe, and the Croatian coast.

## PROJECT DESCRIPTION

The project "Bajeri" includes investment in a caravan park on 134,000 m<sup>2</sup> of land owned by the Municipality of Konjščina. Development of the project also includes the construction of ancillary facilities for at least 50 users (bathroom facilities, kitchen, restaurant and supporting infrastructure). Aside from camping, sports fishing, as well as other recreational activities (cycling, walking) will be offered.

This project is a part of a larger project named Cultural-Tourist Centre, based on the rich historical heritage (Old Castle Konjski and Parish Church of St. Dominic) and beautiful natural surroundings.

The most essential infrastructure is already in place (gas, electricity, water, sewage system), however presently there is only a small fishing cabin there. It is used by the Sport Fishing Club "Štuka" for recreational fishing on a body of water called Bajeri that appeared more than fifty years ago due to the penetration of groundwater after a mine collapsed. The lake, about 200 m wide and 400 m long, has a multitude of small islets and bays, as well as freshwater fish (pike, perch and catfish).

## TRANSACTION MODEL

The transaction model includes the lease or sale of land, depending on investors' preferences.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20), this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investments Projects.

The Municipality of Konjščina also offers additional benefits to investors in the form of waiving payment of municipal contribution and fees.



## KONJŠČINA

### Project Holder

Municipality of Konjščina

### Address

49 282 Konjščina,  
Ivice Gluhaka 13

### Website

[www.konjscina.hr](http://www.konjscina.hr)

### Contacts

Municipality of Konjščina,  
Mirko Krznar, Mayor  
and Nevenka Benjak, Head of  
the Administrative Department,  
e-mail:  
[opcina.konjscina@kr.htnet.hr](mailto:opcina.konjscina@kr.htnet.hr),  
[procelnica@konjscina.hr](mailto:procelnica@konjscina.hr)

### Phone

+385 49 465905  
+385 98 605500



# CENTER FOR CULTURE OF HEALTH

## LOCATION AND PROJECT DESCRIPTION

The project is located in north eastern Croatia, in the Virovitica-Podravina County, which extends over the area of Slavonia and Podravina and is bordered by the mountains Bilogora, Papuk and Krndija from the South, while the County's northern border is the Drava River which also creates a natural border with Hungary. The center will be one of the points of the "historical route of nobility" which is a newly launched product of Virovitica-Podravina County and which connects the most beautiful of Podravina and Slavonia.

The basic idea of the project "Centre for the Culture of Health" is for the ruins of a former historical, architecturally and ambient worthy castle, with the status of cultural good, to be rebuilt and transformed into a centre for the culture of health and thus contribute to the socio-economic development of Virovitica-Podravina County through the creation of preconditions for the development of an integrated cultural heritage program with emphasis on health culture and quality of life at the local and regional level.

On an total surface area of 10,205 m<sup>2</sup> and remains of the ruined castle building of 2,966.17 m<sup>2</sup> (GBP), the project envisages the construction of an independent complex on three floors: an interactive exhibition on the ground floor for the presentation of culture and heritage of the area; a training ground for physical activity and education of children as well as for presentation of renewed castles in Virovitica-Podravina County in the the basement, and administrative rooms and conference / presentation halls with a lounge area on the first floor. All the necessary infrastructure (electricity, water, sewage, gas) is available in the immediate vicinity of the project location.

There are many opportunities for active vacationing and recreation in the vicinity of the Project, such as the Papuk Nature Park, which is 40 km away, with several mountain cabins and numerous hiking, cycling and riding trails. The surrounding localities of Orahovica, Slatina, Virovitica and Pitomača also offer a whole range of sports and recreation facilities (the Orahovica Lake, attractive public bathing & sports centres). By the end of the year 2014, the County established a network of 535 km of marked, themed cycling paths.

The location is very well connected with the wider region (railway - 1.35 km, A3 highway - 90 km and Osijek airport - 110 km).

## TRANSACTION MODEL

The Virovitica-Podravina County has full ownership of the property that will be offered to a strategic partner based on a right to build model, which will be granted for 99 years for 1 HRK per year (1 HRK = 0.13 EUR) under the condition that the building is completed and starts operating within five years from the selection of the most favourable bidder.

A feasibility study and cost benefit analysis have been drafted for this project.

This project, under the conditions stipulated by the Law on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) can qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investments Projects.



## CABUNA

### Project Holder

Virovitica-Podravina County

### Address

33 000 Virovitica,  
Trg Ljudevita Patačića 1

### Website

[www.vpz.com.hr](http://www.vpz.com.hr)

### Contacts

Virovitica-Podravina County, Mr  
Igor Andrović,  
County Prefect,  
Email: [ured.zupana@vpz.hr](mailto:ured.zupana@vpz.hr)

VIDRA - Virovitica-Podravina County  
Regional Development Agency,  
Email: [info@ravidra.hr](mailto:info@ravidra.hr),  
[www.ravidra.hr](http://www.ravidra.hr)

Ministry of Economy and  
Sustainable Development,  
[investcroatia.gov.hr](http://investcroatia.gov.hr),  
e-mail: [invest@mingor.hr](mailto:invest@mingor.hr)

**Estimated value**  
approx. 5.26 million EUR



# ESTERHÁZY CASTLE

## PROJECT DESCRIPTION

The Esterházy Castle is located in the centre of the Municipality of Darda, in the immediate vicinity of Osijek, the seat of the Osijek - Baranja County.

The project is owned by the Municipality of Darda and envisages the reconstruction of the old castle complex into a 5\* hotel (36 rooms and 4 apartments and 126 beds) with additional facilities (restaurant, coffee house, hotel shop, conference hall, wellness centre, wine cellar, bowling alley and swimming pool) on a land area of 23,807 m<sup>2</sup>. Depending on the preferences of investors, the project can be developed as a home for elderly.

The unique baroque architecture of the castle, built at the beginning of the 18<sup>th</sup> century, has historical, architectural and townscape value and is protected as cultural heritage.

The castle is surrounded by a historical park. Next to the castle, there is a restored chapel from the same period that today functions as a parish church. The Castle is located alongside a lake where there is a sports - tourist zone with a bathing area and accompanying sports facilities and restaurants.

The location is well connected to the highway corridor A5 Beli Manastir - Osijek - The Republic of Bosnia and Herzegovina (distance 8 km), as well as with railway (2 km), Airport Osijek (15 km) and river port in Batina (11 km).

All necessary infrastructure (gas, electricity, water, sewage) is provided.

## CURRENT PROJECT STATUS

The project is in compliance with the spatial plans of the Osijek- Baranja County and the Municipality of Darda. The Report on the first phase of the conservation and restoration research, the Draft of conservation guidelines and the Conceptual design for reconstruction of the castle into the 5\* hotel have been drafted.

## TRANSACTION MODEL

The Esterházy Castle, owned by the Municipality of Darda, will be offered to a strategic partner based on a right to build model which will be granted for 99 years or sale (282.433 EUR). In the event of a sale, the Republic of Croatia has pre-emption rights.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18,114/18, 32/20) this project may qualify for investment incentives in case it will be developed as a tourism project. For more information, please refer to Section 5: Incentive Measures for Investment Projects.



## DARDA

### Project Holder

Darda Municipality

### Address

31 326 Darda,  
Svetog Ivana Krstitelja 89

### Website

[www.darda.hr](http://www.darda.hr)

### Contacts

Municipality of Darda,  
Mr Antonio Branilović,  
Deputy Municipal Mayor,  
e-mail:  
[opcina.darda@os.t-com.hr](mailto:opcina.darda@os.t-com.hr),

Ministry of Economy and  
Sustainable Development,  
[investcroatia.gov.hr](http://investcroatia.gov.hr),  
e-mail: [invest@mingor.hr](mailto:invest@mingor.hr)

### Estimated value

6,7 million EUR



# FORMER HOTEL KRAVICA

## LOCATION

The former Hotel Krvavica, built between 1963-1964 as a health centre for the treatment and rehabilitation of children with lung diseases, is located in the village Krvavica near Makarska, the centre of the Makarska Riviera, a popular tourist destination under the Biokovo Mountain in the Split-Dalmatia County and easily accessible via the Zagreb-Split-Dubrovnik Motorway and Split International Airport.

The most important economic activity in the County is tourism, while the location provides endless possibilities for active holidays (hiking, walking and cycling paths on the slopes of the Biokovo Mountain); cultural and heritage sightseeing, pilgrim tourism (the Catholic shrines in Medjugorje, Veprić).

The facility is nestled within a thick pine forest, surrounded by the sea on one side and mountains on the other. The building itself represents a unique example of modern health/spa architecture of the second phase of modernism, and is one of the masterpieces of Croatian modern architecture, which may be considered relevant even within an international context.

According to the Decision of the Ministry of Culture and Media, the building has been preventively protected as cultural heritage.

## PROJECT DESCRIPTION

According to the Spatial Plan of the Municipality of Baška Voda, the hospitality-tourism zone Krvavica is designated a building area outside the settlement. The zone covers an area of 4.90 ha and envisages accommodation capacities of up to 350 beds, which according to legal provisions may be allocated so that 70% applies to hotel accommodation and 30% applies to villas. All facilities must be built outside the 100 meter coastal belt.

A total of 45% of the project area is envisaged for supporting buildings (hospitability, public and service facilities) proportional to accommodation capacities.

The former Hotel Krvavica is not in commercial use. The Urban Development Plan (UDP) must be drafted prior to the implementation of the project.

## TRANSACTION MODEL

The Republic of Croatia is obliged to conduct a public tender for the sale of the property. Detailed information on real estate status will be specified in a public tender.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18 32/20), this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.



## BAŠKA VODA

### Project Holder

Ministry of Physical Planning,  
Construction and State Assets

### Address

10 000 Zagreb,  
Ulica Republike Austrije 20

### Website

mpgi.gov.hr

### Project Holder

Ministry of Tourism and Sport

### Address

10 000 Zagreb,  
Prisavlje 14

### Website

mints.gov.hr

### Contacts

Ministry of Physical Planning,  
Construction and State Assets  
e-mail: investicije.info@mpgi.hr,  
mpgi.gov.hr

Ministry of Tourism and Sport,  
razvoj@mints.hr  
mints.gov.hr

Ministry of Economy and  
Sustainable Development,  
investcroatia.gov.hr,  
e-mail: invest@mingor.hr



# FORTIFICATION BROD HOTEL

## PROJECT LOCATION AND DESCRIPTION

Situated in the immediate vicinity of the town promenade, the project includes the reconstruction and re-purposing of a former military barracks, which was once part of the Brod fortress, into a modern hotel. The foundations of the former building have been preserved at the location on which the construction of a hotel in its original form of a "military barracks" is planned.

The Brod fortress is a cultural symbol of the Brod - Posavina County and has the status of a cultural good, which should contribute to the attractiveness of the future hotel. Another advantage is its position in the centre of Slavonski Brod, and the nearby tourist attractions of the County.

There are a few cultural institutions within the fortress (the Art Gallery Ružić and Tamburitz Museum). In the immediate vicinity is the house of Ivana Brlić-Mažuranić, a famous Croatian writer of children's literature, as well as theatres and concert halls, the Brod-Posavina Museum, a Franciscan monastery from 1723, a sports and recreational centre, and city swimming pools.

City of Slavonski Brod, administrative and cultural center of Brod-Posavina County in eastern Croatia, has exceptional geo-strategic position as it is situated on the crossing of important European traffic corridors: the Pan-European Corridor X which connects Western Europe with South-East Europe and Middle East, and the Pan-European Corridor Vc connecting Northern and Eastern European countries with the Adriatic Sea.

The County is intersected with railway, highway, inland waterways, telecommunication networks and oil pipeline.

## SPECIFICATION OF ACCOMMODATION CAPACITIES

The project documentation includes the construction of a 2-storey building on a land lot of 1,703.36 m<sup>2</sup>. The ground plan covers 899.36 m<sup>2</sup>, while the gross building area amounts to 4,178.53 m<sup>2</sup>. The hotel will have 32 rooms with 58 beds and 4 apartments with 8 beds. During the construction of the hotel, the investor will have to comply with the requirements of the Conservation department.

## CURRENT PROJECT STATUS

All required documentation, including the building permit and main design certificate, as well as all the permits from the Ministry of Culture and Media and the Conservation Department have been obtained. The feasibility study with cost-benefit analysis has also been completed.

## TRANSACTION MODEL

The possible transaction models include a joint venture with a strategic partner, as well as concession and/or lease.

Incentives may be realized for this project, under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18 32/20). For more information please refer to Section 5. Incentive Measures for Investment Projects.



## SLAVONSKI BROD

### Project Holder

City of Slavonski Brod

### Address

35 000 Slavonski Brod,  
Vukovarska 1

### Website

[www.slavonski-brod.hr](http://www.slavonski-brod.hr)

### Contacts

City of Slavonski Brod,  
Development Agency,  
Dejan Vuksanović,  
Acting Director,  
e-mail: [info@ra-sb.hr](mailto:info@ra-sb.hr),  
[www.ra-sb.hr](http://www.ra-sb.hr)

### Estimated value

5 million EUR



# HOSPITALITY

## - Tourism Project TEF

### LOCATION

One of the oldest towns in the Adriatic, Šibenik, was founded in the 9<sup>th</sup> century, thus it has very rich cultural heritage and many historical and cultural monuments, some of which are under UNESCO protection. It is easily accessible due to its location between two international airports (Split and Zadar) and the nearby A1 motorway Zagreb-Split-Dubrovnik.

### PROJECT DESCRIPTION

Šibenik recently started a transition from an industrial town into an attractive tourist destination. It is in accordance with such commercial orientation that the TEF Project was devised, which represents one of the most significant tourism projects in the central Adriatic and is considered a driver of tourism development in Šibenik. It will be developed on the land of the former Factory for manufacturing electrodes and ferro-alloys, ecologically overhauled after removal of the factory. The project land is owned by City of Šibenik and Republic of Croatia.

The land extending over 213,728 m<sup>2</sup> is located on prime waterfront, less than a kilometre from the city centre. According to the current spatial plans, the purpose of the land is mixed tourism/residential. There is already a landscaped pebble beach with the international Blue Flag adjacent to the land. Given that it is situated in an urban town area, it has all the necessary infrastructure, and as such, it is highly suitable for the development of accommodation capacities and other tourism facilities.

### CURRENT STATUS

The Spatial Plan of the City of Šibenik stipulates the obligation of adopting the Urban Development Plan (UDP) of the location, determining the purpose of the land in greater detail. The UDP will be drafted and adopted in cooperation with the future investor.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

### TRANSACTION MODEL

The City of Šibenik and Ministry of Physical Planning, Construction and State Assets are carrying out activities in order to create the conditions for announcement of a public tender for implementation of the project. The transaction model will be defined within the tender.



### ŠIBENIK

#### Project Holder

City of Šibenik

#### Address

22 000 Šibenik,  
Trg palih branitelja  
Domovinskog rata 1

#### Website

[www.sibenik.hr](http://www.sibenik.hr)

#### Project Holder

Ministry of Physical Planning,  
Construction and State Assets

#### Address

10 000 Zagreb,  
Ulica Republike Austrije 20

#### Website

[mpgi.gov.hr](http://mpgi.gov.hr)

#### Contacts

City of Šibenik,  
Tihomir Paškov,  
Head of Department for  
Management of the City Property,  
e-mail: [tihomir.paskov@sibenik.hr](mailto:tihomir.paskov@sibenik.hr),  
[www.sibenik.hr](http://www.sibenik.hr)

Ministry of Physical Planning,  
Construction and State Assets,  
e-mail: [investicije.info@mpgi.hr](mailto:investicije.info@mpgi.hr),  
[mpgi.gov.hr](http://mpgi.gov.hr)



# HOTEL JOSIPOVA KUPELJ

## LOCATION

Varaždinske Toplice is a town in the northern part of Croatia, in Varaždin County that represents the central transportation corridor connecting the Central Danube to the Adriatic.

The town, with a centuries old spa tradition (there are archaeological excavations from 2<sup>nd</sup> century thermal baths belonging to the period of Roman emperor Constantine), is very well positioned for the development of medical tourism. It is strategically situated next to the A4 Highway Zagreb-Goričan, 75 km from the City of Zagreb and its international airport Franjo Tuđman, as well as 17 km from City of Varaždin.

## PROJECT DESCRIPTION

The Project holder is the Special Hospital for Medical Rehabilitation, which was founded and is owned by the Varaždin County. The Hospital has over 300 years of healing tradition and a reputation of being the leading special medical rehabilitation hospital in Croatia. It has over 100 experienced medical experts specialized in prevention and rehabilitation of locomotor system diseases. With its 660 employees, the Hospital is a major revenue generator, leading in the expansion of accommodation capacities and upgrade of the Varaždinske Toplice into a high category health tourism destination.

The previous hotel, built in 1910 in secession style, was completely destroyed in 1943. According to the current Urban plan, the new hotel should be built within the external dimensions of the former hotel, while the interior design and organization of premises may be developed according to the wishes of the potential investor.

The project location is situated in the very centre of the Town of Varaždinske Toplice, easy accessible by any transportation mean. All necessary infrastructure (gas, electricity, water, sewage) has already been provided.

The Project holder envisages the construction of a new hotel with a gross building area of 3,100 m<sup>2</sup>, with an accommodation capacity of 108 beds on the land of the former Hotel "Josipova kupelj". The maximum allowed height of the future hotel includes a ground floor plus two floors, with the possibility of the construction of a basement and attic. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

## TRANSACTION MODEL

The Project holder is looking for an investor. The potential transaction may include the sale or lease of the project land. This project, under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) can qualify for investment incentives.

## CURRENT STATUS

The study on the new medical tourism offer (dentistry, dermatology, surgery) has been completed.



## VARAŽDINSKE TOPLICE

### Project Holder

Special Hospital  
for Medical Rehabilitation

### Address

42 223 Varaždinske Toplice,  
Trg sv. Martina 1

### Website

[www.minerva.hr](http://www.minerva.hr)

### Project Holder

Varaždin County

### Address

42 000 Varaždin,  
Franjevački trg 7

### Website

[www.vzz.hr](http://www.vzz.hr)

### Contacts

Special Hospital  
for Medical Rehabilitation,  
Mr Denis Kovačić,  
General Manager,  
e-mail: [ravnatelj@sbvzt.hr](mailto:ravnatelj@sbvzt.hr),  
[www.minerva.hr](http://www.minerva.hr)

Varaždin County,  
Mr Radimir Čačić,  
County Prefect,  
e-mail: [zupan@vzz.hr](mailto:zupan@vzz.hr)

Ministry of Economy and  
Sustainable Development,  
[investcroatia.gov.hr](http://investcroatia.gov.hr),  
e-mail: [invest@mingor.hr](mailto:invest@mingor.hr)

### Estimated value

7.8 million EUR



# HOTEL SPORT

## LOCATION

Surrounded by forested mountains, in one of the most developed Croatian counties (the Primorje - Gorski Kotar County), sits the City of Delnice at 720 meters above sea level.

The project location is very close to the railway and to the motorway that connects the Croatian capital Zagreb with the main cities in the northern part of the Adriatic coast - one of the most developed tourist area in Croatia.

## PROJECT DESCRIPTION

The project involves reconstruction of the former, non operating Healthcare Centre building only a five minute walk from the centre of Delnice, and its conversion into a 4-star hotel. The total land area is 3,728 m<sup>2</sup> while the net useable area of the building on four floors is approximately 1,950 m<sup>2</sup>.

Planned accommodation capacity of the hotel is 39 rooms (89 beds) with additional facilities such as a pool, sauna and fitness area, restaurant, etc. The building is located in an attractive part of the city, and thanks to the existing sports infrastructure it is especially suitable for training various sports teams. There is a soccer stadium and multipurpose hall nearby, which serves as a skating rink during the winter months, as well as facilities for outdoor sports: basketball court, bowling alley, tennis courts, auxiliary soccer field, bike trails, along with a ski jump and slalom runs offering the possibility of night skiing. All of these provide good prerequisites for the development of sports and recreational tourism.

## TRANSACTION MODEL

The City of Delnice, as the project holder, is looking for a strategic partner that would be selected through a public tender. Acceptable transaction models are land sale (17 EUR/m<sup>2</sup>) or right to build (0.15 EUR/m<sup>2</sup>) granted for at least 20 years.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

## PROJECT STATUS

The project is in compliance with the county and city spatial plans. The City of Delnice is prepared to offer the selected partner various forms of incentives, such as a reduction of communal contribution fee by 50% and communal contribution tax by 50% for two years, as well as de minimis aid.



## DELNICE

### Project Holder

City of Delnice

### Address

51 300 Delnice,  
Trg 138. brigade HV 4

### Website

[www.delnice.hr](http://www.delnice.hr)

### Contacts

City of Delnice,  
Ms Gordana Piskač,  
Head of Administrative  
Department,  
phone: +385 51 812 055,  
e-mail:  
[gordana.piskac@gmail.com](mailto:gordana.piskac@gmail.com)

### Estimated value

approx. 3.2 million EUR



# HOTEL & SPORTS RECREATIONAL CENTRE VEGEŠKA

## LOCATION

Virovitica is a city with a long history, situated on important traffic thoroughfares and is the administrative, economic, cultural and educational centre of Virovitica-Podravina County. In addition to numerous historical and cultural sites, such as the Pejačević Castle, Pejačević Palace, Roka, Franciscan Monastery Museum, City Museum, City Library, Virovitica Theatre and Promenade Edita Schubert, social life in Virovitica is enriched by numerous events; from the ViroExpo International Fair for Entrepreneurship, Crafts and Agriculture, Virovitica Encounters, VIRKAS, Outdoor Weekend "The Way of the Carp", as well as the biggest event of the year - Days of the City - Rokovo with numerous exhibitions, concerts, fairs, festival streets, sports tournaments and gastronomic gatherings. Surrounded by the Drava River in the north and the beautiful slopes of the mountain Bilogora in the south, the destination is perfect for the development of all forms of active vacation tourist offers: cycling on more than 1,000 km of marked cycling trails, hunting and fishing on Lake Virovitica and Bilogora, hiking on the pedestrian path "Vilinsko oko", karting and skiing on the Rezovačka Krčevina ski resort near Virovitica.

## PROJECT DESCRIPTION

The main aim of the project is to increase the attractiveness of the City of Virovitica as tourist destination through development of new sports and accommodation facilities. According to the current spatial plan the project area encompasses a total of 40 hectares and is envisaged for sports-recreational-tourism purposes.

While City of Virovitica intends to finance all sports and recreational capacities within the project (including investment in a multifunctional building for agricultural events on 6,300 m<sup>2</sup>, a swimming pool complex of 15,500 m<sup>2</sup> and athletic track with football field of 45,852 m<sup>2</sup>), investment in construction of a hotel with 102 rooms on 76,104 m<sup>2</sup>, next to the swimming pool complex, will be offered to a private investor.

The project is located just 1 km from the centre of Virovitica and represents an expansion of the existing recreational facilities (tennis courts, basketball court, soccer field, soccer field with artificial grass, boules, table tennis, children's playgrounds, stadiums and hospitality facilities). The land foreseen for construction is a complex of former barracks, which is 100% owned by the City of Virovitica and already has access to public infrastructure networks (gas, electricity, water supply and sewerage) in place.

## TRANSACTION MODEL

Sale, lease or concession of the land are possible models for construction of the hotel. For the investment in tourist infrastructure, the City of Virovitica offers numerous incentives including a reduction in the sale price of land owned by the City and municipal contribution, as well as a reduction in public utility fees for the first three business years (up to 40%). The amount of the incentives will depend primarily on the number of new employees and the size of accommodation facilities (the land price for investment in a hotel with 102 beds and 38 newly employed would be 1 HRK/m<sup>2</sup> (0.75 EUR/m<sup>2</sup>) and with municipal contribution exemption).

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20), this project qualifies for investment incentives. For more information, please refer to Section 5: Incentives for Investments Projects.

## VIROVITICA

### Project Holder

City of Virovitica

### Address

33 000 Virovitica,  
Trg kralja Zvonimira 1

### Website

[www.virovitica.hr](http://www.virovitica.hr)

### Contacts

City of Virovitica,  
E-mail:  
[sinisa.palm@virovitica.hr](mailto:sinisa.palm@virovitica.hr),  
phone: +385 33 721 988

### Estimated value

16 million EUR



# INSPIRIT FANTASY PARK

## LOCATION

The Project is located in the largest Croatian peninsula, Istria, close to the small village of Lindar, 3 kilometres from the City of Pazin, the administrative centre of the Istria County.

The location of the Project is a former military training site 454 meters above sea level, 30 kilometres from the Adriatic and 50 kilometres from Pula airport and the port in Rijeka. Lindar can be accessed by the motorway known as the "Istrian Y", connected to the highway that further connects this region with other parts of Croatia, Slovenia and Central Europe, thus over 3 million inhabitants within a radius of 200 km gravitate to this area.

The Project holder is the City of Pazin and its implementation is supported by Istria County and the Ministry of Tourism and Sport, which has financed most of the required documentation.

## PROJECT DESCRIPTION

Inspirit Fantasy Park is a new, unique and very attractive tourist project that includes construction of a theme amusement park on an area of approximately 10 hectares, owned by the Republic of Croatia.

The envisaged facilities of the park are based on the stories of Istrian, Slavic and European mythology. The Project aims to create a place where visitors play with mythical creatures. Using modern technology, the Park is to be designed as an interactive world where legends mix with dream and reality, in which every visitor will experience a sense of adventure in a magical environment.

Aside from entertainment, the Park has multiple roles including a scientific and educational dimension. The Park will offer performances, workshops and animations through which they will present intangible cultural heritage, while the buildings will be designed in the authentic style of this region.

## PROJECT STATUS

Most of the important documents have been completed:

- Project Design and Conceptual Project of the "Inspirit Fantasy Park",
- Design and description of mechanical machines that define the technical characteristics and appearance of mechanical machines in the Park,
- Geodetic Project, Geomechanical Study and Geomechanical research,
- Feasibility Study and Cost-benefit Analysis,
- The environmental impact assessment study and Urban Development Plan for the Sports and Recreation Centre Lindar has been in force since April 2017,
- The procurement of a building permit is next.



## TRANSACTION MODEL

The Project will be offered to a strategic partner through a public tender. Prior to its announcement, the City of Pazin, as the project holder, is obliged to regulate land property issues in accordance with the Act on State Property Management of the Republic of Croatia.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20), this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

## PAZIN

### Project Holder

City of Pazin

### Address

52 000 Pazin,  
Družbe Sv. Ćirila i Metoda 10

### Website

[www.pazin.hr](http://www.pazin.hr)

### Project Holder

Ministry of Physical Planning,  
Construction and State Assets

### Address

10 000 Zagreb,  
Ulica Republike Austrije 20

### Website

[mpgi.gov.hr](http://mpgi.gov.hr)

### Contacts

The City of Pazin,  
phone: +385 52 624 208,  
e-mail:  
[gradonacelnik@pazin.hr](mailto:gradonacelnik@pazin.hr),  
[www.pazin.hr](http://www.pazin.hr)

Ministry of Physical Planning,  
Construction and State Assets,  
e-mail: [investicije.info@mpgi.hr](mailto:investicije.info@mpgi.hr),  
[mpgi.gov.hr](http://mpgi.gov.hr)

### Estimated value

37.8 million EUR



# JARKI CAMP

## LOCATION

The Project is located in Stubičke Toplice, a renowned spa and health tourism destination in Zagorje, at the foot of the northern part of the Medvednica Mountain that divides Stubičke Toplice from the capital city of the Republic of Croatia, Zagreb. The Medvednica Mountain, aside from its ski resort Sljeme, internationally known for the men's and women's slalom World Cup race the "Snow Queen Trophy", named in honour of Janica Kostelić, a world-famous Croatian skier, offers numerous possibilities for popular sport activities such as cycling, hiking and running.

The largest part of the municipality (80%), including the project land, is located within the Medvednica Nature Park, which contributes to the attractiveness of the whole area. The second important advantage of the Stubičke Toplice area is its abundance of thermal springs that have traditionally been used for healing purposes. Hence, the municipality development has principally been oriented towards health tourism, combining pristine nature, healing thermal springs and modern physical medicine and rehabilitation (PM&R).

## PROJECT DESCRIPTION

The Jarki Camp Project envisages the construction of an auto-camp on a land plot covering 8,189 m<sup>2</sup>, owned by the Municipality of Stubičke Toplice. The land is located 2.5 km from Stubičke Toplice, next to the Jarki Lake. The lake is surrounded by the Medvednica Nature Park woods, and is managed by the Sports Fishing Association, which takes care of water and fish protection, fish restocking, education and development of sports fishing. The Association frequently organizes fishing competitions and recreational activities.

The easily accessed land is bordered by two local roads and a small creek, Lampuš. The current infrastructure, in addition to roads, includes electricity and connections to gas, water and telecommunication networks.

The project envisages the construction of 45 campsites for camping trailers, camper vans and wooden prefabricated units (21 plots 80 m<sup>2</sup> in size, 13 plots 100 m<sup>2</sup> and 11 plots of 120 m<sup>2</sup>), a reception and bathroom facilities, and a Tourist house, containing a shop and hospitality facilities on the ground floor and accommodation capacities (9 rooms and 2 apartments).

It is planned that all the facilities will be made of wooden materials in harmony with the natural surroundings. The shop within the camp may include ecologically grown food products from family farms, of which there are 65 in the Municipality.

Meanwhile, co-operation with institutions such as the Medvednica Nature Park and Stubičke Toplice Tourist Board will enable educational programmes and promotion of the County's traditional values, healthy lifestyle and active spa vacations.

## PROJECT STATUS

The main design certificates, both for the camp and for Tourist house were obtained in February 2014. The basic construction work has already commenced.

## TRANSACTION MODEL

Sale of the land for the construction of a caravan park.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20), this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

## STUBIČKE TOPLICE

### Project Holder

Stubičke Toplice Municipality

### Address

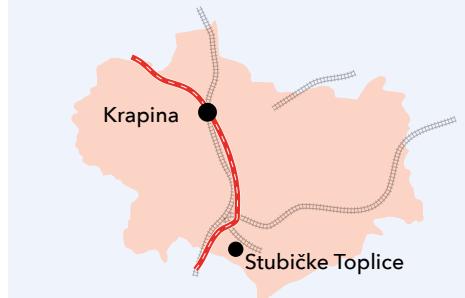
49 244 Stubičke Toplice,  
Viktora Šipeka 16

### Website

[www.stubicketoplice.hr](http://www.stubicketoplice.hr)

### Contacts

Municipality of Stubičke Toplice  
Mr Josip Beljak,  
Municipality Mayor,  
phone: +385 99 218 28 11,  
e-mail:  
[nacelnik@stubicketoplice.hr](mailto:nacelnik@stubicketoplice.hr)



# JUPITER SPA HOTEL

## LOCATION

Varaždinske Toplice is a town in the northern part of Croatia, in Varaždin County that represents the central transportation corridor connecting the Central Danube to the Adriatic.

The town, with a centuries old spa tradition (there are archaeological excavations of 2<sup>nd</sup> century thermal baths belonging to the period of Roman emperor Constantine), is very well positioned for the development of medical tourism. It is strategically situated next to the A4 Highway Zagreb - Goričan, 75 km from the City of Zagreb and its international airport Franjo Tuđman, as well as 17 km from City of Varaždin.

## PROJECT DESCRIPTION

The Project holder is the Special Hospital for Medical Rehabilitation, which was founded and is owned by the Varaždin County. The Hospital has over 300 years of healing tradition and a reputation of being the leading special medical rehabilitation hospital in Croatia. It has over 100 experienced medical experts specialized in prevention and rehabilitation of locomotor system diseases. With its 660 employees, the Hospital, which holds a concession for the thermal water springs until 2033 and with the right of priority for its renewal, is the major revenue generator in Varaždinske Toplice, offering medical, health, tourism and hospitality services.

Based on a long healing tradition, the aim of the project is to profile Varaždinske Toplice as a regional destination for health and wellness tourism through the development of selective forms of tourism that will enable prolonging the tourist season, and thus increase the economic effects of tourism.

The project land located in the town centre envisages the construction of a new 4 - 5 stars spa hotel with a capacity of up to 480 beds on a land plot of 12,898 m<sup>2</sup>. The gross building area is 34,000 m<sup>2</sup>, the layout area 7,500 m<sup>2</sup>, the permitted lot coverage is a maximum of 40%, while the floor area ratio is 0.8. The maximum allowed height of the future hotel includes a ground floor plus two floors with the possibility of the construction of a basement and attic.

The construction of Jupiter Spa Hotel will decrease the existing gap between the current accommodation offer and the increasing demand for high quality accommodation in the region.

## TRANSACTION MODEL

The Project holder is looking for an investor. The potential transaction may include the sale or lease of the project land.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

## CURRENT STATUS

The conceptual designs for the construction of the new Jupiter Spa Hotel have been completed, as well as the study on the new medical tourism offer (dentistry, dermatology, surgery).



## VARAŽDINSKE TOPLICE

### Project Holder

Special Hospital  
for Medical Rehabilitation

### Address

42 223 Varaždinske Toplice,  
Trg sv. Martina 1

### Website

[www.minerva.hr](http://www.minerva.hr)

### Project Holder

Varaždin County

### Address

42 000 Varaždin,  
Franjevački trg 7

### Website

[www.vzz.hr](http://www.vzz.hr)

### Contacts

Special Hospital  
for Medical Rehabilitation,  
Mr Denis Kovačić,  
General Manager,  
e-mail: [ravnatelj@sbvzt.hr](mailto:ravnatelj@sbvzt.hr),  
[www.minerva.hr](http://www.minerva.hr)

Varaždin County,  
Mr Radimir Čačić,  
County Prefect,  
e-mail: [zupan@vzz.hr](mailto:zupan@vzz.hr)

Ministry of Economy and  
Sustainable Development,  
[investcroatia.gov.hr](http://investcroatia.gov.hr),  
e-mail: [invest@mingor.hr](mailto:invest@mingor.hr)

### Estimated value

73.7 million EUR



# LARUN GOLF RESORT

## LOCATION

The Larun location is situated in the north-west coast of the Istria Peninsula, between the tourist cities of Poreč and Novigrad, in one of the most attractive parts of Tar-Vabriga municipality and in the immediate vicinity of the sea.

The location is very well-connected through a network of local and county roads, and the motorway known as the "Istrian Y" with Western Europe and the continental part of Croatia.

In relative close vicinity to the location there are several international airports: the Croatian airports Pula (68 km) and Rijeka (120 km), the Italian airport in Trieste (108 km) and the Slovenian airports Ljubljana (169 km) and Portorož (29 km), equipped for air traffic of small and medium size airplanes, as well as the Vrsar airport (20 km).

Due to its very attractive position by the sea, the location is suitable for the development of tourist capacities including golf projects, as the mild Mediterranean climate allows golf activities almost all year long. The Istria County has already been recognized as a top destination for golf in Croatia. Two of four existing golf courses in Croatia are located in Istria (in the City of Umag and on the famous Brijuni Islands) while the third one, the golf project Marl- era, is in the progress.

## PROJECT DESCRIPTION

Total land area of this greenfield project is 112.83 hectares. The majority of the project land is owned by the Republic of Croatia (71.69 ha or 63.54%) and the Municipality of Tar-Vabriga (21.54 hectares or 19.09%), while the rest of the 19.6 hectares (or 17.37%) is owned by private individuals.

In compliance with the Spatial Plan of the Municipality of Tar-Vabriga and the Urban Development Plan of the Larun Golf Project, the project location is envisaged for the construction of sports and recreational facilities which include a golf course (R1) with supporting facilities: driving range, club house, golf academy, golf services, commercial capacities, archaeological park, accommodation facilities and olive grove.

Within the project area there is an archaeological site, Loran, protected as cultural heritage and listed in the Register of Cultural Property of the Republic of Croatia. In order to evaluate the cultural heritage as a tourist attraction, the archaeological site Loran is planned to be integrated in the Project.

## TRANSACTION MODEL

For the development of this project the Republic of Croatia will announce a public tender.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18,114/18, 32/20) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.



## TAR - VABRIGA

### Project Holder

Ministry of Physical Planning,  
Construction and State Assets

### Address

10 000 Zagreb,  
Ulica Republike Austrije 20

### Website

mpgi.gov.hr

### Project Holder

Ministry of Tourism and Sport

### Address

10 000 Zagreb,  
Prisavlje 14

### Website

mints.gov.hr

### Contacts

Ministry of Physical Planning,  
Construction and State Assets,  
e-mail: investicije.info@mpgi.hr,  
mpgi.gov.hr

Ministry of Tourism and Sport,  
e-mail: razvoj@mints.hr,  
imovina.gov.hr

Ministry of Economy and  
Sustainable Development,  
investcroatia.gov.hr,  
e-mail: invest@mingor.hr



# PROJECT HIDROBAZA

## LOCATION

Hidrobaza is located in the suburb of Štinjan, in the City of Pula, famous for the Arena, a Roman amphitheatre dating back to 68 AD and the best preserved ancient monument in Croatia. The location, 5 km away from the city centre and 7 km from Pula International Airport, is very well connected with a network of local and county roads and the motorway known as the "Istrian Y" with Western Europe and the continental part of Croatia. In addition to its attractive location on the coast and lush vegetation, it is suitable for development of tourism capacities, offering a beautiful view of the famous National Park Brijuni Islands. The site also has a special historical value as a former Naval Air Station of the Austro-Hungarian Empire. Due to its status as an army base, the site has remained highly untouched and undeveloped.

## PROJECT DESCRIPTION

Based on The Strategy of Tourism Development until 2020, the Ministry of Tourism and Sport has initiated the procedure for development of former military real estate at the location Hidrobaza into a high quality tourist resort owned by the Republic of Croatia and the City of Pula. The location covers approximately 36 ha and according to spatial documents it is divided into two zones for tourism - hospitality purposes and a swimming zone with supporting facilities and a recreational zone. Approximately half of the recreational zone (R2) area is forested and divides the village Štinjan and the tourism - hospitality zone.

ZONE	PURPOSE	LAND AREA	MAX of Beds
Hidrobaza 1	T1, T2, T3	9.4 ha	800
Hidrobaza 2	T1, T2, T3	7.03 ha	400
<b>Total</b>		<b>16,43 ha</b>	<b>1,200</b>

The scope of this project includes 16.43 hectares of the land in the tourism - hospitality zone, with planned construction of hotels (T1), tourist village with villas (T2) and a camp (T3). The total accommodation capacity will be 1,200 beds, all categorized with a minimum of four stars. A smaller part of the former Naval Air Station complex in tourism-hospitality zone, with 4 partially preserved buildings, is protected cultural heritage. Restoration and reconstruction of these facilities should be carried out in accordance with the terms and conditions of the Ministry of Culture and Media.

## CURRENT PROJECT STATUS

On the coastal part of the recreation zone (R3) that extends over approximately 4 hectares, the City of Pula has completed investment into the construction of public beaches, including a playground and sanitary infrastructure.

## TRANSACTION MODEL

For the development of this project, the Republic of Croatia will, announce a public tender for selection of the most favourable bidder. Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.



## PULA

### Project Holder

Ministry of Physical Planning,  
Construction and State Assets

### Address

10 000 Zagreb,  
Ulica Republike Austrije 20

### Website

mpgi.gov.hr

### Project Holder

City of Pula

### Address

52 000 Pula,  
Forum 1

### Website

www.pula.hr

### Contacts

Ministry of Physical Planning,  
Construction and State Assets  
e-mail: investicije.info@mpgi.hr,  
mpgi.gov.hr

Ministry of Tourism and Sport,  
email: razvoj@mints.hr,  
mints.gov.hr

City of Pula,  
e-mail: info@pula.hr,  
www.pula.hr

**Estimated value**  
approx. 50 million EUR



# PROJECT JURJEVA LUKA

## LOCATION

Located in South Dalmatia, Lastovo is the biggest island in the Lastovo archipelago which has 46 small islands. Being the most forested Croatian island (70% of the surface is covered with forest), with an untouched and extremely beautiful nature, Lastovo was proclaimed Nature Park in 2007. The island lies on a surface of 40 km<sup>2</sup> and its coastal length is around 48 km.

Lastovo is connected by ferries with the main tourist spots in Central and South Dalmatia, the famous cities Split and Dubrovnik, as well as with the islands Mljet and Korčula.

## PROJECT DESCRIPTION

The project holder is the Republic of Croatia. The state intends to develop the tourism complex within two zones, which would include the following capacities:

1. A touristic zone of Jurjeva Port, comprising an area of approx. 93,000 m<sup>2</sup> planned for tourism purposes - a hospitality zone with a capacity of 500 beds, of which 70% are situated in hotels and 30% in villas, a recreation zone on parts of the maritime domain with a total area of approx. 20,000 m<sup>2</sup> meant for construction and economic use of the beach and to accommodate a port with a special purpose - a nautical tourism port - berths
2. A tourist zone in the Kremen cove with a total area of 117,365 m<sup>2</sup> planned for a nautical (tourism) port, with a capacity for 400 berths and associated amenities.

The planned capacities are aligned with the Spatial and Urban Development Plan (UDP) devised for the Jurjeva Port.

## TRANSACTION MODEL

Right to build on the land plot for 50 years and concession for the capacities of maritime domain. The Republic of Croatia will announce a public tender to select the investor.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

## CURRENT STATUS

The area of Jurjeva Port is located in the Lastovo Islands Nature Park. Hence, the process of the project implementation requires compliance with the laws on nature protection. This area is only equipped with the basic infrastructure (thoroughfares, water and electricity supply) and a further development requires the building of a communal infrastructure.

Parts of the land within the project had been obtained from the forestry-economic resources of the Republic of Croatia, following the Forestry Act. The selected investor will be obliged to pay a fee in the amount to be determined by the forest management company Hrvatske šume d.o.o.



## ISLAND LASTOVO

### Project Holder

Ministry of Physical Planning,  
Construction and State Assets

### Address

10 000 Zagreb,  
Ulica Republike Austrije 20

### Website

mpgi.gov.hr

### Contacts

Ministry of Physical Planning,  
Construction and State Assets,  
e-mail: investicije.info@mpgi.hr,  
mpgi.gov.hr

Ministry of Economy and  
Sustainable Development,  
investcroatia.gov.hr,  
e-mail: invest@mingor.hr



# PROJECT KUMROVEC

## LOCATION

The Project is located in the small village of Kumrovec, in the Krapina-Zagorje County, which is in the north western part of Croatia, on the border with Slovenia. The county's location ensures that it's an inevitable point on the traffic route from Western Europe across Slovenia (Maribor), through the capital city of Croatia, Zagreb, towards the south, east and the north of Croatia. Kumrovec is located 45 km away from the capital city of Zagreb and its international airport, as well as 50 km from Slovenian city Maribor. All localities in the county are well connected by roads. The entire county is a tame picturesque region, abounding in hills with vineyards, green forests and rivers, a multitude of villages with castles, historical ruins and monuments. Beside its rich cultural, historical and eno-gastronomic offer, the county is well known for its tradition of health and spa tourism (hospitals for medical rehabilitation in Krapinske Toplice and Stubičke Toplice, the first private cardio surgery clinic Magdalena Clinic) and numerous thermal baths (Stubičke, Tuhejske and Krapinske Toplice), for which, investors are recently showing increasing interest. The major attraction of Kumrovec is the Old Village Kumrovec Ethnological Museum with very well preserved village houses from the turn of 19<sup>th</sup> to the 20<sup>th</sup> century, where the birth house and a monument to the well known politician and former president of the former Yugoslavia, Josip Broz Tito, can be visited.

## PROJECT DESCRIPTION AND TRANSACTION MODEL

The beauty of completely preserved nature and rich historical heritage, offer an excellent basis for tourist development of the Zagorje region. In line with that, one of the goals of future tourist development of the Municipality of Kumrovec is the reconstruction and reuse of existing facilities owned by the Republic of Croatia and Municipality of Kumrovec, consisting of three separate properties: the Scientific & Research Centre, the Zagorje Hotel (former school of political sciences) and the Sports and Recreation Centre. The spatial plans in force envisage development of tourism, sport and recreational facilities.

## PLOT SIZE AND CURRENT CAPACITIES

SCIENTIFIC & RESEARCH CENTRE KUMROVEC (built in 1974)	<ul style="list-style-type: none"> <li>Total land area: 66,110 m<sup>2</sup>,</li> <li>Gross developed area: 8,386 m<sup>2</sup>,</li> <li>Numbers of levels: 7</li> </ul>	62 rooms (134 beds), reception, bar, lounge, patisserie, management area (350-400m <sup>2</sup> ), terraces, congress/training hall (300, 80 seats), meeting rooms, library, reading room, archives rooms, indoor swimming pool, saunas, amphitheatre, outdoor sports facilities.
ZAGORJE HOTEL (built in 1981, not in use)	<ul style="list-style-type: none"> <li>Total land area: 26,285 m<sup>2</sup>,</li> <li>Gross developed area: 11,310 m<sup>2</sup>,</li> <li>Numbers of levels: B+Po+3</li> </ul>	145 single rooms with bathroom and loggia, sport halls, library and reading room, work cabinets, infirmary, warehouse, restaurant and kitchen, storage, bistro, entrance hall, outdoor courts: basketball, volleyball, handball.
SPORT AND RECREATIONAL CENTRE (built in 1987)	Surface area: 26 hectares	A football field with stands and a tartan athletics track, multipurpose court: handball, volleyball, basketball, locker rooms, central heating, fitness, press centre and parking.

The Republic of Croatia intends to offer the project to potential investors by announcing a public tender.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18/32/20) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.



## KUMROVEC

### Project Holder

Ministry of Physical Planning, Construction and State Assets

### Address

10 000 Zagreb  
Ulica Republike Austrije 20

### Website

mpgi.gov.hr

### Project Holder

Municipality of Kumrovec

### Address

49 295 Kumrovec,  
Ulica Josipa Broza 12

### Website

www.kumrovec.hr

### Contacts

Ministry of Physical Planning, Construction and State Assets  
e-mail: investicije.info@mpgi.hr,  
mpgi.gov.hr

Kumrovec Municipality,  
Mr Robert Šplajt,  
Municipality Mayor,  
e-mail:  
nacelnik@kumrovec.hr,  
opcina@kumrovec.hr



# PROJECT MUZIL

## PROJECT DESCRIPTION

The Republic of Croatia and the City of Pula, as the owners of the land, plan to develop a former military recruitment centre on the Muzil peninsula into a high quality multipurpose resort with several hotels, a golf course, two marinas and sports port, hot air balloon airfield, residential area and with a number of public facilities (Military Navy Museum, cultural-congress centre, multifunctional hall, tourist office, gallery, entertainment centre and beach facilities).

It is located on the Muzil peninsula, next to the Pula neighbourhood that's famous for the Arena, a Roman amphitheatre from 68 AD, the best preserved ancient monument in Croatia. It extends over approximately 160 hectares of predominantly woodland, with a view of the well-known National Park Brijuni, an archipelago of 14 small islands.

## THE PROJECT CONSISTS OF 6 SEPARATE ZONES:

1. The Marie Louise Zone (excluding the Marie Louise Fort, which is envisaged for the founding of the Military Navy Museum). The construction of two hotels with a maximum of 750 beds and a garage with 200 parking places are planned within the Zone.
2. The "Dolina suza" (Valley of tears) Zone, a future beach complex with a hot air balloon airfield.
3. The "Utvrda Muzil" (Muzil Fort) Zone, envisaged for hotel accommodation (T1, with 550 beds), garage with 280 parking places, tourist settlement (T2, with 250 beds), residential area and a 18 hole golf course.
4. The "Fižela" Zone, in which an entertainment centre and sailing club are planned. Plans for the construct of a sports port with 120 berths have been drafted.
5. The "Smokvica" Zone, intended for residential and tourism purposes. The planned facilities include two hotels with a maximum of 720 beds, residential facilities, aqua park and a shopping mall with a cinema and several garages with more than 500 parking places. This zone also envisages the construction of two marinas with 180 and 200 berths.
6. The "Mali Plato" (Small Plateau) Zone, with planned construction of a cultural-congress centre and a garage with 200 parking places.

The Urban Development Plan of the location must be adopted prior to the implementation of the investment.

## CURRENT STATUS

The Project was initiated by the Ministry of Tourism and Sport, based on the Strategy of Tourism Development until 2020. The Ministry of Physical Planning, Construction and State Assets, in cooperation with the Ministry of Tourism and Sport and the City of Pula, will continue with implementation of the activities in order to create conditions for the announcement of a public tender for implementation of the Project. There is also a possibility that the future public tender shall allow the submission of bids for individual zones within the project. Incentives may be realized for this project, under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20).

For more information please refer to Section 5. Incentive Measures for Investment Projects.



## PULA

### Project Holder

Ministry of Physical Planning,  
Construction and State Assets

### Address

10 000 Zagreb,  
Ulica Republike Austrije 20

### Website

mpgi.gov.hr

### Project Holder

City of Pula

### Address

52 000 Pula,  
Forum 1

### Website

www.pula.hr

### Contacts

Ministry of Physical Planning,  
Construction and State Assets,  
e-mail: investicije.info@mpgi.hr,  
mpgi.gov.hr

Ministry of Tourism and Sport,  
e-mail: razvoj@mints.hr,  
mints.gov.hr

City of Pula,  
e-mail: info@pula.hr,  
www.pula.hr



# PROJECT SACCORGIANA

## LOCATION

The Project was initiated by the Ministry of Tourism and Sport, based on the Strategy of Tourism Development until 2020, which recognizes the Istria County, the most developed tourism region in Croatia, as an area with great potential for future tourism growth.

Aside from excellent international transport connections (the Istrian "Y" motorway connects Istria with motorways in Slovenia, Italy and Austria while the International Airport in Pula, with direct flights, connects the County with the main capital cities in Europe) in the past decade, intensive investments into the construction of new and the reconstruction of existing primarily high-class hotel facilities have been made, resulting in a significant increase of five-star (a total of 5) and four-star hotels (a total of 43). Prompted by new investments aimed to transform the county into a year-round destination along with constant growth of the tourism sector (in 2019 the County achieved over 25.4 million overnight stays or almost 29% of all overnight stays in Republic of Croatia) the implementation of the Saccorgiana Project is expected to additionally meet increasing demand for high-quality accommodation capacities.

The proximity of a wide range of tourist attractions, with an emphasis on sports tourism (2 golf courses, the International ATP Tournament in Umag, hunting, fishing and scuba diving), cultural tourism (including performances of world renowned artists in the outstanding Roman amphitheatre Vespačijana - Arena Pula) and eno-gastro tourism contribute to the attractiveness of the project area.

This quiet tourist area, only 3 km away from the city centre is considered one of the most prestigious parts of the City of Pula.

## PROJECT DESCRIPTION

According to spatial documentation, Saccorgiana is a greenfield project, planned for the development of a new tourist complex, hotels and caravan park with a total capacity of up to 1,544 beds, category 4/5\*, along with catering, entertainment and additional hospitality and tourist facilities, estimated at 80 million EUR.

The total area for the construction of tourist and catering facilities is 12.7 hectares and is owned by the Republic of Croatia and the City of Pula. The maritime domain next to the project area has been determined and entered in the land registry. The northern part of the site has been identified as an archaeological site.



## TRANSACTION MODEL

For the development of this project, the Republic of Croatia will announce a public tender for selection of most favourable bidder.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

## PULA

### Project Holder

Ministry of Physical Planning,  
Construction and State Assets

### Address

10 000 Zagreb,  
Ulica Republike Austrije 20

### Website

mpgi.gov.hr

### Project Holder

City of Pula

### Address

52 000 Pula,  
Forum 1

### Website

www.pula.hr

### Contacts

Physical Planning, Construction and State Assets,  
e-mail: investicije.info@mpgi.hr,  
mpgi.gov.hr

Ministry of Tourism and Sport,  
e-mail: razvoj@mints.hr,  
mints.gov.hr

City of Pula,  
e-mail: info@pula.hr,  
www.pula.hr



# RECREATIONAL-ENTERTAINMENT ZONE NOVI VINODOLSKI

## LOCATION DESCRIPTION

The "Recreational-entertainment Zone Novi Vinodolski Project" encompasses a surface area of around 4,422 m<sup>2</sup> and is located in the central part of the northern Croatian coast, in the valley Vinodol, in the City of Novi Vinodolski. Due to the favourable Mediterranean climate, rich historical and cultural heritage, this town, situated in one of the most popular tourist Croatian counties (the Primorje - Gorski Kotar County), has a long tradition of tourism (since the end of 19<sup>th</sup> century). The town has noted continual growth in tourist traffic (increase in the number of arrivals by 9.6 %, and in overnight stays of 6 % in 2017 compared to 2016).

The Town itself has an excellent geographic position and, together with the pristine nature in the immediate vicinity, it offers opportunities for the further development of recreational, sports and rural tourism. Novi Vinodolski has the potential to develop into an important nautical centre. The local port Murosvka was opened in June 2017, while Novi Vinodolski Port was opened to traffic in April 2018.

## PROJECT DESCRIPTION

The project holder is the City of Novi Vinodolski. The Project is located in the most attractive tourist part (in the immediate vicinity to the town centre, the park and the beach), and the development of the project is envisaged in two zones - in the land and maritime zone in six functional units with catering, beach, sports and recreational facilities.

The onshore area is planned for constructing a theme park, coastal promenades and access roads with parking. The sports and recreational facilities include the construction of two tennis courts with complementary facilities and are interpolated into a public park area of 1,460 m<sup>2</sup>. The construction of the moorings for visitor boats is planned next to the restaurants' terrace. Additionally, a swimming pool is planned on the gross area of 2,035 m<sup>2</sup> and a hospitality facility on the gross area of 525 m<sup>2</sup>.

## ESTIMATED VALUE

The total estimated value is approx. 1.8 million EUR with the following investment structure:

1. Beach reconstruction and development (110,000 EUR)
2. Construction of beach facilities including a terrace, swimming pool and sunbathing area (1,500,000 EUR)
3. Construction of a new pier with a plateau in the extension of hospitality facilities (165,789 EUR)

## TRANSACTION MODEL

Out of the 4,422 m<sup>2</sup> of the Recreational-Entertainment Zone Novi Vinodolski, a public tender for awarding a concession for the 1,520 m<sup>2</sup> owned by the City of Novi Vinodolski will be announced. The City of Novi Vinodolski, in cooperation with the Primorje - Gorski Kotar County is preparing the tender documentation. For the part that will be developed on the maritime domain, a potential investor will have to procure a separate concession that will be the subject of a public tender.



## NOVI VINODOLSKI

### Project Holder

City of Novi Vinodolski

### Address

51 250 Novi Vinodolski,  
Trg Vinodolskog zakona 1

### Website

[www.novi-vinodolski.hr](http://www.novi-vinodolski.hr)

### Contacts

City of Novi Vinodolski,  
Ms Petra Opačak,  
Senior Associate for  
Projects and EU Funds,  
phone: +385 51 554 366,  
e-mail:  
[petra.opacak@novi-vinodolski.hr](mailto:petra.opacak@novi-vinodolski.hr)

### Estimated value

1.8 million EUR



# RIMSKA ŠUMA HOTEL

## PROJECT DESCRIPTION

The project is located in the central part of continental Croatia, in the Bjelovar-Bilogora County, in the City of Daruvar, which is also the Project holder.

The project envisages the construction of a hotel in close vicinity to thermal water springs, with 250 accommodation units and complementary facilities: restaurants, lobby bar, night lounge bar, spa and conference centre, with a total surface area of 600 m<sup>2</sup>.

Thanks to the thermal springs in its immediate vicinity, Daruvar has a long tradition of health tourism. Along with this, the diversity and abundance of its natural resources ensure a rich tourism offer providing opportunities for the development of agricultural and ethno-tourism, as well as different forms of active holidays (hunting and fishing, cycling, mountaineering, nature walks) with varied entertainment and cultural events.

## PROJECT LOCATION

The project area covers 17,949 m<sup>2</sup> and is situated in the immediate vicinity of the forest park Rimska šuma, approximately 600 meters northeast from the main town square, and in the vicinity of other tourist spots such as the Daruvar thermal springs one of the oldest Croatian thermal springs, the Specialist hospital for medical rehabilitation and Julijev Park, also one of the oldest horticulturally valuable parks in Croatia. The project has been harmonised with the Spatial plan of the City of Daruvar.

Also in the immediate vicinity is the modern Thermal water park Aquae Balissae. The thermal water park covers an area of 10,000 m<sup>2</sup>, of which 2,000 m<sup>2</sup> are water surfaces. It contains two swimming pools, a calm river over 200 m long, two water slides, an "oasis of peace" with Finnish and Turkish saunas, a whirlpool, a space for massages and relaxation, a restaurant, a pool bar, ice point, etc. The pool abounds with many water effects such as back massages, geysers, torrents and water showers.

## TRANSACTION MODEL

The project is estimated at 20 million EUR and will be offered to a strategic partner based on the right to build model that will be granted for a period of 99 years.

Incentives may be realised for this project, under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20). For more information please refer to Section 5. Incentive Measures for Investment Projects.



## DARUVAR

### Project Holder

City of Daruvar

### Address

43 500 Daruvar,  
Trg kralja Tomislava 12

### Website

[www.daruvar.hr](http://www.daruvar.hr)

### Contacts

City of Daruvar,  
Mr Ratko Vuković,  
Head of the Department for  
Economy, Construction, Physical  
Planning and Municipal Activities,  
e-mail:  
[grad-gospodarstvo@daruvar.hr](mailto:grad-gospodarstvo@daruvar.hr)

Ministry of Economy and  
Sustainable Development,  
[investcroatia.gov.hr](http://investcroatia.gov.hr),  
e-mail: [invest@mingor.hr](mailto:invest@mingor.hr)

### Estimated value

20 million EUR



# CABLE CAR UČKA

## PROJECT LOCATION

The Učka Nature Park is located at one of the northernmost points of the Mediterranean and connects Croatia's largest peninsula, Istria, with the Primorje-Gorski Kotar County. The location (Kvarner Bay) has been a famous tourist destination for more than a century. Its combination of mountains (Učka) and the coastal part (beaches in Opatija and Medveja) make it ideal for a healthy and dynamic vacation. In the last 5 years, the Primorje - Gorski Kotar County has recorded a 21% increase in overnight stays, with a tendency for further growth. It is therefore expected that construction of a cable car will definitely contribute to further development of the Kvarner area and the whole country. The top of Učka offers a 360 degree view that includes the Croatian inland, the shores of Italy (Venice and Trieste) and a wonderful view of the Kvarner Bay.

Furthermore, the area is very well connected to Zagreb with the A6 highway via Rijeka and to all other main European traffic corridors. It is connected to Slovenia, Italy and the rest of Western and Central Europe via Istria by a tunnel through Učka. The closest airports with low-cost flights are the Rijeka airport on the island of Krk (47 km) and Pula (93 km). The largest international airport is Franjo Tuđman Airport in Zagreb (184 km).

## PROJECT DESCRIPTION

The Učka Cable Car is a strategic project of the Primorje-Gorski Kotar County and as such has been incorporated in the spatial plans. The founders of the SPV company Žičara Učka Ltd. are the Primorje-Gorski Kotar and Istria counties; the cities and municipalities of Rijeka, Opatija, Kastav, Lovran, Matulji, Mošćenička Draga, Kršan, Krk and Omišalj, and partly the owners of the land included in the project. The planned construction of a cable car route will connect the Adriatic coast with the peak of Učka Mountain (the Medveja-Vojak route). It is intended to increase the quality of services for the most developed tourist areas of Croatia with a very long tradition (Primorje-Gorski Kotar and Istria Counties). With the extension of the tourist season, this project should contribute to the attractiveness of the wider region since there is no comparable content in the vicinity. The unique location of the cable way could potentially become a global attraction. Učka is very popular tourist destination. It offers many recreational and sport activities including hiking, mountain biking, free climbing, paragliding and many others. Many international sporting competitions are also held here. The tourism offer includes a wide range of accommodations and hospitality facilities located in the immediate vicinity of Učka Nature Park and in Istria and the Kvarner region.

## CURRENT STATUS

The location permit and other approvals have been obtained and a preliminary design for the access road has been drafted. A pre-investment study, a feasibility study, a route compliance report and an environmental impact study have also been completed. Expert analyses of critical points of the lifts. A main project is already contracted and is currently being drafted. Upon the completion of the main project a building permit for the construction of lifts will be obtained. Procedures are underway to resolve property-legal relations for the land.

The estimated value of the Učka Cable Car Project is 20 million EUR, of which approximately 12 million EUR will be earmarked for construction. The project holder is looking for a strategic partner.

### CABLE CAR CHARACTERISTICS

Panoramic cable car	ATW8 SYSTEM	Electrical power in operation:	670kW
Horizontal length of the route:	4,696.4 m	Highest driving speed:	10 m/s
Departure station:	Medveja 44.50 m n/m below the top of Vojak	Driving Speed:	7 m/s
Incoming station:	1,355 m n/m	Cabin capacity:	60 passengers
Number of pillars:	5	Capacity per hour:	300 passengers
Column height:	14, 17, 25, 43 and 45 m	Capacity of panoramic restaurant:	200 seats planned
Electric starting power:	1,060 kW		

## MEDVEJA - VOJAK

### Project Holder

Žičara Učka Ltd.

### Address

51 211 Matulji,  
I. i M. Baštijana 17

### Website

[www.zicaraucka.hr](http://www.zicaraucka.hr)

### Contacts

Žičara Učka Ltd.,  
Mr Mladen Blažević,  
phone: +385 91 121 4054,  
e-mail:  
[blazevic.zicara.ucka@gmail.com](mailto:blazevic.zicara.ucka@gmail.com)

### Estimated value

20 million EUR



# DATA CENTER DEANOVEC

## LOCATION

The project's location is in a small place Deanovec in Zagrebačka County, near Ivanić-Grad. The County itself is located in Central Croatia and borders with the City of Zagreb on the west, on the south and on the east (this is the reason why the place bears a special name - "Zagreb Ring"). It's because of this that the place has a very well-developed transport infrastructure. The largest Croatian international airport Dr. Franjo Tuđman, is also located in this County. Several state motorways pass through the county, (A1, A2, A3 and A4) as well as key railway routes, connecting the County with the rest of Croatia and Europe.

## OWNERSHIP

The project holder Odašiljači i veze d.o.o., a company in 100% ownership of the Republic of Croatia, is the leading provider of the national strategic communications infrastructure, including terrestrial broadcast of digital television and radio programs, digital networks and platforms for data connectivity, satellite and multimedia services, OTT services, internet backbone services, content delivery platforms, IoT solutions, as well as professional radio services.

## PROJECT DESCRIPTION

The aim of the project is to build and operate the largest, greenest, and carrier-neutral data center in the region, which will enrich the offer of collocation and other data center services for enterprises, hyperscalers, telco, cloud and content service providers and the government sector. The project holder owns 12 hectares of land which was previously used for medium and shortwave broadcasting. A larger part of the land is now available for new purposes. There is a satellite uplink station and a building on the site with limited possibilities to use for the new data center. The rest of the land (100.000 m<sup>2</sup>) may be used for the new Data Center "DEANOVEC" project (capacity up to 20 MW, modular and scalable) and a solar power plant (up to 10 MWp). The site, only 10 minutes away from the motorway and 30 minutes from Zagreb airport, is connected to backbone fiber network, and the existing connection to the power grid can be additionally expanded. The site is located in an area with low to moderate seismic hazard (lower than that of Zagreb).

## TRANSACTION MODEL

The estimated value of the project is 120 million EUR. The pre-investment study is underway and the project holder is seeking (a) strategic partner(s), who would undertake designing, building and operating the data center.

The Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) regulates incentives for business supporting activities aimed at centers for development of ICT systems and software (development and application of information systems, separation of information systems management, development of telecommunication-network operations centers, development and application of new software solutions) For more information, please refer to Section 5: Incentive Measures for Investment Projects.

Article 44 of the Act on Renewable energy sources and high-efficiency cogeneration (OG, 100/15, 123/16, 131/17 and 111/18) makes it possible to take over the electricity produced by end buyers. The Act not only obligates suppliers to take over electricity surpluses produced by end buyers, but also regulates the methods of establishing the cost of electricity taken over from them.

## DEANOVEC

### Project Holder

Odašiljači i veze d.o.o.

### Address

Ulica grada Vukovara 269d,  
HR-10 000 Zagreb

### Website

[www.oiv.hr](http://www.oiv.hr)

### Contacts

Odašiljači i veze,  
Dario Kaurić,  
Advisor for Financial  
and General Affairs,  
e-mail: [dario.kauric@oiv.hr](mailto:dario.kauric@oiv.hr)

Ministry of the Sea, Transport  
and Infrastructure of the  
Republic of Croatia,  
Mr. Oleg Butković, Minister,  
e-mail: [ministar@mmpi.hr](mailto:ministar@mmpi.hr)

### Estimated value

120 million EUR



# GATE OF ZADAR

## LOCATION AND PROJECT DESCRIPTION

The Project is located in the northern part of Dalmatia, in the City of Zadar, the seat of the Zadar County. The area is easily accessible via road, sea and air. Aside from the state motorway, here too is the ferry port with routes to islands of northern and central Dalmatia and to Italy, as well as the airport with low cost flights.

The City of Zadar as the project holder plans to revitalize and urbanize the contact zone between the historical centre and the new part of the City of Zadar, known as the wider area of Ravnica. Currently, on the land encompassed by the project, there are a few obsolete cultural and sports facilities, an old fortress, a small harbour and two canals.

Some of the existing structures of historical value are envisaged for renewal, however the largest part of the project area is planned for the construction of the new infrastructure and commercial facilities that will transform the area into a modern urban centre with a cultural, commercial, entertainment and tourist (hotels) facilities, and a sports and recreational zone on 18.9 hectares of the land area and 11.2 hectares of the sea area.

## TRANSACTION MODEL

The transaction model for the land designated for the construction of commercial and other facilities would be based on the right to build granted for up to 99 years.

Depending on interest, the strategic partner could participate in the development of the whole project or just the commercial facilities.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

## PLANNED FACILITIES

AREA			
HOTEL CONDOMINIUM	20,170 / 1,430 m <sup>2</sup> **	CENTER FOR MUSIC AND PERFORMING ARTS	2,730 / 720 m <sup>2</sup> **
THE TRIPLE HOTEL ENSEMBLE OF THE ELEKTRA	8,000 m <sup>2</sup>	THE MUSEUM OF ZADAR BASKETBALL	1,000 m <sup>2</sup>
CATERING, ENTERTAINMENT, TRADE, SERVICES	7,600 / 2,460 m <sup>2</sup> **	THE KOLOVARE SWIMMING POOL	7,500 m <sup>2</sup>
ANCILLARY COMMERCIAL FACILITIES	1,660 m <sup>2</sup>	THE RAVNICE GARAGE (0)	930 PG
CONCERT & CONGRESS HALL	4,560 / 520 m <sup>2</sup> **	THE RAVNICE GARAGE (+3)	420 PG
TOURIST INFORMATION AND COMMERCIAL CENTER	3,750 / 3,240 m <sup>2</sup> **	THE RAVNICE GARAGE (-3)*	975 PG*
THEATER AND ASSOCIATED SERVICE AREA	3,660 m <sup>2</sup>	TOTAL GARAGE	2,325 PG*

\*in case of planned construction of level -3m

\*\*indoor/outdoor

## CURRENT PROJECT STATUS

The area within the scope of project includes maritime domain and land owned by the City of Zadar and the Republic of Croatia. After the selection of a strategic partner, the City of Zadar plans to lodge an application to obtain the status of a project of strategic importance, which would ensure the resolution of ownership issues for the land within the scope of the project and speed up the procedures for obtaining necessary permits and approvals (Act on Strategic Investment Projects of the Republic of Croatia, OG 133/13, 152/14, 22/16, 29/18).

## ZADAR

### Project Holder

City of Zadar

### Address

23 000 Zadar,  
Narodni trg 1

### Website

[www.grad-zadar.hr](http://www.grad-zadar.hr)

### Contacts

City of Zadar,  
Darko Kasap,  
Head of Administrative  
Department of Spatial Planning  
and Civil Engineering,  
e-mail:  
[darko.kasap@grad-zadar.hr](mailto:darko.kasap@grad-zadar.hr),  
[www.grad-zadar.hr](http://www.grad-zadar.hr)

### Estimated value

approx. 110.8 million EUR



# INDUSTRIAL AND LOGISTICS ZONE KUTINA

## LOCATION

The project includes the development of a business zone on 740,000 square meters (7 plots) in the city of Kutina (KIND ZONE). The zone is located in the Moslavina microregion which belongs to Sisak-Moslavina County, situated in the central part of the Republic of Croatia. Due to its favorable natural, traffic and geographical position, it is extremely well-connected with other parts of Croatia and neighboring countries. One of the greatest features of Sisak-Moslavina County is the density of industrial development and production facilities, with the characteristic of one of the strongest economic centers of continental Croatia.

## PROJECT DESCRIPTION

Industrial and logistics zone Kutina is the first business zone in the Republic of Croatia with the status of "Smart Zone" which provides investors with digital insight into energy consumption, digital communication between the city and entrepreneurs through e-permits and e-forms, smart public lighting, and IoT network owned by the city of Kutina, thus enabling entrepreneurs from the IT sector and companies that use IoT in their business savings and security when connecting and using the network. Also, the city gives entrepreneurs a digital insight into the consumption of city funds and participation in the creation and implementation of the city budget through the project "Kutina - open city".

Industrial and logistics zone Kutina is located near the pan-European corridor X, distance to the highway Zagreb - Lipovac (A3) is 2.5 km, customs office terminal 2.5 km, railway station 0.5 km, state road D 45 Kutina - Virovitica (Hungary) 2.0 km, Sisak river port 45.0 km, Rijeka seaport 235.0 km, Zagreb airport 85.0 km. Also, Kutina is one of the largest freight railway stations in the Republic of Croatia in the immediate vicinity of the zone.

In addition to the excellent geo-traffic position, the advantages of investing in the city of Kutina are a favorable entrepreneurial climate and developed existing industry (with special emphasis on energy, oil, petrochemical, and chemical industries), crafts, small and medium enterprises, educated workforce, and numerous programs and measures to encourage economic development.

Location covered by the spatial planning documentation is designated as a construction and industrial zone envisaged for the construction of large-area logistics terminals, storage and handling facilities, and industrial plants.

Exceptional energy capacities are available near the zone, electricity (up to 20 MWa) with the possibility of connection and possible additional supply route, gas min. 12,000 m<sup>3</sup>/h with the possibility of increase (proximity to the main gas pipeline), water 480 m<sup>3</sup>/day with the possibility of increase, proximity to the main collector, and purifier.

## TRANSACTION MODEL

The owner of the land and the holder of the project, the City of Kutina, plans to sell the land, which can be divided/merged into plots according to the wishes and needs of investors.

The selling price is subject to negotiation (7.00-25.00 kn /m<sup>2</sup>) because it depends on the amount and volume of the planned investment. 100% exemption from payment of utility contribution and utility fee for 5 years is provided.

## PROJECT STATUS

Valid building permits have been obtained for the construction and equipment of the zones and it is planned to start further construction after ensuring the necessary co-funding.

## DEANOVEC

### Project Holder

City of Kutina

### Address

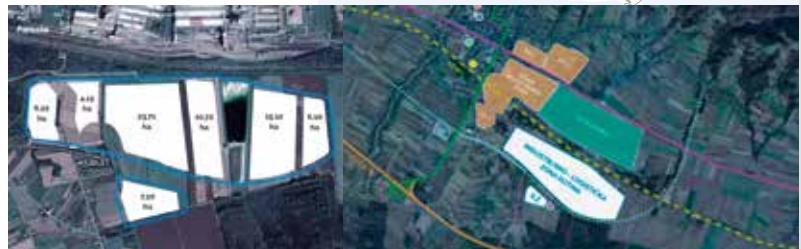
44320 Kutina  
Trg kralja Tomislava 12

### Website

[www.kutina.hr](http://www.kutina.hr)  
[www.kind.hr](http://www.kind.hr)

### Contacts

Grad Kutina  
e-mail:  
[babic@kutina.hr](mailto:babic@kutina.hr)  
[www.kutina.hr](http://www.kutina.hr)  
Administrative Department  
for the Economy,  
Entrepreneurship and  
Development  
phone: +385 44 692 015  
fax: +385 99 3999 524  
e-mail:  
[gopodarstvo@kutina.hr](mailto:gopodarstvo@kutina.hr)



# MULTI-PURPOSE OBSERVATION TOWER SLJEME

## LOCATION

The project's site is located on Sljeme, the highest peak (1032 m) of the mountain Medvednica, a popular resort with many mountain lodges that can be reached by road or on foot. Apart from its ski resort Sljeme, internationally known for the men's and women's slalom World Cup race the "Snow Queen Trophy", named after Janica Kostelić, the famous Croatian skier, Medvednica also offers numerous attractions and venues for popular sport activities such as cycling, hiking and running. Zagreb, the largest city and the capital of Republic of Croatia, lies at the foot of the mountain. It is home to the central government and administrative bodies. The transport connections, density of the industry, scientific, and research institutes as well as the industrial tradition are pivotal in the fact that the city has maintained a leading position in Croatia in economic aspects. It is a city also known for its high quality of living, sport and cultural events, the last of which have substantially increased the interest towards Zagreb as a tourist destination in the last decade (over the course of 2019 a total of 1,454,019 tourists visited the city and stayed for 2,638,962 nights, which is an 3,8% increase in tourist arrivals and an 5,1% increase in overnight stays).

## OWNERSHIP

The project holder Odašiljači i veze d.o.o., a company in 100% ownership of the Republic of Croatia, is the leading provider of the national strategic communications infrastructure, including terrestrial broadcast of digital television and radio programs, digital networks and platforms for data connectivity, satellite and multimedia services, OTT services, internet backbone services, content delivery platforms, IoT solutions, as well as professional radio services.

## PROJECT DESCRIPTION

The aim of the "Multipurpose observation tower Sljeme" as a project is to utilize the existing observation deck together with other facilities and expand the use of the tower for tourism and hospitality purposes on the mountain top Sljeme (1032 m a.s.l.).

The TV tower Sljeme offers a stunning panoramic view 360° of the city of Zagreb, has a 20 kV grid connection and it is next to the newly built, high capacity, cable car upper station (1.600 people/h). The renovation of the TV tower Sljeme is in progress, which will make it possible for it to be used for sightseeing purposes:

- Upper deck:
  - outdoor observation deck - 201 m<sup>2</sup>,
  - indoor observation deck - 159 m<sup>2</sup> and
  - rotational restaurant - 126 m<sup>2</sup>
- Lower deck (6th floor) for various purposes - 264 m<sup>2</sup>
- Multi-purpose building - 376 m<sup>2</sup>
- External lighting - lends a visual identity to the tower and facilitates promotion of special events.

## TRANSACTION MODEL

The strategic partner is expected to provide an outline of the offer, indoor design, marketing concept, logistics, back office activities, furniture, equipment and fixtures. The strategic partner is expected to manage and maintain the hospitality segment of the facility.

## CURRENT STATUS

The site is under construction. Tourism-oriented facilities, yet unfinished (rohbau), will be available in the first half of 2021.

## MEDVEDNICA

### Project Holder

Odašiljači i veze d.o.o.

### Address

Ulica grada Vukovara 269d,  
HR-10 000 Zagreb

### Website

[www.oiv.hr](http://www.oiv.hr)

### Contacts

Odašiljači i veze,  
Dario Kaurić,  
Advisor for Financial  
and General Affairs,  
e-mail: [dario.kauric@oiv.hr](mailto:dario.kauric@oiv.hr)

Ministry of the Sea, Transport  
and Infrastructure of the  
Republic of Croatia,  
Mr Oleg Butković, Minister,  
e-mail: [ministar@mmpi.hr](mailto:ministar@mmpi.hr)

### Estimated value

1,5 million EUR.



# PORT OF PLOČE

## PORT OF PLOČE AT A GLANCE

- Seaport of international economic importance for the Republic of Croatia;
- The main gateway to the Pan-European Corridor Vc;
- Port area managed by the Ploče Port Authority, founded by the Government of the Republic of Croatia;
- The second largest port in Croatia in terms of annual cargo volumes;
- 5.5 million tons capacity of general, container, dry bulk and liquid cargo;
- 3.56 million tons of traffic in 2019;
- Total port area: 230 hectares (170 hectares built);
- Access to road and rail networks connecting the Adriatic, the Mediterranean and Central Europe.

## COMPLETED INVESTMENTS

- 108.8 EUR million invested in the port under the Trade and Transport Integration Project (2006-2016) financed by the Croatian Government and the World Bank:
  - The first phase of the new 60.000 TEU capacity container terminal,
  - The first phase of the new 4.6 million tons capacity bulk cargo terminal,
  - The incoming terminal with parking area, administrative buildings and control station,
  - The supporting port infrastructure (road, rail, water, wastewater and power supply),
  - Modern electronic port community system;
- 61 million EUR invested in port suprastructure by the primary concessionaire Luka Ploče Plc.;
- 23 million EUR investment in the first phase of the new liquid cargo terminal with 50,000 m<sup>3</sup> storage for clean petroleum products (CPP).

## EUR 100 MILLION INVESTMENTS UNDERWAY

- The second phase of the new liquid cargo terminal with 200,000 m<sup>3</sup> CPP storage and 60,000 m<sup>3</sup> LPG storage;
- Design of the new petroleum and liquefied petroleum gas jetty.

## FUTURE INVESTMENTS

- The third phase of the new liquid cargo terminal with 100,000 m<sup>3</sup> CPP storage;
- Petroleum and liquefied petroleum gas jetty for tankers up to 88,000 dwt;
- The second phase of the container terminal up to 500.000 TEU capacity;
- The second phase of the bulk cargo terminal 6 million tons capacity;
- The logistics distribution centre for cars;
- Infrastructure for logistics and value-added services.

## INVESTMENT OPPORTUNITIES

Interested investors are welcomed to invest in 60 hectares of available port land on the basis of a concession granted through a public tender.

## PLOČE

### Project Holder

Port of Ploče Authority

### Address

20 340 Ploče,  
Trg kralja Tomislava 21

### Website

[www.ppa.hr](http://www.ppa.hr)

### Contacts

Port of Ploče Authority,  
Mr Tomislav Batur,  
Managing Director,  
e-mail:  
[tomislav.batur@ppa.hr](mailto:tomislav.batur@ppa.hr)

Ministry of the Sea,  
Transport and Infrastructure,  
[mmpi.gov.hr](http://mmpi.gov.hr)  
e-mail: [info@mmpi.hr](mailto:info@mmpi.hr)



# PORT OF SLAVONSKI BROD

## LOCATION

The Port of Slavonski Brod is located on the left bank of the Sava River (364+000 - 362+200 river kilometres), 4 km southeast of Slavonski Brod, on the border of the Republic of Croatia and the Republic of Bosnia and Herzegovina, close to the junction of the railway corridor X and the road corridor Vc. It is also the international port of entry to the European Union.

The port has direct access to road and rail networks that facilitates transhipment and storage, as well as freight forwarding to inland waterways towards the Danube and Black Sea and further to the main Croatian seaports of Rijeka, Ploče, Zadar and Split.

## PROJECT DESCRIPTION

In order to create the preconditions for more dynamic growth of the Port of Slavonski Brod, the project owner, the Slavonski Brod Port Authority, which manages and develops the port on the Sava River (207-467 rkm) on a total of 90 hectares, plans further development of production and business activities on the remaining available hinterland area of 27 hectares.

Currently, on the coastal part of the port there is an oil terminal for transhipment of crude oil with two loading racks and a bulk cargo terminal for transhipment of rocks, sand, gravel and other bulk cargo. The construction of basic infrastructure is underway and around 80% of the port infrastructure has been completed. Also, a contract with the concessionaire for construction of a thermal power plant/heating plant and bio-ethanol plant has been signed. It is expected that these activities will result in a greater demand for port services and an increased amount of cargo handled in the port.

A 120 m long terminal for general cargo (quay No. 3) with a handling area of 3,910 m<sup>2</sup> has already been built and a usage permit has been obtained. The construction of quays No.4 and No.5 of total length of 230 m with the handling area of 1.545 m<sup>2</sup> is currently in progress. The following additional capacities are planned in the extension of the coastal part of the port:

- construction of a container terminal with the capacity of 200,000 tons of cargo and auxiliary facilities;
- Ro-La terminal for transhipment of trucks to low-speed wagons with a capacity for receiving/shipping 20 low floor wagons.

Upon the completion of the planned capacities, reloading and handling of up to 1,500,000 tons of cargo per year will be possible.

## CURRENT STATUS

Strategic partners for investment in the development of the port area for production and business purposes on a surface area of 27 hectares through land lease or concession for the commercial use of a general or other assets are being sought.

- Production and business purposes (land for lease/concession)



## SLAVONSKI BROD

### Project Holder

Slavonski Brod Port Authority

### Address

35 000 Slavonski Brod,  
Šetalište Braće Radić 19a

### Website

[www.lucka-uprava-brod.hr](http://www.lucka-uprava-brod.hr)

### Contacts

Slavonski Brod Port Authority,  
Mr Marijan Jurić,  
Executive director,  
e-mail: [info@lusb.hr](mailto:info@lusb.hr)

Ministry of the Sea, Transport  
and Infrastructure of the  
Republic of Croatia  
[mmpi.gov.hr](http://mmpi.gov.hr)  
Mr Oleg Butković, Minister,  
e-mail: [ministar@mmpi.hr](mailto:ministar@mmpi.hr)



# PORT OF SLAVONSKI BROD

## - Liquid Cargo Terminal

### LOCATION

The Port of Slavonski Brod is located on the left bank of the River Sava, 4 km southeast of Slavonski Brod, on the border between the Republic of Croatia and the Republic of Bosnia and Herzegovina, close to the intersection of the railway corridor X and the road corridor Vc. It is also the international port of entry to the European Union. The port has direct access to road and rail networks that facilitate the loading and storage of goods as well as freight forwarding to inland waterways along the Danube to the main Croatian seaports Rijeka, Ploče, Split and Zadar, and on the opposite direction right up to the Black Sea.

### PROJECT DESCRIPTION

In the process of securing the preconditions for a more dynamic growth in terms of activities of the Port, the project holder, the Port Authority of Slavonski Brod, which manages and develops the port on the River Sava (207-467 river kilometers) on an area of 90 hectares, is conducting an investment cycle of approx. 17 million EUR (130 million HRK), including the construction of the port and accompanying facilities as well as the development of the wider port area with all the necessary infrastructure (so far about 80% of the port infrastructure has been built). Currently, there is an oil terminal for reloading of crude oil with two loading racks and a bulk cargo terminal for reloading of rocks, sand, gravel and other bulk cargo. A contract with the concessionaire for the construction of the thermal power plant/heating plant and bio-ethanol plant has also been signed. A 120 m long terminal for general cargo (quay No. 3) has already been built, entailing a handling area of 3,910 m<sup>2</sup> and a usage permit, whereas the construction of quays No. 4 and No. 5 of a total length of 230 m remains to be finalized, entailing a handling area of 1,545 m<sup>2</sup>.

In addition to the above mentioned investments, the Port Authority also plans to construct a new terminal for liquid cargo (diesel, gasoline, bioethanol) with 8 tanks and total capacity of 48,000 m<sup>3</sup>. The size of the land involved in the project is 83,974 m<sup>2</sup>, for which an investor is sought.

In order to increase the volume of cargo reloading and the handling capacities of the Port (up to 1,500,000 tons per year), a road network is also being planned, which would go along the banks of the river, together with a container terminal with a capacity of up to 200,000 tons. The plan foresees the construction of adjoining facilities, a Ro-La terminal for reloading trucks on low-floor wagons with a capacity for receiving/dispatching 20 low-floor wagons as well as a terminal for hazardous goods and a shipyard for the maintenance and servicing of ships.

### TRANSACTION MODEL

The Port Authority of Slavonski Brod is seeking strategic partners to invest in the liquid cargo terminal, through a concession model (for a period of 5 to 25 years, which could be prolonged to even 50 years, provided the Government of the Republic of Croatia grants an approval) or through the right to build model. The estimated value of the investment is 12 million EUR.

### SLAVONSKI BROD

#### Project Holder

Slavonski Brod Port Authority

#### Address

35 000 Slavonski Brod,  
Šetalište Braće Radić 19a

#### Website

[www.lucka-uprava-brod.hr](http://www.lucka-uprava-brod.hr)

#### Contacts

Slavonski Brod Port Authority,  
Mr. Marijan Jurić,  
Executive director,  
e-mail: [info@lusb.hr](mailto:info@lusb.hr)

Ministry of the Sea, Transport  
and Infrastructure of the  
Republic of Croatia,  
Mr Oleg Butković, Minister,  
e-mail: [ministar@mmpi.hr](mailto:ministar@mmpi.hr)

#### Estimated value

12 million EUR



# PORT OF SLAVONSKI BROD

## - Shipyard for Servicing Ships

### LOCATION

The Port of Slavonski Brod is located on the left bank of the River Sava, 4 km southeast of Slavonski Brod, on the border between the Republic of Croatia and the Republic of Bosnia and Herzegovina, close to the intersection of the railway corridor X and the road corridor Vc. It is also the international port of entry to the European Union. The port has direct access to road and rail networks that facilitates reloading and storage, as well as freight forwarding to inland waterways towards the Danube and Black Sea and further to the main Croatian seaports Rijeka, Ploče, Split and Zadar.

### PROJECT DESCRIPTION

In the process of securing the preconditions for more dynamic growth of the activities of the Port, the project holder, the Port Authority of Slavonski Brod, which manages and develops the port on the Sava River (207-467 rkm) on an area of 90 hectares is conducting investment cycle of about 17 million EUR (130 million HRK) which includes the construction of the port and accompanying facilities as well as the development of the wider port area with all the necessary infrastructure (so far about 80% of the port infrastructure has been built). Currently there is an oil terminal for reloading of crude oil with two loading racks and a bulk cargo terminal for reloading of rocks, sand, gravel and other bulk cargo. Also, a contract with the concessionaire for construction of a thermal power plant/heating plant and bio-ethanol plant has been signed. A 120 m long terminal for general cargo (quay No. 3) with a handling area of 3,910 m<sup>2</sup> has already been built and a usage permit has been obtained while the construction of quays No. 4 and No. 5 of a total length of 230 m with a handling area of 1,545 m<sup>2</sup> is underway.

One of the planned projects is the construction of repair and maintenance shipyard on the area of 30,000 m<sup>2</sup>, which will also offer the possibility for ship owners on the Sava River to build new ships based on highly developed know-how of the metal industry, which has traditionally been the prevailing economic sector in the city of Slavonski Brod. Since 1921, the company Đuro Đaković d.d. from Slavonski Brod has been one of the main engines of development of mechanical engineering and metal industry in Croatia.

Beside the planned construction of a shipyard the long-term demand for port services will be secured by planned construction of road network along the coast and container terminal with a capacity of up to 200,000 tons, Ro-La terminal for reloading trucks on low-floor wagons with a capacity for receiving / dispatching 20 low-floor wagons as well as terminal for liquid cargo and terminal for hazardous goods. The construction of the planned capacities will enable the reloading and manipulation of up to 1,500,000 tons of cargo per year.

### TRANSACTION MODEL

The Port Authority of Slavonski Brod aim to grant a concession to investor selected through the public tender (for a period of 5 to 25 years, and with the approval of the Government of the Republic of Croatia for up to 50 years).

The estimated value of the investment is around 10 million EUR and implementation of the project will require preparation of Environmental Impact Study.

### SLAVONSKI BROD

#### Project Holder

Slavonski Brod Port Authority

#### Address

35 000 Slavonski Brod,  
Šetalište Braće Radić 19a

#### Website

[www.lucka-uprava-brod.hr](http://www.lucka-uprava-brod.hr)

#### Contacts

Slavonski Brod Port Authority,  
Mr Marijan Jurić,  
Executive director,  
e-mail: [info@lusb.hr](mailto:info@lusb.hr)

Ministry of the Sea, Transport  
and Infrastructure of the  
Republic of Croatia  
Mr Oleg Butković, Minister,  
e-mail: [ministar@mmpi.hr](mailto:ministar@mmpi.hr)  
[mmpi.gov.hr](http://mmpi.gov.hr)

#### Estimated value

10 million EUR



# PORt OF SLAVONSKI BROD

## - Terminal for Hazardous Goods

### LOCATION

The Port of Slavonski Brod is located on the left bank of the River Sava, 4 km southeast of Slavonski Brod, on the border between the Republic of Croatia and the Republic of Bosnia and Herzegovina, close to the intersection of the railway corridor X and the road corridor Vc. It is also the international port of entry to the European Union. The port has direct access to road and rail networks, making it easy to load and store cargo as well as to transfer it by inland waterways, along the Danube, further down to the main Croatian seaports Rijeka, Ploče, Split i Zadar and on the opposite direction right up to the Black Sea.

### PROJECT DESCRIPTION

In the process of securing the preconditions for more dynamic growth in terms of activities of the Port, the project holder, the Port Authority of Slavonski Brod, which manages and develops the port on the River Sava (207-467 river kilometre) spanning an area of 90 hectares, is implementing an investment cycle of about 17 million EUR (130 million HRK), including the construction of the port and accompanying facilities as well as the development of the wider port area with all the necessary infrastructure (so far about 80% of the port infrastructure has been built). Currently, there is an oil terminal for reloading of crude oil with two loading racks and a bulk cargo terminal for reloading of rocks, sand, gravel and other bulk cargo. A contract with the concessionaire for the construction of a thermal power plant/heating plant and bio-ethanol plant has also been signed. A 120 m long terminal for general cargo (quay No. 3) has already been built. Its handling area comprises 3,910 m<sup>2</sup>, with a usage permit having been obtained. The construction of quays No. 4 and No. 5, together 230 m long, is under way, with a handling area of 1,545 m<sup>2</sup>.

Aiming to protect the environment and water in the western part of the port, the Port Authority are planning to build a terminal for hazardous goods, which will secure safe and efficient means for waste management in the case of all the ships on the River Sava as well as safe supply of ships with fuel. The planned capacities include the construction of a diesel tank of 500 m<sup>3</sup>, a biodiesel tank of 500 m<sup>3</sup>, 5 biogas fuel tanks with a total volume of 500 m<sup>3</sup> and a plant for wastewater and communal waste management emanating from ships on a total area of approximately 8,000 m<sup>2</sup>.

In order to increase the volume of cargo reloading and handling capacities of the Port (up to 1,500,000 tons per year), in addition to the new terminal for hazardous goods, a road network is also being planned along the banks of the river and a container terminal with a capacity of up to 200,000 tons with adjoining facilities. A Ro-La terminal for reloading trucks on low-floor wagons with a capacity for receiving / dispatching 20 low-floor wagons as well as a liquid cargo terminal and shipyard for maintenance and servicing of ships has also been foreseen.

### TRANSACTION MODEL

The Port Authority of Slavonski Brod seeks partners who would like to invest in the terminal handling hazardous goods. A concession will be granted for a period of 5 to 25 years, which could amount to even 50 years in case of obtaining the approval from the Government of the Republic of Croatia.

So far the Preliminary design has been completed and the implementation of the project will require the preparation of the Environmental Impact Study.

### SLAVONSKI BROD

#### Project Holder

Slavonski Brod Port Authority

#### Address

35 000 Slavonski Brod,  
Šetalište Braće Radić 19a

#### Website

[www.lucka-uprava-brod.hr](http://www.lucka-uprava-brod.hr)

#### Contacts

Slavonski Brod Port Authority,  
Marijan Jurić,  
Executive director,  
e-mail:[info@lusb.hr](mailto:info@lusb.hr)

Ministry of the Sea,  
Transport and Infrastructure  
of the Republic of Croatia,  
Mr Oleg Butković, Minister,  
e-mail: [ministar@mmpi.hr](mailto:ministar@mmpi.hr)  
[mmpi.gov.hr](http://mmpi.gov.hr)

#### Estimated value

7 million EUR



# PROJECT BIOKOVO - SV. JURE

## LOCATION

The project's location is on the top of Sveti Jure on Biokovo mountain, which is a part of the Biokovo Nature Park, a very attractive tourist spot near the Makarska Riviera, under the Biokovo Mountain in the Split-Dalmatia County. The area is easily accessible on the Zagreb-Split-Dubrovnik motorway and from the Split International Airport. The most important economic activity in the County is tourism. The location provides endless possibilities for active holidays (hiking, walking and cycling paths on the slopes of the Biokovo Mountain); cultural and heritage sightseeing, pilgrim tourism (Catholic shrines in Medugorje, Veprić).

Recently, an attractive site for tourists named "skywalk" was built at an altitude of 1228 meters a.s.l. It is a horseshoe-shaped platform protruding from the cliff with a glass walkway. The construction of a cable car from Makarska is planned in the future, adding more appeal to the project.

## OWNERSHIP

The project holder Odašiljači i veze d.o.o., a company in 100% ownership of the Republic of Croatia, is the leading provider of the national strategic communications infrastructure, including terrestrial broadcast of digital television and radio programmes, digital networks and platforms for data connectivity, satellite and multimedia services, OTT services, internet backbone services, content delivery platforms, IoT solutions, as well as professional radio services.

## PROJECT DESCRIPTION

The aim of the "Biokovo - Sveti Jure" project is to reconstruct and rebuild the existing transmission site in order to expand its use for tourism and provide hospitality services on top of Biokovo (1762 m a.s.l.).

It will preserve the existing facilities and a unique observation tower shall be built, providing a breathtaking view over large parts of the Adriatic Sea, mountain tops and numerous islands.

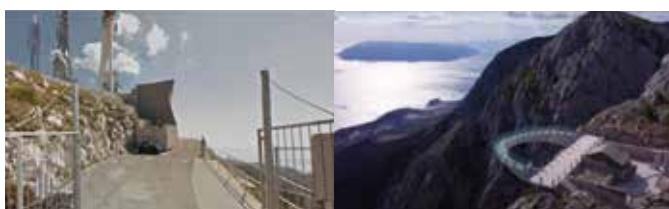
By implementing new technologies and automating the facility in the multipurpose building, it is possible to free up approximately 200 m<sup>2</sup> of the indoor space, which can subsequently be used for tourist purposes.

There is the possibility of building an observation deck taking up 200-300 m<sup>2</sup> on top of the building's flat roof.

The building already has all the required electrical installations with the main and back-up diesel generators (170 kW and 115 kW), plumbing and sewerage installations, as well as a fiber optics Internet connection. The building has central heating. There are 4 antenna masts and a multipurpose building the size of 1,313 m<sup>2</sup> in a fenced area comprising 7.200 m<sup>2</sup>. The site can be reached on asphalt road by car, and there is also a bus taking you near to the facility. There will be a parking lot for the cars on the site.

## TRANSACTION MODEL

The project holder is seeking strategic partners for the project estimated at 2,5 million EUR. The conceptual design and the pre-investment study are being worked on at the moment.



## BIOKOVO, MAKARSKA

### Project Holder

Odašiljači i veze d.o.o.

### Address

Ulica grada Vukovara 269d,  
HR-10 000 Zagreb

### Website

[www.oiv.hr](http://www.oiv.hr)

### Contacts

Odašiljači i veze,  
Dario Kaurić,  
Advisor for Financial  
and General Affairs,  
e-mail: [dario.kauric@oiv.hr](mailto:dario.kauric@oiv.hr)

Ministry of Sea, Transport  
and Infrastructure of the  
Republic of Croatia,  
Mr Oleg Butković, Minister,  
e-mail: [ministar@mmpi.hr](mailto:ministar@mmpi.hr)  
[mmpi.gov.hr](http://mmpi.gov.hr)

### Estimated value

2,5 million EUR



# SPORTS CENTRE VIŠNIK

## PROJECT LOCATION AND DESCRIPTION

The project is located in the City of Zadar, northern Dalmatia (Zadar County). It includes the construction of accommodation and additional sports facilities at the existing sports centre Višnjik extending over 202,000 m<sup>2</sup>, with the goal of further development of sports tourism in the City of Zadar. The Sports Centre already has a reputation among domestic and foreign athletes as a great place to prepare for the sports season, because of the possibility of performing sports activities all year round.

There are already several facilities at the centre: a multipurpose central sports hall "Krešimir Ćosić" with 8,000 seats; 4 auxiliary halls and gyms, each with 1,000 seats, intended for sports, music and other events; an indoor swimming pool complex (a large, small and children's swimming pool as well as a diving tower); a complex of outdoor sports fields (4 futsal, 1 basketball, 1 badminton and 1 volleyball court, as well as street work training ground, running track and boxing, judo and gymnastics sports halls); a press salon and a VIP salon.

The project includes the construction of several new facilities:

- a 4-star sports hotel with 120 rooms (gross area of 16,560 m<sup>2</sup>);
- a tennis centre on a total land area of 8,200 m<sup>2</sup>;
- an outdoor swimming pool complex with an Olympic-size pool, recreational pools, a pool for diving with a diving tower and a children's pool;
- an aqua park next to the swimming pool complex.

Through the implementation of the new project and construction of additional accommodation and sports capacities, the Sports Centre Višnjik will develop into a large centre offering sports and accommodation services to athletes, sports clubs and sports unions.



## LAND OWNERSHIP

The project land is owned by the Republic of Croatia, while the City of Zadar has the right to build, granted in November 2007 for a period of 30 years. This right to build, based on a decision of the City of Zadar, was in 2016 transferred to the Sports Centre Višnjik d.o.o. under the same conditions.

After that period (2037), the holder of the right to build will have a priority of the right to build or, in the event of sale, the right of first refusal for the new establishment.

## TRANSACTION MODEL

The management company Sportski centar Višnjik d.o.o. (Ltd.), owned by the City of Zadar, is looking for a strategic partner for project development. Each investor/strategic partner will have a possibility to develop a specific part or the whole project, either by himself or in cooperation with the management company.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

## CURRENT PROJECT STATUS

The project is in accordance with the City's spatial plans. The city council adopted a decision to start the process of changes and amendments to the current Urban Development Plan (UDP) of the location, which had been in force since 2001.

The preliminary designs for the Tennis centre and Outdoor swimming pool complex have been completed. The commercial and accommodation facilities will be developed according to the amendments to the UDP.

## ZADAR

### Project Holder

City of Zadar

### Address

23 000 Zadar,  
Narodni trg 1

### Website

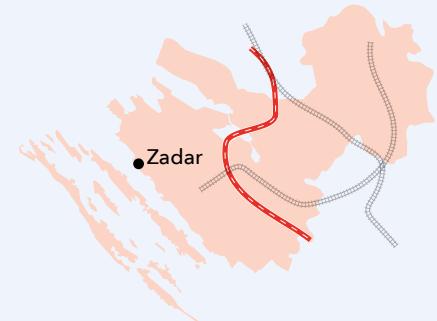
[www.grad-zadar.hr](http://www.grad-zadar.hr)

### Contacts

Sportski centar Višnjik Ltd.,  
Mr Denis Karlović, Director,  
e-mail:  
[denis.karlovic@visnjik.hr](mailto:denis.karlovic@visnjik.hr)

### Estimated value

100 million EUR



# SPORTS HALL VIŠKOVO

## LOCATION DESCRIPTION

The project is located in the Municipality of Viškovo, very close to the City of Rijeka, the most important Croatian international seaport, a beautiful modern city with strong historical influences on its architecture and culture.

Rijeka is also the administrative and economic centre of the Primorje - Gorski Kotar County. Viškovo used to be a part of the City of Rijeka, while today it is an independent municipality with 16,000 inhabitants.

Aside from it being surrounded by beautiful nature, the advantages of this location are its vicinity to the most famous tourist destinations in Kvarner, such as Opatija and Lovran, the vicinity of state borders to Slovenia and Italy.

## PROJECT DESCRIPTION

- The construction of the Sports Hall is envisaged on land that is part of the sports and recreational zone called Halubjan.
- The overall land plot area owned by the Municipality of Viškovo is 7,155 m<sup>2</sup>.
- There is a valid Detailed Spatial Plan for this area.
- The project is envisaged as a multifunctional hall, and envisages the construction of sports, business and commercial facilities. Its main goal is to increase the quality of life in the municipality, by giving the local inhabitants a gathering point where sports, business and cultural activities and events can be organized.

## TRANSACTION MODEL

The estimated value of this project is approximately 5.3 million EUR. The Municipality of Viškovo, as the project holder, is looking for a partner/investor/technical support, who will be selected by means of a public tender.

## PROJECT STATUS

The conceptual design has been prepared, and further steps include drafting the main design, as well as obtaining a building permit.



## VIŠKOVO

### Project Holder

Municipality of Viškovo

### Address

51 216 Viškovo,  
Vozišće 3

### Website

[www.opcina-viskovo.hr](http://www.opcina-viskovo.hr)

### Contacts

Municipality of Viškovo,  
Ms Sanja Udović, Mayor,  
phone: +385 51 503 770,  
e-mail:  
[nacelnica@opcina-viskovo.hr](mailto:nacelnica@opcina-viskovo.hr)

### Estimated value

5.3 million EUR



# WESTERN ŽABICA COMPLEX

## LOCATION DESCRIPTION

The Project is situated in the very centre of the City of Rijeka, the most important Croatian port and the administrative centre of the Primorje - Gorski Kotar County, which has been a very popular tourist area since the Habsburg Empire.

It occupies the area of old railway warehouses. The total area of existing and future bus terminals extends over 14,180 m<sup>2</sup>. The location has easy access to the City centre, the main city roads, the railway terminal and the seaport.

## PROJECT DESCRIPTION

The Western Žabica Complex project includes the construction of a new bus terminal in close vicinity to the existing bus station, together with a 4-level public garage with 900 parking spaces, as well as commercial, business and common areas.

### The Project aim:

Modernization of buses' and passengers' handling service in intercity, national and international transportation and facilitating passenger's transition towards other means of transport (trains, ferries), since the current bus station location does not provide safe handling of buses and passengers and does not comply with applicable laws and regulations.

## PLANNED INVESTMENTS

Number of bus stops:	14	Number of international platforms:	18
Current maximum capacity:	1.5 million passengers	Maximum capacity:	2.2 million passengers
Other:	passenger facilities covering approx. 200 m <sup>2</sup>	One terminal with connections to railway and seaport terminals	
Business spaces:	8,000 m <sup>2</sup>	Garage for buses	15 parking slots
Public garage	capacity of 900 vehicles	Shopping center	covering 7,000 m <sup>2</sup>
Commercial spaces:	7,000 m <sup>2</sup>		
Common areas (communication, toilets, etc.)	5,000 m <sup>2</sup>		

## TRANSACTION MODEL

The owner of the project land are the City of Rijeka and TD "Rijeka Plus", Ltd. The transaction model includes land sale or right to built.

## CURRENT STATUS

The project documentation (conceptual, detailed and main designs) has been completed. The location permit and building permit for the reconstruction of the access road and the whole Western Žabica Complex have been obtained.



## RIJEKA

### Project Holder

City of Rijeka

### Address

51 000 Rijeka,  
Korzo 16

### Website

[www.rijeka.hr](http://www.rijeka.hr)

### Contacts

City of Rijeka,  
Mr Srđan Škunca,  
Head of the City Administration  
Department for Development,  
Urban Planning, Environment  
and Land Management,  
e-mail:  
[srdjan.skunca@rijeka.hr](mailto:srdjan.skunca@rijeka.hr)

### Estimated value

50 million EUR



# ŽITNJAK CAMPUS

## LOCATION

The project's location is in Zagreb, the largest city and the capital of the Republic of Croatia. Zagreb is where the central government and administrative bodies are seated. Transport connections, the concentration of industry, scientific and research institutes as well as the industrial tradition are all segments which drive the economy forward in Croatia, and Zagreb is a leader in this aspect. It is a city also known for its high quality of life, sport facilities, museums and a variety of cultural events.

## OWNERSHIP

The project holder Odašiljači i veze d.o.o. a company in 100% ownership of the Republic of Croatia, is the leading provider of the national strategic communications infrastructure, including terrestrial broadcast of digital television and radio programmes, digital networks and platforms for data connectivity, satellite and multimedia services, OTT services, internet backbone services, content delivery platforms, IoT solutions, as well as professional radio services.

## PROJECT DESCRIPTION

On the land plot of approx. 17.600 m<sup>2</sup> the project holder plans to construct an office building with a transmitter tower and a parking lot (garage), data center and multimedia facility in two phases. According to the spatial plan, the plot is located in the construction zone for business purposes, which allows the construction of buildings of up to eight floors above ground and two floors below ground. The site has all the infrastructure connections (gas, water, heating, electricity with medium voltage connection of sufficient capacity, sewer system), made possible by a core network of optical fibers. The land plot is only 5 minutes away from the motorway and 10 minutes from the Zagreb airport.

FIRST PHASE			SECOND PHASE		
Office space for 350 OIV employees with accompanying facilities, restaurant / hall for 200 people (food, meetings, presentations)	Rental office space and accompanying facilities for more than 300 employees on approximately 4000 m <sup>2</sup> office space	Space for antennas and transmitters on a built-in tower approx. 65 meters high	Underground and above-ground garage for approx. 450 vehicles	Data center with a capacity of approx. 150 standard 42u racks with accompanying infrastructure	Multimedia facility on approx. 4000 m <sup>2</sup>

## TRANSACTION MODEL

Estimated value of the project is 22 million EUR. The transaction options are strategic partnership, right of use as well as right of usufruct.

## CURRENT STATUS

The location permit is obtained, the main project of the 1st phase is almost completed, and the construction permit is ready for submission. Main and detailed designs are in progress.



## ZAGREB

### Project Holder

Odašiljači i veze d.o.o.

### Address

Ulica grada Vukovara 269d,  
10 000 Zagreb

### Website

[www.oiv.hr](http://www.oiv.hr)

### Contacts

Odašiljači i veze,  
Dario Kaurić,  
Advisor for Financial and  
General Affairs,  
e-mail: [dario.kauric@oiv.hr](mailto:dario.kauric@oiv.hr)

Ministry of the Sea, Transport  
and Infrastructure of the  
Republic of Croatia,  
Mr. Oleg Butković, Minister,  
e-mail: [ministar@mmpi.hr](mailto:ministar@mmpi.hr)  
[mmpi.gov.hr](http://mmpi.gov.hr)

### Estimated value

22 million EUR



# BIOMASS COGENERATION PLANT, Vojnić

## LOCATION

The project of the Biomass Cogeneration Plant is located in Municipality of Vojnić, in the southeastern part of Karlovac County, in the heart of the Republic of Croatia, at the intersection of the most important roads connecting Europe with the Adriatic coast (motorways A6 and A1 - Karlovac 25 km). The proximity to Zagreb (54 km), the capital of Croatia and the strongest economic center, its "Franjo Tuđman" airport (80km) and Rijeka (110 km), the largest Croatian seaport, has influenced the development of the County as a large manufacturing area. The county seat is the City of Karlovac.

## PROJECT DESCRIPTION

The municipality of Vojnić owns the land plot of 25,371 m<sup>2</sup> planned for the production of electricity and heat from wood biomass and pellets.

The project involves the construction of a 1000 kW biomass cogeneration plant (maximum dimensions of 42.45 x 24.70 m) along with biomass canopy, a pellet production plant, wheel scales and reception (total net and gross area of all the facilities involved in the project are: net 647.45 m<sup>2</sup>; gross: 1,276.26 m<sup>2</sup>). According to estimates from the main project it is expected that 7,200 MWh of electricity from renewable sources will be sent to the grid and 16,800 MWh of heat.

The potential demand for electricity and heat produced in the plant is based on the needs of the local wood industry (the sawmill is located in immediate proximity to the cogeneration plant) for the wood dryer and steamer as well as for the production of pellets within the plant. Heat obtained from the plant could cover the needs of the local authorities for heating public facilities during the heating season and for water heating in the Aquapark.

The municipality of Vojnić aims to replace the existing heating systems (residual fuel oil) on a commercial base with thermal energy in all public institutions, from the building of the municipality, cultural center, kindergarten, elementary school, health center, Red cross, fire station, branch offices of the County and other governmental bodies to utility companies managed by the municipality and other public institutions.

## CURRENT STATUS

The building permit for the project is already obtained (valid from April 2019). The estimated value of the project is 7.4 million EUR and as transaction model, the Municipality of Vojnić offers the sale, right to build or lease of land within the scope of the project.

In accordance with the provisions of the Ordinance on quotas for incentivising electricity production from renewable sources and high-efficiency cogeneration (OG, 57/20), incentives are to be granted to d.3. plants „Biomass power plants with installed capacity between 500 kW and 2 MW“, within a public tender for awarding premium tariff. The tender is conducted by the Croatian Energy Market Operator Ltd., and the awarding criteria of the tender are publicly available.

## VOJNIĆ

### Project Holder

The Municipality of Vojnić

### Address

47220 Vojnić  
Trg Stjepana Radića 1

### Contacts

The Municipality of Vojnić  
Nebojša Andrić,  
municipal officer  
e-mail: [opcina@vojnic.hr](mailto:opcina@vojnic.hr)

Ministry of Economy and  
Sustainable Development,  
[investcroatia.gov.hr](http://investcroatia.gov.hr),  
e-mail: [invest@mingor.hr](mailto:invest@mingor.hr)

### Estimated value

7.4 million EUR



# BRAJDICA NAUTICAL PORT

## LOCATION

The project is located in the Primorje-Gorski Kotar County, the birthplace of Croatian tourism. The entire region has been a high-end tourism destination for more than a century. With 10 marinas and a total of 3,500 berths, the county is particularly attractive for nautical tourism. Given that the demand for new berths is constantly increasing, the City of Rijeka plans to develop this project next to the Port of Rijeka, east of the existing container terminal Brajdica, the largest and most important freight terminal in the Republic of Croatia and the region, and a significant point in maritime traffic toward to Central and Eastern Europe.

The new nautical port should be a spatial transition from a port area towards the residential part of the town. The City of Rijeka plans to make the coastal part from the harbour to the city centre more attractive, by building a promenade with additional facilities. The new nautical port Brajdica will also be the first part of this coastal zone.

The project location is easily accessible by Zagreb-Rijeka Highway and the city road, while the city centre is at walking distance.

## PROJECT DESCRIPTION

Given the evident lack of berths for sports and tourist vessels, the construction of the new marina aims to increase overall nautical capacities with additional supporting facilities and specialized services for nautical tourists and the inhabitants of the City of Rijeka.

The estimated value of the project is 20 million EUR and its implementation is planned on a total area of 63,000 m<sup>2</sup>, and includes the construction of the following new capacities:

- 200 berths intended for vessels of different sizes,
- small supporting facilities within the marina, with 2,700 m<sup>2</sup> gross developed area,
- petrol stations for vessels,
- 125 parking spaces for cars and 20 parking spaces for motorcycles,
- breakwater that extends from the handling area of the Brajdica container terminal.

The project area is registered as a maritime domain and the procedure for determining the border of the port area of the nautical port Brajdica is in progress.

## TRANSACTION MODEL

Development of the project is planned on maritime domain, thereby implying the granting of a concession by means of a public tender.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.



## PROJECT STATUS

Some of the documentation has already been completed, such as the Preliminary design for the coastal area and the breakwater that are needed for the issuing of a location permit, while the Environmental Impact Study is not required.

## RIJEKA

**Project Holder**  
City of Rijeka

**Address**  
51 000 Rijeka,  
Korzo 16

**Website**  
[www.rijeka.hr](http://www.rijeka.hr)

**Contacts**  
City of Rijeka,  
Mr Srđan Škunca,  
Head of the City Administration  
Department for Development,  
Urban Planning, Environment  
and Land Management,  
e-mail:  
[srdjan.skunca@rijeka.hr](mailto:srdjan.skunca@rijeka.hr)

Ministry of the Sea, Transport  
and Infrastructure,  
e-mail: [info@mmpi.hr](mailto:info@mmpi.hr)

**Estimated value**  
20 million EUR



# ECO MARINA TUČEPI

## PROJECT LOCATION

The project is located in the Split-Dalmatia County, encompassing the territory of the historical region of Dalmatia, and is easily accessible via Zagreb-Split-Dubrovnik and Split International Airport, in the small tourist town of Tučepi on the Makarska Riviera and extends along the coast of the Adriatic Sea with its modern buildings, private villas, guesthouse and hotels.

Tučepi is distinguished by the most beautiful and longest pebbly beach on the Makarska Riviera, while to the north it is protected by the Biokovo Mountain.

The Municipality of Tučepi has excellent road and sea connections to all of Europe. It is only 80 km from the Split Airport and 22 km from the Dubrovnik-Split-Zagreb Motorway.

## PROJECT DESCRIPTION

According to the existing spatial planning documents, the project envisages the construction of 80 new nautical berths and the modernization of 25 existing berths in accordance with ecological standards.

With the aim of increasing total revenue and project competitiveness, the project with an estimated value of 5.5 million EUR includes the development of additional facilities and services to meet the demands of nautical tourists (kitchen, minor repairs service, sailing courses, diving courses, fitness centers, entertainment facilities, etc.).

Aside from the aforementioned, the project also includes developing ecological tourism infrastructure within the marina, as well as creating conditions for the development of eco-nautical tourism.

## CURRENT STATUS

In order to enhance the nautical tourism offer, increase the number of berths and improve the marina infrastructure in an environmentally responsible manner, the Municipality of Tučepi and the Split-Dalmatia County are looking for prospective investors to develop the Eco Marina Tučepi project.

The Preliminary design needed to obtain a location permit has been drafted. The Decision on the border of the port area (nautical port) has been issued in accordance with the Urban Development Plan. The Ministry of Economy and Sustainable Development has rendered the Decision on the acceptability of the renewal of the existing port and construction of the nautical tourism port Eco Marina Tučepi, with the condition that all environmental safety measures are undertaken and a programme for monitoring the state of the environment is implemented.

The amount of 96,000 EUR (equivalent in Kuna) has been set aside in the Budget of the Municipality of Tučepi for 2018, for drafting the main and detailed design of the eco marina project.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) for this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.



## TUČEPI

### Project Holder

Tučepi Municipality

### Address

21 325 Tučepi,  
Kraj 39a

### Website

[www.tucepi.hr](http://www.tucepi.hr)

### Contacts

Tučepi Municipality,  
Mr Ante Čobrnić,  
Municipal Mayor,  
phone: +385 21 623 585,  
e-mail: [opcina@tucepi.hr](mailto:opcina@tucepi.hr),  
[www.tucepi.hr](http://www.tucepi.hr)

### Estimated value

5.5 million EUR



# MARINA CRIKVENICA

## LOCATION

Crikvenica is a well-known tourist spot located on the coast of the Kvarner Bay, on the northern Adriatic. It is 35 km away from Rijeka, the regional centre and Croatia's main seaport. The nautical port will be located in the centre of Crikvenica (Dubračine mouth) in an area that has hotels, restaurants, souvenir shops, beaches, promenades and green areas. The marina will be connected to the D8 county road (also called the Adriatic Tourist Road), which runs from Rijeka- Dubrovnik to the border with Montenegro, with a total length of 644 km. The A7 motorway (Rijeka - Slovenia) is 15 km away, while the nearest airport, Rijeka Airport, located on the Island of Krk, is 20 km away.

## PROJECT DESCRIPTION

The City of Crikvenica plans to develop a nautical port - marina with supporting facilities in the centre of the town with a possibility of additional expansion of the project, ie the construction of related facilities next to the port. The project foresees up to 200 berths with 5 anchors for ships up to 20 meters. The total size of the maritime domain (land and sea) designated for the concession is 9.6 ha, including:

- The port and berths (LN1) on the area of 8.6 ha in the center of Crikvenica
- A dislocated service location (LN2) on the area of 10 ha

Part of the land involved (the maritime domain) in the port construction (LN1, LN2) is owned by the Republic of Croatia. The location permit has been obtained. The project has been planned in accordance with the spatial plans and Urban Development Plan (UPU) devised for the centre of Crikvenica. The plan foresees the construction of additional facilities next to the port (LN1) such as restaurants, bars, shops and a parking area with parking lots for 340 cars on the land owned by the City of Crikvenica. The selected investor will also have the option to expand the project adhering to the approval of the City, as it is the owner of the land plot. This project will significantly change the face of the place as well as the tourist offer of Crikvenica. The project has great appeal and potential, as Croatia is a very popular nautical destination.

## TRANSACTION MODEL

The concessioner of this project, estimated at 12 million EUR, will be selected within a public tender. The construction, the economic use of the nautical port Crikvenica and the maritime domain will be given in concession for a period of 30 years, running from the day of concluding the concession agreement.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

## PROJECT STATUS

The public tender will be announced by the Ministry of the Sea, Transport and Infrastructure after receiving the Letter of intent.



## CRIKVENICA

### Project Holder

Ministry of the Sea,  
Transport and Infrastructure

### Address

10 000 Zagreb,  
Prisavlje 14

### Website

mmpi.gov.hr

### Contacts

Marijana Iviček  
uprava.pomorstva@pomorstvo.hr

### Estimated value

12 million EUR



# MARINA PLOČE

## PROJECT DESCRIPTION

The project includes the construction of a nautical port – marina in Ploče with a maximum capacity of 400 berths at a site called *Pod cestom* in the Baćine area.

Pursuant to the Amendments to the Spatial Plan of the City of Ploče (adopted on 18 April, 2017), the main characteristics of the nautical port are:

- a total project area of approximately 11.4 hectares,
- different versions of the port design will be permitted, provided that they comply with the Development Plan for the *Pod cestom* area and the results of the environmental impact study and maritime study,
- reconstruction and conversion of existing facilities into port auxiliary facilities will be permitted.

The area designated by the Spatial Plan extends over 1.34 hectares of land with the following ownership structure: maritime domain (Republic of Croatia), the City of Ploče, social ownership, and several plots that are privately owned. An overview of the ownership of the land plots is shown in the graphic.

Phase 1 is envisaged exclusively on maritime domain (16,784 m<sup>2</sup>) and on the land owned by the City of Ploče (9,076 m<sup>2</sup>), while Phase 2 requires resolving the ownership rights with private owners prior to investment.

## LOCATION

The project area is situated on a 700-metre section of coastline in the northern part of Ploče (Baćine Bay) approximately 400 metres from the centre of town. Ploče is located on the Adriatic Sea, halfway between Split and Dubrovnik. It is an ideal location for a port because it is shielded by the Pelješac Peninsula and provides easy connections to the Croatian islands. The town is located in the Pan-European corridor Vc, which will also contribute to the development of the Port of Ploče, the second largest seaport in Croatia.

## TRANSACTION MODEL

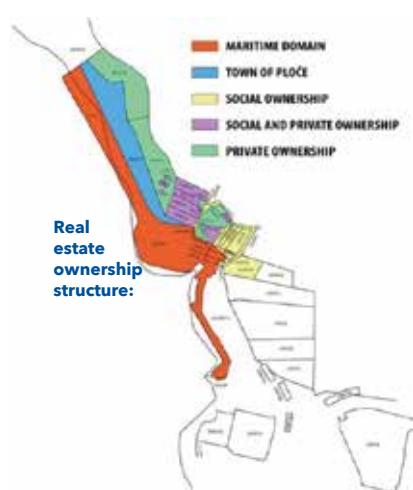
For the maritime domain and land owned by the City of Ploče the transaction model will include a concession for the maritime domain, which implies the selection of future concessionaire through a public tender.

The conceptual design prepared by the City of Ploče offers two options:

1. The first phase includes the construction of 292 berths, parking spaces for 101 cars, dry berths, a pull out station - travel lift and reconstruction of the existing facilities (the site was previously used as a technical workshop) into a restaurant, a reception area, shops and storage space.
2. The second phase, in addition to the facilities built in the first phase, envisages the construction of a hotel with 140 beds, more berths (up to 400 in total), and a facility with shops, storage area and a garage with 240 parking spaces.

## ESTIMATED VALUE

The estimated value of Phase 1 is 6 million EUR, while Phase 2 will be an additional 15.5 million EUR. However, the final amount will depend on the investor's preferences and possible port designs. Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.



## PLOČE

### Project Holder

City of Ploče

### Address

20 340 Ploče,  
Trg kralja Tomislava 23

### Website

[www.ploce.hr](http://www.ploce.hr)

### Contacts

City of Ploče,  
Mr Izvor Škubonja,  
Head of the Single  
Administrative Department,  
e-mail:  
[ured.gradonacelnika@ploce.hr](mailto:ured.gradonacelnika@ploce.hr),  
[izvorskubonja@gmail.com](mailto:izvorskubonja@gmail.com)

### Estimated value

Phase 1 - 6 million EUR  
Phase 2 - 15.5 million EUR



# MARINA SUĆURAJ

## LOCATION

Sućuraj is a picturesque fishing village, the smallest town on the east coast of the island of Hvar, priding itself on a number of superlatives. The island of Hvar is the sunniest Croatian island, which is why it is also called Sunny Hvar, and it is also the island with the most numerous UNESCO heritage sites in the world (Starogradsko polje, Agave lace, Klapa polyphonic singing, religious procession Za križen, Mediterranean food). The oldest town in Croatia and one of the oldest in Europe - Stari Grad, 2400 years old, is located on the island. Hvar has a very long tradition of organized tourism spanning 150 years and it is one of the most luxurious Croatian destinations of today. According to various world magazines and guides, it is also one of the world's top destinations, especially in the segment of honeymoon/ wedding organizations and nautical tourism. The island of Hvar is the second strongest tourism destination in the Split-Dalmatia County with a share in the total number of overnight stays of 20%.

The Split-Dalmatia County has excellent transport connections with the rest of the country - the A1 Zagreb-Split-Dubrovnik highway, the Split International Airport and the railway network that, among other things, connects Zagreb and Split by a high-speed line. On the island of Hvar there is a marina and four ferry ports, one of which is in Sućuraj, the closest port to the mainland. A permanent ferry line runs between Sućuraj and Drvenik, which is only 3 nautical miles away from the port.

## PROJECT DESCRIPTION

The project estimated at 13 million EUR foresees the construction and economic use of a special purpose port - a nautical tourism port of Sućuraj with a planned capacity of up to 250 berths on a land area of 10 ha. The project will contribute to the diversity of the nautical tourist offer and the tourist offer overall, answering to the ever growing demand for it in recent years by home and foreign tourists alike.

## TRANSACTION MODEL

The Ministry of the Sea, Transport and Infrastructure plans to announce a public tender for the special purpose port - the port of nautical tourism Sućuraj - in the course of which a concession will be awarded to the most beneficial investor for a period of 30 years.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

## CURRENT STATUS

The public tender is expected to be announced by the Ministry of the Sea, Transport and Infrastructure at the beginning of 2021.

## SUĆURAJ

### Project Holder

Ministry of the Sea,  
Transport and Infrastructure

### Address

10 000 Zagreb,  
Prisavlje 14

### Website

mmpi.gov.hr

### Contacts

Ms. Marijana Iviček  
e-mail:  
uprava.pomorstva@pomorstvo.hr

### Estimated value

13 million EUR



# PORTO BAROŠ

## LOCATION

The project's site is in the Primorje-Gorski Kotar County - the cradle of tourism and one of the strongest tourist and nautical centers in Croatia of today. The Kvarner Bay and four islands - Rab, Krk, Cres and Lošinj are all located in the county, with a 1065 km long coastline, making it an area extremely suitable for nautical tourism. The Primorje-Gorski Kotar County has a total of 10 marinas and 3,431 berths, mostly of the highest category.

Due to a rising demand for nautical tourism, this tourism segment has great development potential. The nautical tourism port Porto Baroš is located in the center of Rijeka. The town centre lacks a nautical tourism port, so this project would be of great importance to the city. The City of Rijeka is the largest Croatian seaport.

## PROJECT DESCRIPTION

The project is estimated at 10 million EUR and it foresees the construction and economic use of the port Porto Baroš with a capacity of up to 500 berths on a land area of almost 10 ha. A gas station is also foreseen to be built on the land.

The project will add diversity in the overall nautical tourist offer in the county as well as in the City of Rijeka. Rijeka has been registering positive results in the number of visiting tourists for many years and the demand is on a steady rise. Amendments to the Spatial Plan and GUP of the City of Rijeka, adopted in 2019, increased the planned area of the port and enabled the mooring of vessels on the outside of the breakwater, making it possible for large ships of up to 12 m long to dock here.

Porto Baroš is well connected with its surrounding - the seaport is in the city, the motorway A36 Rijeka-Zagreb is 15 km away and the Airport Rijeka, on the island of Krk, is 25 km away. There's the Mali Lošinj Airport, open for international traffic, also to be found in the county.

## TRANSACTION MODEL

The concessioner of this project will be selected by a public tender announced by the Ministry of the Sea, Transport and Infrastructure for a period of 30 years.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

## PROJECT STATUS

The area will be managed by the Port Authority of Rijeka until all bids for the public tender have been submitted and a concession agreement has been entered with the selected investor.

## RIJEKA

### Project Holder

Ministry of the Sea, Transport and Infrastructure

### Address

10 000 Zagreb,  
Prisavlje 14

### Website

mmpi.gov.hr

### Contacts

Marijana Iviček  
uprava.pomorstva@pomorstvo.hr

### Estimated value

10 million EUR



# BUSINESS ZONE CRNO

## PROJECT LOCATION AND DESCRIPTION

The project includes the development of a business zone over an area of 4 million squaremetres, of which approximately 2.5 million square metres is construction land. The zone is located in northern Dalmatia (County of Zadar), in the immediate vicinity of the City of Zadar, and next to the City's suburban settlement Crno (black). The Zone is in an exceptional position and is easily accessible: the access road is 1 km away, the Port of Zadar (Gaženica) 4 km, Zadar International Airport 3 km and the industrial railway 4 km.

According to the spatial plans (the City of Zadar Spatial Plan and the Business Zone Crno Urban Development Plan), the project land is intended for: business purposes (business, management, office, commerce and service facilities, shopping malls, and business hotels/motels), for production purposes (industrial, manufacturing, crafts and business plants, warehouses, business, management, office and commercial facilities), for sports, recreational and green areas.

The permitted lot coverage (KIG) is 0.5 while the permitted floor area ratio (KIS) is 1.5, with a maximum building height of 16 m (ground floor + 4 floors). The allowed lot coverage (KIG) is 0.5 while the allowed floor area ratio (KIS) is 1.5, with a maximum building height of 16 m (ground floor + 4 floors).

The sole owner of the land is the City of Zadar.

## TRANSACTION MODEL

The owner of the land and the project holder, the City of Zadar, is looking for a partner for the development of the Business Zone Crno through a joint venture or SPV.

Other transaction possibilities include the sale of a part and/or lease of the project land. The land can be divided into plots according to investors' wishes and needs, whereby there is no limit on the maximum size of plots. The minimum size of a plot is 0.25 ha.

The sale/lease amounts, as well as municipal contributions and fees shall be subject to negotiations, as they depend on the size and scope of the planned investment.

## CURRENT PROJECT STATUS

Business zone Crno is undeveloped and without secured infrastructure, but an access road and water supply system have been built at a distance of 400 m, while the main gas station for gas supply of the entire region is located 800 m from the zone. A construction permit for access road to the zone is obtained, as well as location permit for the construction of communal infrastructure for the entire zone.

Due to high construction costs it is planned to construct communal infrastructure in stages and gradually put the zone in function. Accordingly, the construction permit is divided into 3 stages and a number of construction phases. For stage 1, phase A1, the decision on the construction of communal infrastructure is expected to be obtained soon, as well as the start of works estimated at 35 million HRK, for which the funds have been provided. With this investment, it is planned to put into operation approximately 25 hectares of the zone, of which half is intended for the relocation of city utility companies, while the other half is intended for potential investors.



## ZADAR

### Project Holder

City of Zadar

### Address

23 000 Zadar,  
Narodni trg 1

### Website

[www.grad-zadar.hr](http://www.grad-zadar.hr)

### Contacts

City of Zadar,  
e-mail:  
[gradonacelnik@grad-zadar.hr](mailto:gradonacelnik@grad-zadar.hr),  
[www.grad-zadar.hr](http://www.grad-zadar.hr),  
Economics and Crafts  
Department,  
phone: +385 23 208 122,  
fax: +385 23 208 195,  
e-mail:  
[gospodarstvo1@grad-zadar.hr](mailto:gospodarstvo1@grad-zadar.hr)



### The land usage according to the spatial plans

- [Green square] recreational area
- [Light green square] green areas
- [Orange square] business purposes
- [Purple square] production purposes



# PROJECT ŽNJAN

## LOCATION

The project's site is in the City of Split, in one of the strongest tourist centers in the whole of Croatia and in the largest regional center on the Adriatic. Split is also the second largest city in the Republic of Croatia. The very heart of the city is the Diocletian's Palace - a UNESCO World Heritage site built in 300 A.D. by the Roman emperor Diocletian, who wanted to spend the last days of his life peacefully right here. Today, Split is a cultural, historical and tourist center, registering an ever growing number of visitors every year, who are especially interested in attending many of its music festivals.

In terms of traffic, Split is a very important hub and has a very well developed road and railway network with the rest of the country - the motorway A1 Zagreb-Split-Dubrovnik, the Split International Airport and the railway line that connects the two largest cities, Zagreb and Split, with a fast slope line. The city has also a ferry port Split, which maintains boat and ferry connections with the nearby islands, all major Croatian ports (Pula, Rijeka, Zadar, Dubrovnik) and with the Italian ports of Ancona and Pescara.

## PROJECT DESCRIPTION

The project includes the construction and economic use of the beach in the bay of Žnjan on an area of approximately 22 ha. In addition to the beach, the plan foresees the building of 11 restaurants, a parking lot with 520 parking spaces and a garage with 570 spaces, shops, sport and entertainment facilities such as a themed floating pavilion, air and water park including rental of sport and beach equipment (deck chairs, umbrellas, pedal boats, etc.).

## TRANSACTION MODEL

The Ministry of the Sea, Transport and Infrastructure plans to announce a tender to award a concession for a period of 40 years to the best bidder.

## PROJECT STATUS

A detailed development plan for the Trstenik-Radoševac area, which foresees the realisation of the Žnjan project, was adopted by the City Council of the City of Split in December 2018. A preliminary design for the Žnjan plateau has been prepared together with the feasibility study (an economic study of the concession). The public call for bids is expected to be announced soon.



## SPLIT

### Project Holder

Ministry of the Sea, Transport and Infrastructure

### Address

10 000 Zagreb,  
Prisavlje 14

### Website

mmpi.gov.hr

### Contacts

Ms. Marijana Iviček  
e-mail:  
uprava.pomorstva@pomorstvo.hr

### Estimated value

13 million EUR



# HOME FOR THE ELDERLY, DRNIŠ

## LOCATION

The area of Drniš is part of the Šibenik-Knin County located in the north-central part of Dalmatia known as the Dalmatian Hinterland (Croatian: Dalmatinska Zagora). The name Zagora means "behind hills", referring the fact that it is the part of Dalmatia that is not coastal. The biggest city in the county is Šibenik, which also serves as the county seat. The area of Drniš encompasses the City of Drniš and the municipalities of Ružić, Promina and Unešić.

Although the area falls under the underdeveloped part of the Republic of Croatia, it is attractive for living and permanent residence due to many factors of which the following particularly stand out: good traffic connections, natural beauty (proximity of the Adriatic coast - 30 km, 2 national parks: "Krka" and "Kornati", as well as the Nature Park Vransko jezero and Čikola canyon) and the sub-Mediterranean climate, with mild winters and hot summers. The area is easy to reach by any means of transportation: by car (via the A1 motorway with several local roads, as an alternative), by train (railway lines from Zagreb to Split passing through Drniš) and by plane (airport Split -54 km and Airport Zadar -102 km).

The long tradition of the area of Drniš is preserved in the lifestyle and local gastronomy. One of its trademarks is traditional Drniš prosciutto, of unique quality due to the specific microclimate conditions of the area. Other than this, Drniš offers a large number of cultural events (Shrove Tuesday Carnival, The Passion Evenings, Easter Breakfast, Drniš Summer Evenings, Choral Festival of Spiritual Music "Jubilate Deo", International Prosciutto Festival, Cheese Festival) and opportunities for various recreational activities such as bike trails, walking and hiking trails along the Čikola and Krka canyons and the mountain Promina.

## PROJECT DESCRIPTION

Aging populations are a long-term trend that has been present for the last few decades in Europe with a continual increase in the population aged 65 and over in all EU Member States.

As result of this trend the demand for homes for the elderly and disabled persons is increasing in Europe including Croatia which is in the high phase of demographic transition. According to the 2011 census, the Šibenik-Knin County has one of the oldest populations in Croatia with an average age of 44.1 years. The aging index is 146.1, which indicates an aging population thus additionally emphasizing the importance of investment in homes for the elderly and the infirmed. Currently the planned investment, which is in accordance with the existing Special Plan of the City of Drniš, is the only one of this kind in the area of Drniš, which includes the municipalities of Unešić (aging Index 319.7), Promina (aging Index 263.8) and Ružić (aging Index 190.3). The town of Drniš owns a land plot of 5,652 m<sup>2</sup> and according to the current urban plan envisages the construction of high-end home for the elderly for 97 users. The building will consist of a basement, ground floor with administration and 3 floors with accommodation units (single and twin rooms). Located in a residential area, all the necessary infrastructure is in place (public electricity, water supply, sewerage systems, waste water purifier). As an incentive, the City of Drniš is ready to waive payment of municipal contribution in the amount of 3 EUR/m<sup>3</sup> to the future investor.

## TRANSACTION MODEL

A flexible investment model for investors is envisaged, including, land sale, right to build, lease or strategic partnership.



## DRNIŠ

### Project Holder

City of Drniš

### Address

22320 Drniš,  
Trg kralja Tomislava 1

### Website

[www.drnis.hr](http://www.drnis.hr)

### Contacts

City of Drniš,  
Ivana Sučić,

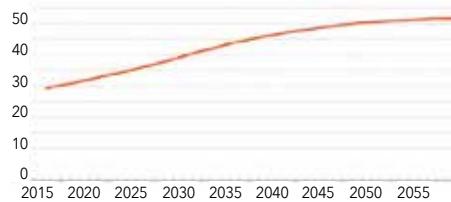
### Phone:

+385/22/888 830,  
+385/22/888 845,  
e-mail: [ivana.sucic@drnis.hr](mailto:ivana.sucic@drnis.hr)

### Estimated value

6.1 million EUR

Projected old-age dependency ratio,  
EU-28, 2016-80 (%)



Note: 2016: estimate, provisional. 2017-80: projections (EUROPOP 2015).  
Source: Eurostat (online data codes: demo\_pjanind and proj\_15ndbims).



# HOME FOR THE ELDERLY, KOSTRENA

## LOCATION

The location of the project is the Paveki settlement in Kostrena, in the Primorje-Gorski Kotar County. The Municipality of Kostrena is the youngest municipality in the County, situated in its west side close to the City of Rijeka, the administrative, urban and cultural centre of the County and the largest Croatian port (Port of Rijeka). It is well connected by air, sea, road and rail traffic to the rest of Europe (the Julian Alps and the border with Austria are less than two hours away by car). On the eastern side it borders with the City of Bakar. With its location, Kostrena is also a part of famous Kvarner Bay, a popular tourist resort with a 150-year history that offers an exceptional combination of the sea, islands and highlands, within an exceptionally small space. Landscaped walking paths and fragrant gardens, centennial parks and top-quality healthcare services are all in the function of restoring health and energy. All this makes Kostrena a very attractive location for living and permanent residence.

## PROJECT DESCRIPTION

Aging populations are a long-term trend that has been present for the last few decades in Europe, with a continual increase in the population aged 65 and over in all EU Member States.

As result of this trend, the demand for homes for the elderly and disabled persons is increasing in Europe, including Croatia, which is in a high phase of demographic transition. In order to meet this trend, the Municipality of Kostrena is planning to implement a project that includes the construction of a complex on a piece of land sized 13,188 m<sup>2</sup> and owned by the Municipality. The project is in line with the Development Strategy of the Primorje-Gorski Kotar County and is expected to increase current accommodation capacities for the elderly by 10%.

The project envisages the construction of accommodation capacities for 150 users of all levels of functionality, including those suffering from Alzheimer's dementia and those requiring geriatric palliative care.

The entire complex has been designed with 4 dilatations on 5 floors connected by corridors and bridges. The complex will have a gross developed area of 8,608 m<sup>2</sup> with residential part (20 rooms), medical unit (66 rooms), patients with Alzheimer disease (20 rooms), Palliative care (11 rooms) and day centre (3 rooms).

As an incentive, the Municipality of Kostrena is ready to waive payment of municipal contribution in the amount of 12 EUR/m<sup>3</sup> to the future investor.

The building permit was issued on April 11, 2018.

## TRANSACTION MODEL

Right to build. The Public Private Partnership is also an acceptable option.



## KOSTRENA

### Project Holder

Kostrena Municipality

### Address

51 221 Kostrena,  
Sv. Lucija 38

### Website

[www.kostrena.hr](http://www.kostrena.hr)

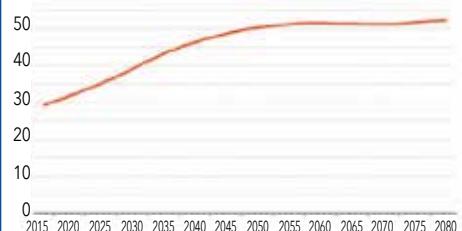
### Contacts

Municipality of Kostrena,  
phone: +385 51 209 073,  
e-mail:  
[dario.modric@kostrena.hr](mailto:dario.modric@kostrena.hr)

### Estimated value

9 million EUR

Projected old-age dependency ratio,  
EU-28, 2016-80 (%)



Note: 2016: estimate, provisional. 2017-80: projections (EUROPOP 2015).  
Source: Eurostat (online data codes: demo\_pjanind and proj\_15ndbims).



# RESIDENTIAL CARE HOME, SENJ

## LOCATION

The project is located in the City of Senj (Lika - Senj County), near the city centre at a quiet location about 500 metres from the closest local hospital. The town area encompasses a 76 km long maritime coast and is situated between the sea and the slopes of the Kapela and Velebit mountains (Velebit is the biggest mountain in Croatia) with a Mediterranean climate (dry and warm summers, and mild and humid winters). Located on the eastern Adriatic coast, Senj is connected to Mediterranean countries and cities by the sea. By road, it is connected to the hinterland via the Vratnik mountain pass (700 m above sea level), to the Vinodol valley, Rijeka and its hinterland to the west, and to Zadar, Split and Dalmatia to the south.

According to the 2011 Census, the Lika - Senj County is the county with the oldest population in Croatia. With just one nursing home in the City of Gospic and its subsidiaries in Otočac and Udbina, there is a high demand for these types of facilities in the county.

## PROJECT DESCRIPTION

The project includes the construction of a high quality nursing home for 100 users on a land plot of 3,969 m<sup>2</sup>. The future nursing home will consist of a basement space with an underground garage, a ground floor with administrative and commercial facilities and an additional four floors with accommodation units (double and single rooms) and infirmary.

Out of the total 3,969 m<sup>2</sup>, 30% of the land plot is intended for a residential area, while the rest for green areas and new public spaces. The future nursing home is not envisaged as an isolated complex, rather it will be an integral and vital part of the urban area with residents included in the everyday life of the city.

## CURRENT PROJECT STATUS

The project documentation (preliminary, detailed and main design) has been completed and the location and building permits have been obtained. The main preparatory work has been completed, including the demolition of existing buildings, and the expansion and construction of the access road. The construction of the first project phase (basement level) is already completed (investment of 1.4 million EUR).

## TRANSACTION MODEL

Owner of the land within the project is City of Senj whose intention is to develop the project based on public-private partnership model.



Commenced works on the site



The future look of the Residential Care Home

## SENJ

### Project Holder

City of Senj

### Address

53 270 Senj,  
Obala dr. Franje Tuđmana 2

### Website

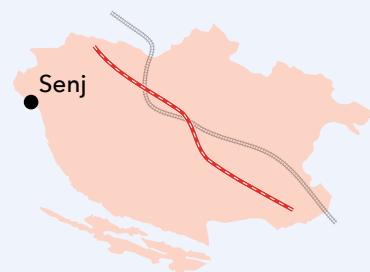
[www.senj.hr](http://www.senj.hr)

### Contacts

Institution for the Development of the City of Senj,  
M. Vedran Ažić,  
Acting Managing Director,  
e-mail: [info@ras.hr](mailto:info@ras.hr)

### Estimated value

5.73 million EUR





# 3 PRIVATE PROJECTS

## TOURISM SECTOR PROJECTS

**ADVENTURE PARK SUNGER**

**BIOGRAD HEALTH  
& TOURIST CENTRE**

**DUBROVNIK 3 SISTERS  
- CROATIAN DREAM**

**HEALTH TOURISM  
CENTRE STUBAKI**

**HOTEL PROGRES**

**ISTRIA ESTATE & COUNTRY CLUB,  
MARLERA GOLF**

**SEEMAR RESIDENCE HEALTH  
& TOURIST RESORT RIJEKA**

## OTHER REAL ESTATE PROJECTS

## MRACLIN BUSINESS ZONE

## INDUSTRY SECTOR PROJECTS

**SOLVIS LTD.**

## ENERGY SECTOR PROJECTS

**CCPP SLAVONSKI BROD**

**CPP SLATINA**

# ADVENTURE PARK SUNGER

## LOCATION

The project is located in the small village of Sunger in Gorski Kotar, a wooded region of western Croatia. The village is only 2 km away from the municipal centre of Mrkopalj, next to a pine forest and a rock complex.

The area has good climate and a long tradition of winter tourism: the first ski slopes were constructed in 1913, while after the completion of a ski jump in 1934 Mrkopalj became known as the cradle of Croatian skiing.

Situated on a county road and 40 km away from the City of Rijeka, the seat of the Primorje-Gorski Kotar County, the village is easily accessible and very well connected to the Adriatic coast, making it a desirable destination for active holidays the whole year round.

In addition to alpine skiing, cross-country skiing and sledding, other very popular sports are biathlon, biking, hiking and walking, hunting, fishing and adventure sports.

## PROJECT DESCRIPTION

The current spatial plan envisages an adventure park as a multi-purpose sport and tourist recreational centre on an area of almost 7.75 ha, which unlike other centres will offer opportunities for skiing and sledding during the summer on an artificial surface, for which two trails of 300 m are planned.

The Investment study envisages the construction of a cable car that will operate throughout the whole year. It also envisages hospitality and tourist accommodation capacities - a hostel with 40 beds and 4 standard houses, for which the project documentation has already been prepared.



Besides the obvious advantages of its proximity to the Adriatic coast and accessibility to the motorway, the project area is also attractive because the spatial plan envisages the construction of additional tourism and sport facilities on the adjacent land plots. These will include a large parking lot for visitors, 10 highland holiday homes, an information centre, a swimming pool, tennis courts, a playground and restaurants with local food and beverages.

## ESTIMATED VALUE

The first phase of the project is estimated at 3 million EUR. This phase includes the building of a hostel.

## ACCOMODATION AND OTHER CAPACITIES

Specified for each objects	Hostel	Holiday home
Land area	2,375	1,000
Gross developed area of the building	699.58	152.68
Ground plan projection of the building	600.35	118.55
Number of floors	2	1
Number of units/beds	40	4+2

## TRANSACTION MODEL

The project holder is seeking a strategic partner. The transaction model includes lease of the land with the right to build for a period of 30-50 years. The Municipality of Mrkopalj is intending to offer additional incentives to investors (partial waiving of payment - 50 % reduction in municipal contribution and exemption of municipal fees for a period of 5 years).

## MRKOPALJ

### Project Holder

Obrt Bitoraj, Ivan Butković

### Address

51 315 Mrkopalj,  
Stara cesta 26, Sunger

### Contacts

Ivan Butković,  
phone: +385 91 6109733,  
e-mail: obrbtitoraj@gmail.com

### Estimated value

3 million EUR



# BIOGRAD HEALTH & TOURIST CENTRE

## PROJECT DESCRIPTION AND LOCATION

Biograd Health and Tourist Centre is a project held by Special Orthopaedic Hospital in Biograd na Moru. Its goal is the development of medical tourism offer within the Special Orthopaedic Hospital in Biograd na Moru. It involves creating a new health and tourist centre next to the existing hospital building.

In addition to the construction of new accommodation capacities and medical service facilities needed for various health treatments and therapies, the Project includes wellness and recreational area with indoor and outdoor amenities.

The project is located in Biograd na Moru, a well-known tourist and nautical centre at the midpoint of the Adriatic coast. It has excellent traffic connectivity - Zadar International Airport is 28 km, while the highway E65 is 22 km away. Estimated value of the project is 25 mil EUR.

## TRANSACTION MODEL

Several possibilities are offered to potential investors, including construction/concession, public-private partnership and other contract arrangements.

This project, under conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) can qualify for investment incentives. For more information please refer to Section 5: Incentive Measures for Investment Projects.

## CURRENT STATUS

In accordance with the urban development plan, the area of 60,000 m<sup>2</sup>, owned by the Special Orthopaedics Hospital in Biograd na Moru, is foreseen for the construction of health and tourist facilities.

The pre-study of development of health tourism has been made by Zadar County Development Agency ZADRA NOVA. The feasibility study as well as the cost-benefit analysis have been finalized.

For the proposed project of construction of Biograd Health and Tourist Centre, there is a conceptual architectural urban solution. Existing project documentation is not binding.

## PLANNED FACILITIES

### Facility size:

- Ground floor area: 6,000 m<sup>2</sup>
- Total land area: 60,000 m<sup>2</sup>
- Allowed construction density: 0.3
- Allowed construction efficiency: 1.5



## BIOGRAD NA MORU

### Project Holder

Special Orthopaedic Hospital in Biograd na Moru

### Address

23 210 Biograd na Moru,  
Zadraska ul. 62A

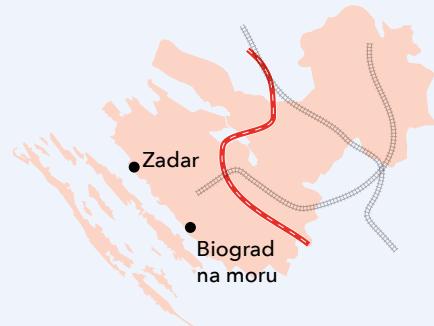
### Contacts

Zadar County  
Development Agency  
ZADRA NOVA,  
e-mail:  
zadra@zadra.hr,  
www.zadra.hr

Croatian Chamber of  
Economy, International  
Affairs Sector,  
e-mail: investicije@hgk.hr,  
www.investincroatia.hr,  
www.hgk.hr

### Estimated value

25 million EUR



# DUBROVNIK 3 SISTERS – CROATIAN DREAM

## PROJECT DESCRIPTION

The Project "Dubrovnik 3 Sisters - Croatian Dream" extends over an area of 260 ha, of which 40 ha is earmarked for a luxury resort with hotels, a tourist centre and additional facilities - 7 hotels with 400 accommodation units, 500 apartments, sports facilities, a marina for mega yachts with 400 berths, a golf course (27 holes), 220 villas, shops, restaurants, bars, museums, galleries and many other facilities.

The project is 100% privately owned and it is located in the centre of the Dubrovnik-Neretva County, on the eastern Adriatic coast, in the corridor that connects Central and Eastern Europe. The location is attractive due to its proximity to the City of Dubrovnik, the most famous Croatian city and world-class tourist centre.

The planned area for the golf course is 205 ha, of which 27.3 ha are earmarked for construction. Construction requirements within the zone enable the construction of structures up to 5 floors, with a maximum height of 20 m, given that 40% of the building plot needs to be landscaped as parks and natural green areas. The project infrastructure has been harmonised with the existing spatial plans.

Estimated value of the project is 920 million EUR and the project holder is looking for investor or strategic partner.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

## PROJECT STATUS

- All of the project facilities comply with the provisions of the existing spatial plan
- The zone envisaged for the resort has been earmarked for tourism purposes in the Urban Development Plan. The drafting of an environmental impact assessment and the Urban Development Plan for the zone with the golf course is underway,
- The drafting of a feasibility study is underway,
- Infrastructure work has started at the construction site.



## DUBROVNIK

### Project Holder

Dubrovački biser Ltd.

### Address

21 000 Split,  
Vukovarska 148;  
20 231 Doli,  
Ploča 12

### Contacts

Dubrovački biser Ltd.,  
Mr Vicenco Blagaić, Manager,  
e-mail:  
vicenco.blagaic@dubrovnikpearl.com,  
www.croatiandream.com

Croatian Chamber of Economy,  
International Affairs Sector,  
e-mail: investicije@hgk.hr,  
www.investincroatia.hr,  
www.hgk.hr

### Estimated value

920 million EUR



# HEALTH TOURISM CENTRE STUBAKI

## PROJECT DESCRIPTION

The main goal of the project is to create a unique health centre and thermal riviera on an area of 24 ha, abiding by high environmental, human and technological standards. The concept of the project is based on the reconstruction and renewal of the existing Special Hospital Stubičke Toplice, in accordance with the standards of modern medicine.

Aside from the hospital, the project includes the construction of three hotels: the 5-star "Grand Spa Hotel Stubičke Toplice" with a capacity of 466 beds and a congress centre, the 4-star "Stubaki Wellness Hotel" and the "Meditative Maksimilijan Hotel" with a total capacity of 636 beds. As additional attraction within construction of an eco-ethno village offering accommodation in 10 authentic villas in which visitors will be able to feel and enjoy local area and traditional environment. Once completed, the project will create 500 new jobs.

The project is located in the Zagorje region, Northwest of Croatia, in the Municipality of Stubičke Toplice, just 45 km from Zagreb, the capital city of Croatia and its international airport.

The Stubičke Toplice are well connected with the European network of motorways (the Pyhrn Motorway which leads from Nürnberg, Germany to Belgrade, Serbia is just 8 km away from the Municipality).

Grand Spa Hotel



## TRANSACTION MODEL AND PROJECT STATUS

Public private partnership. The private partner bears the investment risk of 18 million EUR of his own funds, while 54 million EUR have already been secured through a commercial bank loan.

The project area is in compliance with the Detailed Urban Plan of the Municipality of Stubičke Toplice.

A building permit has been issued for the access road and construction works have started at the site. The main design for the part of the project (hotels) is underway.



## STUBIČKE TOPLICE

### Project Holder

Stubaki Plc.

### Address

49 244 Stubičke Toplice,  
Viktora Šipeka 29

### Contacts

Stubaki Plc.,

Contact person:

Ms Martina Kovačić,

e-mail:

[martina.kovacic@bluesunhotels.com](mailto:martina.kovacic@bluesunhotels.com)

### Estimated value

72 million EUR



# HOTEL PROGRES

## PROJECT DESCRIPTION

The project involves the construction of a 4 or 5 star hotel on an attractive location in the City of Krk, on the Island of Krk.

The project extends over a gross area of 2,752 m<sup>2</sup> (GBA = 4,920 m<sup>2</sup>) with planned accommodation capacity of 35 units / 70 beds and additional facilities such as a pool, wellness and fitness area, restaurant etc.

The land plot is located in the attractive part of the City of Krk, next to the Krk marina on the northern side and the Ježevac Beach on the south eastern side, with a view of the sea, the centre of Krk, the marina and the Island of Cres.

## LOCATION DESCRIPTION

The project is located on the Island of Krk, Croatia's biggest island in the northern Adriatic. Located in the centre of the Kvarner Bay, it is considered one of the most attractive tourist destinations. Due to its mild Mediterranean climate, good geographical position and a variety of natural and cultural sights, the Island of Krk, even in ancient times, was called "the golden island", while due to its cultural heritage, it was named "the cradle of Croatian culture".

The island of Krk is connected to the mainland by the "Krk" bridge and with the neighbouring islands of Rab, Cres and Lošinj by ferry. It is also easily accessible by air since the Rijeka airport is located on the Island of Krk, just 27 km away from the City of Krk, and the island itself is just 30 kilometres away from the City of Rijeka - the traffic, business, commercial, university and cultural centre of Kvarner. Today the City of Krk is the administrative, political and economic centre of the Island of Krk with 6,281 inhabitants and almost 1 million tourist overnight stays every year.

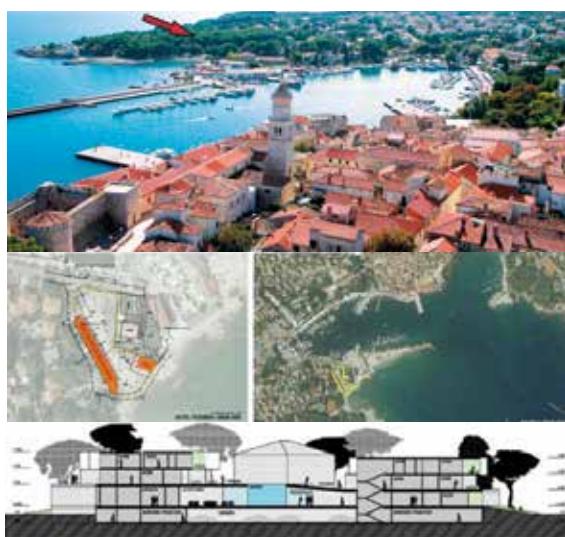
## TRANSACTION MODEL

The project holder is looking for a strategic partner, with possible sale of the project.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

## PROJECT STATUS

A conceptual design of the project has been made as the basis for the assessment of the acceptability of the application for the construction of tourist facilities (4 or 5-star hotel categorisation). The project complies with the Spatial Plan of the City of Krk and the Urban Development Plan.



## KRK

### Project Holder

GP Krk Plc.

### Address

51 500 Krk,  
Stjepana Radića 31

### Contacts

GP Krk Plc.,  
Mr Zoran Purić,  
Development and  
Investment Associate,  
phone: +385 51 654 400,  
fax: + 385 51 654 418,  
mob: + 385 91 654 4058,  
e-mail: zoran.puric@gp-krk.hr,  
[www.gp-krk.hr](http://www.gp-krk.hr)

Croatian Chamber of  
Economy, International  
Affairs Sector,  
e-mail: [investicije@hgk.hr](mailto:investicije@hgk.hr),  
[www.investincroatia.hr](http://www.investincroatia.hr),  
[www.hgk.hr](http://www.hgk.hr)

**Estimated value**  
10 million EUR



# ISTRIA ESTATE & COUNTRY CLUB, MARLERA GOLF

## PROJECT DESCRIPTION

The Istria Estate & Country Club, Marlera Golf provides a unique investment opportunity with the possibility of participating in a premier high-end integrated golf and real estate development, with direct access to the sea and in a truly enchanting natural environment.

The project is located on the southern tip of the Istria peninsula, with incredible views on the Adriatic Sea, where the tranquillity of the countryside meets the untouched sea shore, only a few kilometres from vibrant Pula, the region's administrative centre.

The project extends over 126 hectares of land and according to the plan envisages:

- five star luxury hotel with 170 rooms, extensive spa & wellness facilities, conference facilities, restaurants, bars, and a casino;
- 114 residential units: 87 apartments with two or three bedrooms and 27 luxury villas;
- 27 hole golf course and supporting facilities.

Marlera Golf LD Ltd. & Nova Istra Ideaus Ltd. are the owners of the land planned for construction. Ultimately, both companies are controlled by the GTC Group, with headquarters in Poland, a leading developer of these types of projects in Central and Eastern Europe.

## ESTIMATED VALUE

### Residential component

- Gross area – 23,300 m<sup>2</sup>
- Total estimated sales value – approx. 90 to 100 million EUR

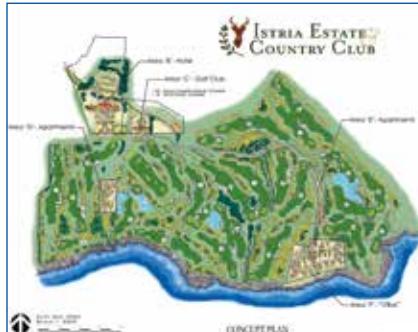
### Hotel component

- Gross area – 29,200 m<sup>2</sup>
- Estimated stabilized EBITDA – approx. 3.7 to 4 million EUR

### Golf component

- 27-hole golf course – 113 hectares
- Club house – Total Gross Floor Area – 1,800 m<sup>2</sup>
- Estimated stabilized EBITDA – approx. 1 to 1.25 million EUR

Total estimated development cost including land: 100 million EUR.



## TRANSACTION MODEL AND PROJECT STATUS

The company is looking for an investor or strategic partner. The project is in an advanced development stage. To date, the following project preparatory work has been completed:

- ✓ Market assessment
- ✓ Concept and master plan development
- ✓ Financial feasibility studies
- ✓ Design and architectural planning
- ✓ Permits

For all zones, including infrastructure, building permits have been procured ex-cept for the hotel, for which there is a location permit in place.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

## MARLERA

**Project Holder**  
Marlera Golf LD Ltd.

**Address**  
10 000 Zagreb,  
Avenija Dubrovnik 16

**Contacts**  
Marlera Golf LD Ltd.,  
phone: +385 1 6659 400,  
e-mail: office@gtc-zagreb.hr

Croatian Chamber of  
Economy, International  
Affairs Sector,  
e-mail: investicije@hgk.hr,  
www.investincroatia.hr,  
www.hgk.hr

**Estimated value**  
**Residential component**  
90 - 100 million EUR  
**Golf and hotel component**  
50 - 60 million EUR



# SEEMAR RESIDENCE HEALTH & TOURIST RESORT RIJEKA

## PROJECT DESCRIPTION

This real-estate project involves the construction of a modern health, tourist and residence complex in the area of the City of Rijeka. The Seemar project consists of six building sites extending over a total surface of 21,424 m<sup>2</sup> and a total gross building area (GBA) of 71,960 m<sup>2</sup> with multiple purpose and confirmed urbanistic conditions in multiple phases for the construction of specialized health clinics, a sports rehabilitation centre, an exclusive hotel, luxurious apartments and a contemporary home for the elderly.

Three construction locations (Object Dp - 10: GBA = 25,632 m<sup>2</sup>, building lot: 6,408 m<sup>2</sup>; Object Dp - 9: GBA = 20,476 m<sup>2</sup>, building lot: 5,119 m<sup>2</sup>; Object Dp- 2: GBA = 7,074 m<sup>2</sup>, building lot = 2,021 m<sup>2</sup>) offer a possibility of construction of a hotel (business hotel, hotel with a congress centre, wellness hotel, exclusive tourist resort); specialized health clinics (rehabilitation centre, dental polyclinic, orthopaedic clinic etc.) and residential area (luxurious apartments and contemporary homes for the elderly).

Object Dp - 8a (GBA = 4,142 m<sup>2</sup>, building lot = 2,022 m<sup>2</sup>) offers the possibility of constructing an apartment house with a total of 26 different size apartments adjusted to the needs of senior citizens, which may also be used as part of the settlement.

Objects Bp -6a (GBA = 7,798 m<sup>2</sup>, building lot area = 3,119 m<sup>2</sup>) and Bp - 6b (GBA = 6,838 m<sup>2</sup>, building lot area = 2,735 m<sup>2</sup>) are intended for the construction of residential and business towers or senior resorts.

## TRANSACTION MODEL AND PROJECT STATUS

A strategic partner is being sought with the possibility of sale of the whole or parts of the project.

The project area is in accordance with the Detailed Urban Plan of the residential area Martinkovac and with the Spatial Plan of the City of Rijeka. For two of the facilities -Bp - 6a and Bp - 6b the building permits have been obtained and the construction of residential towers with 80 flats and business premises on the ground floor has begun. For the other four facilities (construction sites) it will be possible to commence building within a maximum of three months after the documentation becomes legally valid.

The public infrastructure for the whole area has already been completed.



## RIJEKA

Project Holder  
GP Krk Plc.

Address  
51 500 Krk,  
Stjepana Radića 31

Contacts  
GP Krk Plc.,  
Mr Zoran Purić,  
Development and  
Investment Associate,  
phone: +385 51 654 400,  
fax: + 385 51 654 418,  
mob: + 385 91 654 4058,  
e-mail: zoran.puric@gp-krk.hr,  
www.gp-krk.hr

Croatian Chamber of  
Economy,  
International Affairs Sector,  
e-mail: investicije@hgk.hr,  
www.investincroatia.hr,  
www.hgk.hr

Estimated value  
58 million EUR  
(VAT excluded)



# MRACLIN BUSINESS ZONE

## LOCATION

The project is located on the outskirts of the small village Mraclin, in the central part of Croatia, 20 km away from the capital city, Zagreb, 5 km from Zagreb airport and 5 km from the fast road to Sisak, connected by road and rail routes to the state border with Bosnia and Herzegovina (80 km).

Due to its rich history, the area has an archaeological site dating back to the Stone Age. Its old architecture is known for its specific wooden houses. The village with approximately 1,100 inhabitants is pleasant for living and has a kindergarten, primary school, church, fire station, playground, shops, restaurants and shooting range for hunters. The main economic activities are the production of building components: bricks, concrete elements and wood flooring, as well as processing of plastics.

## PROJECT DESCRIPTION

The project land of approximately 33,000 m<sup>2</sup>, of which 1,000 m<sup>2</sup> is covered by buildings, is owned by a local family. In the central part of the land plot, there are a crane and a concrete plant with the capacity of 10 m<sup>3</sup>, with underground tunnels, and an indoor production line for concrete elements, lathes and the office space in construction. The infrastructure is partially complete, and includes connections to the telecommunication and electricity networks, as well as a direct connection to the public road, and has its own water pump with the connection to the public water supply system. The construction of the public sewage system is underway.

The best-known producer of building materials and wood elements in the region operates in the immediate neighbourhood of the project. According to the spatial plan, the land is situated in the industrial zone, and is planned for production-business purposes. The aim of the project is to develop a small business zone, and the owner is looking for a partner.

The possibilities are numerous: due to a high permitted construction density on the existing land, it is possible to build new open and covered facilities or buildings for various activities such as metal or wood processing, production of construction elements, storage and recycling services and other activities.

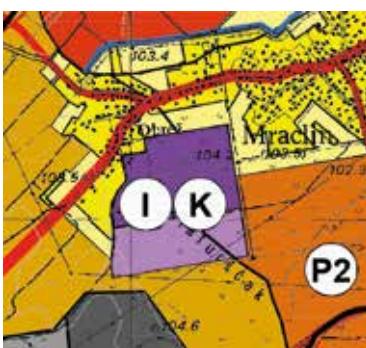
## ESTIMATED VALUE AND TRANSACTION MODEL

The estimated value of the property is 3.5 million EUR, while the total investment value depends on activities that will be implemented by investors.

Various forms of partnership are possible, including joint venture, lease or sale of the project land.

## PROJECT STATUS

Currently a part of the already built offices are in the process of acquiring permits from state authorities. It is estimated that the project could be implemented within one year from the start of investment in the business zone.



## VELIKA GORICA

### Project Holder

Betonski proizvodi Cvetnić  
(Concrete Products Cvetnić)

### Address

10 410 Velika Gorica,  
Braće Radić 94, Mraclin

### Website

[www.obrt-braca-cvetnic.hr](http://www.obrt-braca-cvetnic.hr)

### Contacts

Mr Nikola Cvetnić,  
phone:  
+385 1 6268 246;  
+385 98 1689 650,  
e-mail: [betonski-cvetnic@inet.hr](mailto:betonski-cvetnic@inet.hr)

Croatian Chamber of Trades  
and Crafts,  
phone: +385 1 4806 666,  
e-mail:  
[savjetodavna\\_sluzba@hok.hr](mailto:savjetodavna_sluzba@hok.hr)

### Estimated value

3.5 million EUR



# SOLVIS LTD.

## SME: Renewable Energy

### PROJECT DESCRIPTION

SOLVIS is a photovoltaic modules manufacturer based in Croatia, in the City of Varaždin. SOLVIS modules are the result of the work of highly qualified workers on equipment of the highest quality, with first-class raw materials. The production capacity is easily expandable, as SOLVIS has sufficient space to double its capacity.

Solvis has been present on the global market since 2009, with the objective of manufacturing an environmentally friendly and affordable source of energy and thus assuming greater responsibility for the well-being of the planet. Our products are the result of our own product development and research, and have a 15-year warranty on quality and a 25-year limited warranty on output power. We work closely together with our customers to come up with the best solutions that will work to provide innovative system integration services. A most 50% of all installations in Croatia are made with SOLVIS products, which means we have significant experience with turnkey solutions as well.

### CUSTOM DESIGNED MODULES

Solvis has a wide range of products that are basically divided into two types: the polycrystalline version and the monocrystal-line version. Modules are available in 36, 48, 60 and 72 cell versions.

Solvis is one of only a few companies in Europe manufacturing special and custom designed modules with different power, cell, back sheet or frame colour. Special products such as glass-glass modules, Solrif modules for building integration replacing conventional roof coverings of pitched roofs and represent an unconventional approach to finding new methods. Special dimensions and sizes, as well as specially cut glass are some of the details that separate these products from others available on the market. SOLVIS also offers OEM products with the client's brand manufactured in Europe by conducting co-licensing with the client.

### QUALITY ASSURANCE PROGRAM

SOLVIS has implemented a Quality Management System according to EN ISO 9001: 2008 and an Environmental Management System according to EN ISO 14001: 2009 since 2009. An occupational Health and Safety Management System according to OHSAS 18001: 2007 has been implemented since 2011. Furthermore, SOLVIS modules are tested and certified according to EN IEC 61215: 2004 for quality and according to EN IEC 61730-2: 2007 for safety in 2009 and 2011.

### TRANSACTION MODEL

Capital increase or equity financing of the company.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.



### VARAŽDIN

**Project Holder**  
HAMAG-BICRO

**Address**  
10 000 Zagreb,  
Ksaver 208

**Website**  
hamagbicro.hr

**Contacts**  
E-mail:  
investments@hamagbicro.hr

**Estimated value**  
4 - 6 million EUR



# CCPP SLAVONSKI BROD

## PROJECT

CCPP Slavonski Brod is a greenfield project of phased construction of gas Combined Cycle Power Plant of rated capacity up to  $2 \times 250$  MWe and 25 Mwt next to the City of Slavonski Brod. The net rated capacity of the first phase of CCPP Slavonski Brod is **up to 240 MWe**. Estimated value of the total investment is 450 million EUR, while the investment estimate for the first phase is **200 million EUR**.

## PROJECT DESCRIPTION

The first phase of CCPP Slavonski Brod has been conceived as multi-shaft solution with gas and steam turbines to provide very flexible electricity production supporting peak, variable and intermediate load requirements. It is fast and highly efficient with reduced emissions into the environment over a wide power range from partial to full load of the power plant, and capable of frequent starts and stops and fast cycling. The power plant's flexibility and dynamic properties make it suitable for providing ancillary services to electric power system, which are even more essential due to increased electricity production from power plants using renewable energy sources. The project is based on state-of-the-art technology of the world's leading equipment manufacturers, whereby attaining and ensuring the competitiveness of the power plant as well as its minimum environmental impact. **The location has been chosen carefully, equipped with utilities and infrastructure and is ready for construction. The property-legal affairs regarding the building plot have been resolved (concession contract for 35 years).**

## GAS SUPPLY

The CCPP Slavonski Brod is fuelled by natural gas, the only currently available and accessible indigenous fossil fuel energy source in the Republic of Croatia. The security of gas supply is also guaranteed by the good connectivity of the Croatian gas transport system by interconnections with the gas transport systems of neighbouring countries' and connections to the main gas supply corridors.

## ENVIRONMENTAL PROTECTION

In accordance with principles of sustainable development and transition to a low-carbon economy, the best available techniques and natural gas as fuel have been selected, while applying the strictest criteria of environmental and nature protection in accordance with EU legislation. This ensures that the project contributes to the improvement of the environment. **The environmental impact assessment procedure has been completed. The environmental permit and location permit have been obtained and are final and effective.** Space for managing future carbon capture and storage requirements has been reserved at the power plant location.

## TRANSACTION MODEL

**CRODUX ENERGETIKA Ltd., a 100% privately owned company, is looking for potential financial/strategic investors and partners to enter the project through the acquisition of certain amount of the company's shares.**

## INVESTMENT OPPORTUNITY

The power plant will offer on the energy market electricity, ancillary services and balancing energy for electrical power system as well as for gas system. **The project is market-oriented and will generate revenues in the open energy market according to market principles.** Investors and project participants have an opportunity to achieve profits from sales of a broad portfolio of products and services that the CCPP Slavonski Brod can offer on the open energy market in Croatia, the European Union and Energy Community (especially the South East Europe region). Financial success will be achieved over the estimated period of the project (20 years), generating future positive cash flows and fulfilling all financial obligations within the planned life of the project. **All research and analyses conducted by the Project Holder confirm that this type of power plant is necessary and essential in the energy market.**

## SLAVONSKI BROD

### Project Holder

Croduct Energetika Ltd.

### Address

10 090 Zagreb,  
Savska opatovina 36

### Website

[www.croduct-energetika.hr](http://www.croduct-energetika.hr)

### Contacts

E-mail:  
[info@croduct-energetika.hr](mailto:info@croduct-energetika.hr)

### Estimated value

450 million EUR



# CPP SLATINA

## PROJECT DESCRIPTION

The project is located in the Virovitica - Podravina County, near the town of Slatina, in the Business Zone Trnovača, on a land plot of 21,679 m<sup>2</sup>, above rich reservoirs of geothermal water springs.

The owner and project holder, the private company Dravacel Ltd., envisages the development of three greenfield projects at the same location: the construction of a new factory for pulp and paper production, the construction of a 10 MW geothermal power plant (cogeneration of electricity and heat production from geothermal energy) and the construction of a 15 MW biopower plant (cogeneration of electricity and heat production from biomass).

The entire geothermal power plant project, based on the very high temperature of geothermal water springs (190-220°C), consists of four units and its implementation is envisaged in two phases.

The first phase includes the construction of the first unit, cogeneration for electricity and heat production from geothermal energy. The implementation of the other three units are planned two years after the cogeneration plant starts operating.

Construction, installation and the start of operations of the geothermal power plant are expected to be complete upon finalising the financial package of the project with the following parameters:

- ✓ 10 MW of electricity,
- ✓ 65 t/h of heat production,
- ✓ 30 t/h of hot water.

## TRANSACTION MODEL

Dravacel Ltd. is looking for strategic investors to develop the project (project sale).

Ensured sale of heating energy for a period of 20 years.

## PROJECT STATUS

### COMPLETED ACTIVITIES:

- ✓ Environmental Impact Assessment Study has been completed,
- ✓ Location and building permits obtained,
- ✓ Technical project documentation completed,
- ✓ Pre-investment study completed,
- ✓ Concession rights for exploration of geothermal energy obtained.

### CURRENT ACTIVITIES:

- ✓ Procurement of energy permit is in progress.



## SLATINA

### Project Holder

Dravacel Ltd.

### Address

33 520 Slatina,  
Vladimira Nazora 35

### Contacts

Dravacel Ltd.,  
e-mail:  
ured.direktora@dravacel.hr

Croatian Chamber  
of Economy, International  
Affairs Sector,  
e-mail: investicije@hgk.hr,  
www.investincroatia.hr,  
www.hgk.hr

### Estimated value

54 million EUR



# 4 TECHNOLOGY INCUBATORS

## TECHNOLOGY INCUBATORS

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**STARTUP INCUBATOR  
JAGODNJA MUNICIPALITY**

**STARTUP INCUBATOR POŽEGA**

**STEP RI**

**TECHNOLOGY INNOVATION  
CENTRE MEĐIMURJE**

**TECHNOLOGY PARK VARAŽDIN**

**TECHNOLOGY PARK ZAGREB**

**ZAGREB ENTREPRENEURSHIP  
INCUBATOR**

# STARTUP INCUBATOR JAGODNJAK MUNICIPALITY

## PROJECT DESCRIPTION

The purpose of the project is to create the conditions for the growth of SMEs in the Jagodnjak Municipality, but also in the wider area of Osijek-Baranja County. Through the construction of a startup incubator, all the preconditions for increasing the competitiveness of small producers of agricultural and food products would be created, with a particular focus on production of the "Kulin" (traditional sausage) of the Baranja region. Access to incubator services would directly facilitate the grouping, finalization and improvement of products for small manufacturers.

Kulen is a fermented preserved sausage made from minced pork meat, seasoned with ground paprika, garlic and pepper and stuffed into the end of a pig's appendix that is traditionally produced in the region of Slavonia and Baranja, in the Republic of Croatia.

In 2015, the Republic of Croatia entered the name "Baranja Kulen" in the register of protected designations of origin and protected geographical indications in accordance with Regulation (EU) No 1151/2012.

## „KULIN“ INCUBATOR

With the intention of improving the production of Baranja Kulen, the Jagodnjak Municipality, in cooperation with its partners, the Faculty of Agriculture in Osijek, the "Baranja Kulen" Association and the "Baranja Kulen" Cluster from Jagodnjak wants to develop a Kulen startup incubator. The incubator would allow small producers of Kulen and other similar products to use smoking and cooling chambers located in incubator, by renting them for at least 3 years. The aim of the project is to enable small producers to increase production and to strengthen themselves as producers of "Baranja Kulen" as well as producers of other original and traditional Baranja meat products.

The laboratory located in the incubator will control the quality of the production by using the advanced technology. Manufacturers would also be given other expert assistance in the "Kulen" incubator (such as the conducting of production, finance and marketing seminars for producing Baranja Kulen and other traditional, cured meat products).

## REQUIRED INVESTMENT

The land foreseen for the construction of the building is owned by the Jagodnjak Municipality so there is no investment needed to purchase the land. Project documentation has been obtained and an application for a building permit has been submitted. The total land size is 1,760 m<sup>2</sup>, while the total net area of all Project' related buildings is 885 m<sup>2</sup> project.

The construction of a facility with an overall value of around 870,000 EUR is planned. The cost estimation for equipping the facility is 140,000 EUR. The project realisation time is estimated at 18 months from the commencement of work.

## JAGODNJAK

### Project Holder

HAMAG-BICRO

### Address

10 000 Zagreb,  
Ksaver 208

### Website

hamagbicro.hr

### Estimated value

870,000 EUR for construction,  
140,000 EUR for equipping



# STARTUP INCUBATOR POŽEGA

## PROJECT DESCRIPTION

The Startup Incubator Požega represents a modern support system for SMEs, which envisages the introduction of innovative change and support mechanisms through collaboration of the public and private sector. This implies the development of a modern and a solid business infrastructure with the aim of raising the level of entrepreneurial knowledge, so that startups can connect to sources of knowledge and the capital, to increase the survival rate of companies on the market, and to raise the level of awareness of the importance of self-employment and entrepreneurship in the Republic of Croatia.

## STARTUP INCUBATOR POŽEGA

After its construction, the Startup Incubator Požega will have the following capacities:

- nine office premises of 18 m<sup>2</sup> (of which three offices are envisaged as co-working spaces of 18 m<sup>2</sup>) and one that is 37 m<sup>2</sup> in size,
- a 76 m<sup>2</sup> conference room,
- a 55 m<sup>2</sup> multifunctional hall equipped with multimedia equipment,
- 4 manufacturing halls with a total size 144 m<sup>2</sup>.

The project is at a high level of technical readiness and all the required documentation is ready. This includes: a valid building permit, the main design with bills of quantities, the detailed design with bills of quantities, the Decision of Ministry of Environment and Energy Solution (CLASS: 351-03 /16-04 /386, File No.: 517-06-2-1-2-16-3) confirming that it is not necessary to conduct an environmental impact assessment and the Decision on the assessment of compliance with the requirements of Directive 2011/92/EU of the European Parliament and of the Council, Feasibility Study and Analysis, Public Procurement Documentation.

The total size of the land is 5,726 m<sup>2</sup>, while the land area under construction is 1,089.59 m<sup>2</sup>. The land is owned by the City of Požega, which plans to build an incubator, however the value of the land is not included in the total estimated project value.

## INVESTMENT REQUIRED

The land foreseen for the construction of the building is owned by the City of Požega, thus, there is no required investment for the land purchase.

The construction of a facility with a total value of 1,870,800 EUR is planned.

Municipal fees and connections have been estimated at 46,800 EUR, while the costs of landscaping work amount to 111,500 EUR.

The cost of equipping the incubator with an assortment of office equipment is estimated at 158,200 EUR.

The contingency costs of 10% (building + environment) have been foreseen in the amount of 198,200 EUR.

The estimated project realisation time is 18 months from the commencement of work.

## POŽEGA

### Project Holder

HAMAG-BICRO

### Address

10 000 Zagreb,  
Ksaver 208

### Website

hamagbicro.hr

### Estimated value

1,870,800 EUR



# STEP RI

## University of Rijeka

### Science and Technology Park

#### PROJECT DESCRIPTION

Technology incubators and parks assist technology-oriented entrepreneurs in the start-up and early development stage of their companies by providing a workspace, shared facilities and a range of business support services. Particularly important for the early development stage of companies is the availability of business financing sources, especially forms of equity and semi-equity capital that are crucial for further development. The intention of this Catalogue is to present technology incubators and parks as a source of investment projects (start-up companies) for business angels and venture capital funds.

#### STEP RI

The STEP RI Science and Technology Park of the University of Rijeka was established in 2008 by the University of Rijeka in order to become a premier science and technology hub. STEP RI is a widely recognized centre of innovative and entrepreneurial support infrastructure of the Ministry of Economy and Sustainable Development in Croatia, a partner in the Proof of Concept program organized by the Croatian Agency for SMEs, Innovation and Investments (HAMAG-BICRO).

The Science and Technology Park STEP RI offers a perfect environment for emerging companies, combining superb premises with integrated business support services. STEP RI offers off-site and on-site incubation services, education, R&D and innovation management and consulting, as well as growth and go-to-market support. STEP RI aims to become a regional leader recognized as an innovative "think tank" where both start-ups and established companies can gain first class innovation management knowledge and global up-to-date best practice training.

The Science and Technology Park STEP RI won the award for best supporting entrepreneurial institution - Technological Park in Croatia for year 2012.

- The Science and Technology Park managed incubator established by University of Rijeka in 2008;
- STEP RI was partially funded (1.8 million EUR) by BICRO through the Technology Infrastructure Development Programme (TECHRO);
- 3,000 m<sup>2</sup>, 55 offices;
- International partner projects - EEN, FIDES, SLIM, Trans2care (MoU).

#### SERVICES

PRE - INCUBATION STAGE	INCUBATION STAGE
✓ Initial assessment of idea	✓ Access to finance (early stage)
✓ Training	✓ Physical incubation
✓ Business plan	✓ Legal and administrative support
	✓ Mentoring and coaching
	✓ Access to funding
	✓ Networking

**TENANTS** - 28 tenants, 334 employees

**WhoAPI** (example of tenant) forwards detailed information to more than 200 million domains. Examples of such information are: domain traffic, information about the owner of a domain, date of registration and expiration date, various information about the server on which a domain is located, domain value and a lot of other information.

#### RIJEKA

Project Holder  
HAMAG-BICRO

Address  
10 000 Zagreb,  
Ksaver 208

Website  
hamagbicro.hr

#### Tenants



# TECHNOLOGY INNOVATION CENTRE MEĐIMURJE LTD.

## Incubator Centre for Innovative Startup Companies

### PROJECT DESCRIPTION

Technology incubators and parks assist technology-oriented entrepreneurs in the start-up and early development stage of their companies by providing a workspace, shared facilities and a range of business support services. Particularly important for the early development stage of companies is the availability of business financing sources, especially forms of equity and semi-equity capital that is crucial for further development. The intention of this Catalogue is to present technology incubators and parks as a source of investment projects (start-up companies) for business angels and venture capital funds.

### TECHNOLOGY INNOVATION CENTRE MEĐIMURJE

Established in 2010 as part of the Knowledge Centre of Međimurje, the Technology Innovation Centre Međimurje (TICM) is a dynamic system connected to the regional economy and higher education institutions and is integrated in the international environment. TICM is also a technology incubator which supports technology based businesses and enterprising individuals in the development and implementation of technologically advanced business ideas and provides customer support through facilitation of workspace and technology equipment.

TICM itself employs professionals active in providing mentoring services to incubated companies and students working on real-life projects, organizing basic and specific trainings and seminars for incubated companies and other stakeholders. TICM offers:

- 2,700 m<sup>2</sup> of newly refurbished office space;
- a large multimedia hall for 100 participants, fully equipped;
- a meeting room for up to 20 people and modular computer classroom with 20 personal computers;
- an IT lab equipped with technology for web and mobile application development, 3D scanning and modelling, professional video production and advanced multimedia presentation development.

### SERVICES

PRE - INCUBATION STAGE	INCUBATION STAGE
✓ Initial assessment of idea	✓ Access to finance (early stage)
✓ Training	✓ Physical incubation
✓ Business plan	✓ Legal and administrative support
	✓ Mentoring and coaching
	✓ Access to funding
	✓ Networking

### TENANTS - 23 tenants

**TRIA** (example of tenant) is a company that develops custom web and mobile applications. They carry this out either by working directly for the client or by being an outsource partner for a third party. **ENTITAS** services range from on-site and remote IT infrastructure management, hosting and collocation services, advanced VoIP solutions to high speed wireless internet access. Axiom GIS solution is an independent software vendor specialized in cemetery management and the utility industry. Their soft-ware suites combine a set of very powerful enterprise-grade modules with user simplicity to deliver an unmatched ROI and TCO.

### ČAKOVEC

Project Holder  
HAMAG-BICRO

Address  
10 000 Zagreb,  
Ksaver 208

Website  
hamagbicro.hr



Tehnološko-inovacijski centar Međimurje

### Tenants



# TECHNOLOGY PARK VARAŽDIN LTD.

## Incubator Centre for Innovative Startup Companies

### PROJECT DESCRIPTION

Technology incubators and parks assist technology-oriented entrepreneurs in the start-up and early development stage of their companies by providing a workspace, shared facilities and a range of business support services. Particularly important for the early development stage of companies is the availability of business financing sources, especially forms of equity and semi-equity capital that is crucial for further development. The intention of this Catalogue is to present technology incubators and parks as a source of investment projects (start-up companies) for business angels and venture capital funds.

### TECHNOLOGY PARK VARAŽDIN

The Technology Park Varaždin Ltd. (TPV) is a company that manages an incubation centre for innovative start-up companies, offers training for the improvement of existing technologically innovative companies, facilitates the transfer of knowledge from universities and development centres into the economy, networking between companies, education institutions, development agencies and innovative individuals. Housing in the incubator is subsidized, from 75% in the first year to the full market price by the fourth year.

The Technology Park Varaždin Ltd. won the award for best Technological Park in Croatia for the year 2009. It is a full member of IASP – International association of science parks and areas of innovation, and since its inception it has been a member of the Croatian consortium of the European entrepreneur network within the project SSBI-CRO. Since January 2010, the Centre for Creative Industries, which is the first such centre in Croatia and the wider region, has been assigned to the Varaždin Technology Park. Incubation steps have been introduced for companies that belong to this extremely important sector for self-employment.

### SERVICES

PRE - INCUBATION STAGE	INCUBATION STAGE
✓ Initial assessment of idea	✓ Access to finance (early stage)
✓ Training	✓ Physical incubation
✓ Business plan	✓ Legal and administrative support
	✓ Mentoring and coaching
	✓ Access to funding
	✓ Networking

### TENANTS

- 45 tenants

**Maxcom** (example of tenant) is a subsidiary of the Swiss company Maxcom AG, which is one of the leading providers of telecommunication services in Europe. The primary activity of the company is the design and development of telecommunication services, and provision of services in fixed and mobile telephony. Apart from design, Maxcom provides telecommunication services using its own infrastructure and thus provides the customers with a greater realization of their ideas.

### VARAŽDIN

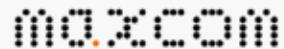
Project Holder  
HAMAG-BICRO

Address  
10 000 Zagreb,  
Ksaver 208

Website  
hamagbicro.hr

Tenants

 mediatrend

 maxcom

 EKOBIT



# TECHNOLOGY PARK ZAGREB

## Incubator Centre for Innovative Startup Companies

### PROJECT DESCRIPTION

Technology incubators and parks assist technology-oriented entrepreneurs in the start-up and early development stage of their companies by providing a workspace, shared facilities and a range of business support services. Particularly important for the early development stage of companies is the availability of business financing sources, especially forms of equity and semi-equity capital that is crucial for further development. The intention of this Catalogue is to present technology incubators and parks as a source of investment projects (start-up companies) for business angels and venture capital funds.

### TECHNOLOGY PARK ZAGREB

The Technology Park Zagreb (TPZ) is the first technology park, entrepreneurial incubator for high technologies in Croatia founded in 1994, within the framework of KONČAR Group. In summer 1998, it became the property of the City of Zagreb in order to stimulate entrepreneurship and private initiative in the field of development and high technologies within the Program of Trades and SMEs Development Promotion in the City of Zagreb.

On 1 January, 2007, the Technology Park Zagreb became a subsidiary of Zagrebački Holding, and on 1 June, 2008, it became the Development Agency Zagreb - TPZ d.o.o.

The Technology Park offers its tenants full entrepreneurial support from the very beginning - initial stage of product / service growth and development. As part of its program, the Technology Park provides expert knowledge and develops the best innovative practices for the growth of companies and supports new businesses in high technology or new sectors with high value added.

The Ministry of Entrepreneurship and Crafts gave the Technology Park Zagreb an award for being the best technology park and incubator for 2012.

The results of its work after more than 20 years are:

- 113 successfully incubated companies, 209 awards for innovation, 15 patents;
- 54 alumni;
- 1,300 m<sup>2</sup>, 40 offices;
- International partners from the region and EU.

### SERVICES

PRE - INCUBATION STAGE	INCUBATION STAGE
✓ Initial assessment of idea	✓ Access to finance (early stage)
✓ Training	✓ Physical incubation
✓ Business plan	✓ Legal and administrative support
	✓ Mentoring and coaching
	✓ Access to funding
	✓ Networking

### TENANTS

- 56 tenants

**Visiobike** (example of tenant) has developed Visiobike Carbon: a bike with a unique design that is built from top quality components, solid and lightweight carbon fibre frame. **Thorium A+** is a cloud SaaS solution that automates business processes of energy audit and building information modelling in the AEC sector by providing a platform for online collaboration of energy assessors and engineers.

### ZAGREB

Project Holder  
HAMAG-BICRO

Address  
10 000 Zagreb,  
Ksaver 208

Website  
hamagbicro.hr

### Tenants



# ZAGREB ENTREPRENEURSHIP INCUBATOR

## Technology Startup Incubator

### PROJECT DESCRIPTION

Technology incubators and parks assist technology-oriented entrepreneurs in the start-up and early development stage of their companies by providing a workspace, shared facilities and a range of business support services. Particularly important for the early development stage of companies is the availability of business financing sources, especially forms of equity and semi-equity capital that is crucial for further development. The intention of this Catalogue is to present technology incubators and parks as a source of investment projects (start-up companies) for business angels and venture capital funds.

### ZIP

Founded in 2012, with the goal of helping aspiring entrepreneurs from the region of Southeastern Europe to build their companies, the ZIP has established itself as the strongest startup incubator in the region. It was awarded the best entrepreneurship support institution in Croatia in 2014 by the Ministry of Entrepreneurship and Crafts.

The ZIP Startup program is based on Lean startup methodology and the expertise of our mentors. It's an intense 4 months long experience during which our teams go through a total of 24 educational workshops and bi-weekly reports, all taking place in the late afternoon hours. During educational workshops, startup teams actively work on a specific area of their project with the help of assigned mentors in order to flesh out their business model and help them master the art of pitching their future customers and investors.

During its first five years, the ZIP has raised 10 generations totalling 72 startup teams and with more than 6 million HRK (800,000 EUR) of investments.

- Teams in the ZIP Startup Program are given access to a strong local and international network of mentors and entrepreneurs.
- ZIP teams get featured in the media on average more than 400 times per year.
- All startups involved in the program become a part of the ZIP community.

### SERVICES

PRE - INCUBATION STAGE	INCUBATION STAGE
<ul style="list-style-type: none"> <li>✓ Initial assessment of idea</li> <li>✓ Training</li> <li>✓ Business plan</li> </ul>	<ul style="list-style-type: none"> <li>✓ Access to finance (early stage)</li> <li>✓ Physical incubation</li> <li>✓ Legal and administrative support</li> <li>✓ Mentoring and coaching</li> <li>✓ Access to funding</li> <li>✓ Networking</li> </ul>

### TENANTS



### ZAGREB

Project Holder  
HAMAG-BICRO

Address  
10 000 Zagreb,  
Ksaver 208

Website  
hamagbicro.hr







5

# SUMMARY ON THE ACT ON INVESTMENT PROMOTION

**SUMMARY**

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**INCENTIVE MEASURES  
FOR INVESTMENTS**

# INCENTIVE MEASURES FOR INVESTMENTS

## BENEFICIARY OF INCENTIVES MEASURES - ENTERPRISE

**Beneficiary of incentives measures** is an entrepreneur - natural person (craftsman) that is subject to income tax or company, which are registered in the Croatian territory.

Undertaking in difficulty as prescribed in Article 2 point 18 of the Commission Regulation (EU) N°651/2014 of 17 June 2014 and an undertaking which is subject to an outstanding recovery order following a previous Commission decision declaring an aid illegal and incompatible with the internal market **cannot be beneficiaries of incentives measures**.

ENTERPRISE CATEGORY*	Large	Medium	Small	Micro
STAFF HEADCOUNT**	> 250	< 250	< 50	< 10
ANNUAL TURNOVER**	> 50 million €	≤ 50 million €	≤ 10 million €	≤ 2 million €
ANNUAL BALANCE SHEET TOTAL**	> 43 million €	≤ 43 million €	≤ 10 million €	≤ 2 million €
MAXIMUM AID INTENSITY (% of eligible investment costs)	25%	35%	45%	45%

\* in accordance with Annex I of Commission Regulation (EU) N°651/2014 of 17 June 2014

\*\* when calculating staff headcount and financial amounts one has to take into account also partner enterprises (proportional to the percentage interest in the capital or voting rights (whichever is greater) and linked enterprises (100%) as prescribed in Annex I of Commission Regulation (EU) N°651/2014 of 17 June 2014

## APPLICATION

According to the procedure for applying for incentive measures under the Act on Investment Promotion (OG, No. 102/15, 25/18, 114/18, 32/20) an enterprise intending to acquire the status of a beneficiary of incentive measures must **file an Application for the use of incentives** using the prescribed forms to **the Ministry of Economy and Sustainable Development before the start of the investment**.

**Start of investment** means the earlier of either the start of construction works relating to the investment, or the first legally binding commitment to order equipment or any other commitment that makes the investment irreversible. Buying land and preparatory works such as obtaining permits and conducting feasibility studies are not considered start of investment.

## INCENTIVE MEASURES

**Incentive measures for investment projects in the Republic of Croatia are regulated by the Act on Investment Promotion and pertain to investment projects in:**

- manufacturing and processing activities,
- development and innovation activities,
- business support activities,
- high added value services.

**Incentive measures cannot be granted** to export-related activities towards third countries or the Member States, namely aid directly linked to the quantities exported, to the establishment and operation of a distribution network or to other current costs linked to the export activity; sector of processing and marketing of agricultural products, where the amount of the aid is fixed on the basis of the price or quantity of such products purchased from primary producers or put on the market by the undertakings concerned or where the aid is conditional on being partly or entirely passed on to primary producers; fishery, aquaculture and primary agricultural production sector; steel, coal, synthetic fibres and transport sector as well as the related infrastructure; energy generation, distribution and infrastructure; broadband infrastructure; research infrastructure; shipbuilding sector, financial and insurance sector and the health, welfare and education sector.

**Incentive measures can be used by enterprises** registered in the Republic of Croatia investing in fixed assets the minimum amount of:

- € 50,000 together with creating at least 3 new jobs for microenterprises,
- € 150,000 together with creating at least 5 new jobs for small, medium and large enterprises,
- € 50,000 together with creating at least 10 new jobs for ICT system and software development centres,
- € 500,000 for investment projects in modernizing and increasing business process productivity

**Investment** is an investment in tangible and intangible assets related to the setting-up of a new establishment, extension of the capacity of an existing establishment, diversification of the output of an establishment into products not previously produced in the establishment or a fundamental change in the overall production process of an existing establishment. For aid granted for a **fundamental change in the production process**, the eligible costs must exceed the depreciation of the assets linked to the activity to be modernised in the course of the preceding three fiscal years. For **aid granted for a diversification of an existing establishment**, the eligible costs must exceed by at least 200 % the book value of the assets that are reused, as registered in the fiscal year preceding the start of works.

**The minimum period for maintaining the investment and newly created jobs** linked to investment is five years after the completion of works for large enterprises, and three years after the completion of works for micro, small and medium-sized enterprises, but no less than the period of use of the incentive measures.

**Completion of works** is the date when the business operation certificate is issued or the date when the material assets associated with the investment project become operational.

## AID INTENSITY

The amount of aid shall be calculated as a **prescribed percentage of investment value, which is determined on the basis of eligible investment cost**.

### Eligible investment costs are:

- tangible (new, not previously used) and intangible assets (patent rights, licences, know-how or unpatented technical knowledge), or
- costs of job creation calculated as the gross wage of newly employed workers calculated over a period of two years.

**As eligible costs of investment cannot be calculated** costs of acquiring land, previously constructed buildings / facilities and used equipment / machinery. For large undertakings, costs of intangible assets are eligible only up to a limit of 50 % of the total eligible investment costs for the project.

**Job creation** means a net increase in the number of employees in the establishment concerned compared with the average over the previous 12 months after deducting from the apparent created number of jobs any job lost during that period. In the tourism sector, seasonally employed persons shall also be included in the number of employees in accordance with their annual labour units fractions (but for these workers investor cannot receive incentives for job creation).

### TAX INCENTIVES

INVESTMENT AMOUNT (€ MIL.)	NEWLY EMPLOYED	PERIOD OF EMPLOYMENT (YEARS)	PROFIT TAX RATE DEDUCTION	PERIOD (YEARS)
0,15 -1 (>0,05 for micro and ICT system and software development centres)	5 (3 for micro and 10 for ICT system and software development centres)	3 (SME), 5 (large)	50%	10 (5 for micro)
1-3	10	3 (SME), 5 (large)	75%	10
>3	15	3 (SME), 5 (large)	100%	10

### EMPLOYMENT INCENTIVES

COUNTY UNEMPLOYMENT RATE	INCENTIVE RATE IN RELATION TO ELIGIBLE COSTS OF JOBS CREATION	INCREASE FOR DEVELOPMENT AND INNOVATION ACTIVITIES**	INCREASE FOR BUSINESS SUPPORT ACTIVITIES*** AND HIGH ADDED VALUE ACTIVITIES****
<10%	10% (max. 3,000 €)*	+50% (1,500 €)*	+25% (750 €)*
	4% (max. 1,200 €)	+50% (600 €)	+25% (300 €)
10-20%	20% (max. 6,000 €)*	+50% (3,000 €)*	+25% (1,500 €)*
	8% (max. 2,400 €)	+50% (1,200 €)	+25% (600 €)
>20%	30% (max. 9,000 €)*	+50% (4,500 €)*	+25% (2,250 €)*
	12% (max. 3,600 €)	+50% (1,800 €)	+25% (900 €)

\* The specified amount of the grant refers to the unemployed, who are registered as unemployed with Croatian Employment Service (CES) for at least 6 months, regardless of the length of the work experience and level of education, persons older than 50 years registered as unemployed with CES and persons without work experience registered as unemployed with CES. For other categories of workers, the incentive rate is 40% of the above-specified amount.

\*\* Development and innovation activities - activities that affect the development of new and significantly improving existing products, production series, manufacturing processes and / or production technologies

\*\*\* Business support services:

1. Customers / Clients relationship centres - all types of call centres, multimedia contact centres and other types of contact and service centres focused on technical support and problem solving for customers / clients.
2. Centres of outsourced business activities - focused on outsourcing and pooling of business activities, such as finance, accounting, marketing, product design, audio-visual activities, human resources development and development of information technology.
3. Logistics and Distribution Centres - aimed at establishing and building high-technology logistics and distribution centres providing intermodal transportation, warehousing, packaging and handling in order to significantly improve logistics and distribution activities within business process and delivery of goods.
4. ICT System and Software Development Centres: development and application of information systems, outsourcing of IT management operating systems, development of telecommunications network operation centres and development and application of new software solutions.

\*\*\*\* High Added Value Activities:

1. Creative service activities: activities in the field of architecture, design, different forms of media communication, advertising, publishing, culture, creative industry and other activities in the field of fine arts
2. Hospitality and tourism activities - hospitality and tourism accommodation facilities categorised as at least four stars, such as hotel, apart-hotel, tourist resort and camps; heritage hotels, diffused hotels, other types of accommodation facilities created by the renovation of cultural and historical structures, with the mandatory submission of conservation requirements of reconstruction; supporting services of the aforementioned types of accommodations; health tourism, congress tourism, nautical tourism, golf tourism, cultural tourism, entertainment and/or recreation centres and parks, ecological tourism projects and other innovative projects in tourism with high added value as well as nautical tourism projects with categories of four or more anchors; amusement and theme park projects.
3. Industrial engineering services.

## INCENTIVES FOR INVESTMENT IN DEVELOPMENT AND INNOVATION ACTIVITIES

For investment in development and innovation activities, a non-repayable grant shall be approved for the purchase of plant/machinery amounting to 20% of the actual eligible costs for purchasing plant/machinery, in the maximum amount of EUR 500,000 in equivalent HRK value, provided that the purchased plant/machinery represents high technology equipment.

## INCENTIVE MEASURES FOR LABOUR-INTENSIVE INVESTMENT PROJECTS

<b>&gt;100 NEWLY CREATED JOBS*</b>	+ 25%
<b>&gt;300 NEWLY CREATED JOBS*</b>	+ 50%
<b>&gt;500 NEWLY CREATED JOBS*</b>	+ 100%

\* On incentive rate in relation to eligible costs of jobs creation.

## INCENTIVES FOR EDUCATION AND TRAINING

up to 50 % of the eligible costs of education and training*
+10% if the training is given to workers with disabilities
+10% if the aid is granted to medium-sized enterprises
+20% if the aid is granted to small and micro-sized enterprises

\* incentives for education cannot exceed 70% of eligible costs of education and training or 50% of incentive in relation to eligible costs of jobs creation

\*\* The eligible costs for the purpose of training may include trainers' personnel costs, for the hours during which the trainers participate in the training; trainers' and trainees' operating costs directly relating to the training project such as travel expenses, materials and supplies directly related to the project, depreciation of tools and equipment, to the extent that they are used exclusively for the training project; costs of advisory services linked to the training project; trainees' personnel costs and general indirect costs (administrative costs, rent, overheads) for the hours during which the trainees participate in the training. Accommodation costs are excluded. Incentives will not be awarded for the training conducted to ensure compliance with the mandatory training prescribed by national norms.

## INCENTIVES FOR THE MODERNISATION OF BUSINESS PROCESSES - AUTOMATION, ROBOTISATION AND DIGITALISATION OF PRODUCTION AND MANUFACTURING PROCESSES

Only for investment projects in the manufacturing industry, that is, for investment projects in production and processing activities.

The minimum amount of investment in fixed assets is EUR 500,000, provided that the initial balance of employees is maintained throughout the use of the aid, and not less than the minimum period of preservation of the investment project in question for which the aid is intended to be used to modernise business processes.

INVESTMENT AMOUNT (€ MIL.)	DIFFERENCES IN LEVELS OF PRODUCTIVITY PER EMPLOYEE AFTER 3 YEARS	AID TO MODERNISE * BUSINESS PROCESSES (REDUCTION OF PROFIT TAX RATE)
0.5 - 1	>10% relative to the level of productivity per employee in the one year period prior to the filing of the investment project	50%
1 - 3		75%
> 3		100%

\* Modernisation is a profound change in the production and processing process which involves the entry of long-term assets of equipment/machines into the ownership of investment support beneficiaries, which is categorised as a more technologically advanced generation of long-term high-tech assets relative to long-term assets being modernised such as specialised robots, robotic systems and robotic stations, automation and production process self-management equipment and machines, automated production management systems, and machinery/equipment for the digitisation of production and manufacturing processes.

It also entails the entry of long-term fixed assets into the ownership of investment aid beneficiaries, which is categorised as a more technologically advanced generation of long-term high-tech intangible assets relative to long-term assets being modernised, such as the latest generation of automated management software for manufacturing processes in the production and manufacturing industry, software in the function of digitisation of production and manufacturing processes, software for the development of self-managing systems, logic controllers and automated lines of production processes and software for machine learning, artificial intelligence development and system visualisation.

## INCENTIVE MEASURES FOR THE CAPITAL COSTS OF THE INVESTMENT PROJECT

Eligibility conditions: investment in long-term assets of at least EUR 5 million and with the condition of opening at least 50 new work places.

<b>INVESTMENT AMOUNT</b> (€ MIL.)	5
<b>NEWLY EMPLOYED</b>	50
<b>COUNTY UNEMPLOYMENT RATE</b>	10-20% >20%
<b>INCENTIVE</b>	10% of the eligible costs of investments in long-term assets (max. 500.000 €)* 20% of the eligible costs of investments in long-term assets (max. 1.000.000 €)*

\* eligible costs of investments in long-term assets are construction of the new factory, production facility and buying of new machines, i.e. production equipment, with the condition that the part of investment in the machines/equipment equals at least 40% of the investment and that at least 50% of those machines/equipment are of high technology.

## INCENTIVE MEASURES FOR INVESTMENT PROJECTS THROUGH ECONOMIC ACTIVATION OF INACTIVE PROPERTY OWNED BY THE REPUBLIC OF CROATIA

Inactive property consists of land and/or buildings owned by the Republic of Croatia and administered by the Ministry of Physical Planning, Construction and State Assets, which are not in operation and in which no economic activity is performed.

<b>INVESTMENT AMOUNT</b> (€ MIL.)	3
<b>NEWLY EMPLOYED</b>	15
<b>OBLIGATORY INVESTMENT INTO INACTIVE PROPERTY GRANTED FOR LEASE</b>	50% increase of value of the property within 3 years in relation to the estimated value of inactive property at the time of starting the lease
<b>INCENTIVE</b>	free lease of inactive property for up to 10 years* from the start of investment  for investment located in lower developed local self-government units (I-IV) - without any additional preconditions
<b>PROCEDURE FOR GETTING THE LEASE</b>	for investment located in higher developed local self-government units (V-VIII) - after three rounds of public tender for sale of inactive property

\* After the expiration of free lease or after reaching the maximum aid intensity, the beneficiary of the incentive measure can conclude the agreement on purchase of inactive property with the Ministry of Physical Planning, Construction and State Assets.

## DECEMBER 2020

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