

# Catalogue of Investment Opportunities

**THINK PROFITABILITY.  
INVEST CROATIA.**



**AGENCY FOR  
INVESTMENTS AND  
COMPETITIVENESS**

Agencija za investicije  
i konkurentnost

**REPUBLIC  
OF CROATIA**

[www.aik-invest.hr](http://www.aik-invest.hr)





# Catalogue of Investment Opportunities

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# 1. Profiles of Institutions

**THINK PROFITABILITY.  
INVEST CROATIA.**

**AIK**

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**AGENCY FOR INVESTMENTS  
AND COMPETITIVENESS**

**HAMAG BICRO**

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

**HGK**

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**CROATIAN CHAMBER  
OF ECONOMY**

**HOK**

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**CROATIAN CHAMBER OF TRADES  
AND CRAFTS**

# AIK

## Agency for Investments and Competitiveness

### CENTRAL PLACE FOR THE IMPLEMENTATION OF YOUR INVESTMENT

#### WHO ARE WE?

The Agency for Investments and Competitiveness (AIK) is an agency established by the Government of the Republic of Croatia. Its key objectives are: promotion of Croatia as a desirable investment destination, proactively encouraging investment into Croatia and enabling successful implementation of investment projects, including public-private partnership (PPP), as well as enhancing the competitiveness of Croatian economy on a global level.

Our role is to serve as the central place for investors in the Republic of Croatia, in order to ensure a transparent, professional and tailor-made full service completely free of charge, through all stages of investment projects, from the initial inquiry through to investment completion. As a Central Government PPP Unit it approves the PPP projects, maintains the PPP Contracts Registry, provides information on PPP market and delivers educational programs.

#### MISSION

AIK's mission is to enable investors to efficiently and successfully achieve their business goals in Croatia and through its professional services, promote sector specialization, cluster competitiveness and to identify all necessary measures needed to boost investors' business activities, as well as raising the level of competitiveness in the Republic of Croatia, to promote principles of long term and systematic planning of public building delivery and ensure high quality of public services standards in the public buildings' whole-life-cycle.

#### VISION

AIK's vision is to attract and encourage investments and improve the competitiveness of the Croatian economy in order to ensure that Croatia becomes a highly competitive country in the EU. The goal is to achieve significant growth and development based on knowledge, quality products and services with high added value with an emphasis on creating new employment opportunities, socially responsible and economically rational delivery of public buildings in the Croatian public sector.

#### OUR SERVICES

##### Promotion of Croatia as an investment destination

Strengthening Croatia's image as a globally competitive economy / Preparation and organization of subject-specific seminars / Coordination of all promotional activities on international markets with partner institutions

##### Support of investment projects implementations through

Offering all necessary information on business opportunities in Croatia / Project preparation for investments in Croatia / Supporting investments projects in all phases of implementation through a tailor-made approach

##### Increasing competitiveness levels of the Croatian economy by

Improving the investment environment / Removing administrative barriers / Supporting the work of clusters of competitiveness

##### PPP Implementation

Publishing information on intention to implement PPP project / Approve PPP project proposal, PPP contract and other documentation / Publish a list of approved projects / Maintain the Registry of PPP contracts / Monitor the implementation of PPP contracts



Agency for Investments  
and Competitiveness

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***Our strength lies  
in a young and  
experienced team of  
professionals, who will  
use their knowledge  
and expertise to offer  
the best possible  
support in all stages of  
implementation of your  
investment projects.***

***All our services are free  
of charge.***

# 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, Entrepreneurship and Crafts 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

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# HGK

## 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 9 departments dealing with the respective branch of the economy, and it also includes 63 professional associations, 80 groups and 41 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.hgk.hr](http://www.hgk.hr), [www.investincroatia.hr](http://www.investincroatia.hr))
- Croatian company directory - more than 110,000 members
- Business opportunities exchange
- Business zones
- Croatian export directory
- Croatian Waste Materials Exchange
- Investment Locations Explorer ([www.investincroatia.hr/regionsmap/](http://www.investincroatia.hr/regionsmap/))

### 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 and EU  
Affairs Sector**

**Investment Promotion  
Division**

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***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

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+ 385 1 4806 666

## 2. State-owned Portfolio

**THINK PROFITABILITY.  
INVEST CROATIA.**

### **TOURISM PROJECTS**

#### **REAL ESTATE**

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**AQUAE BALISSAE HOTEL**

**AQUA PARK ZELINA**

**BAJERI RECREATIONAL CENTRE**

**CENTRE FOR CULTURE OF HEALTH  
CABUNA**

**ESTERHÁZY CASTLE**

**FORMER HOTEL KRVAVICA**

**FORTIFICATION BROD HOTEL**

**GOLF PROJECT PRUKLJAN**

**HOSPITALITY - TOURISM PROJECT  
TEF**

**HOTEL HRVATSKA**

**HOTEL JOSIPOVA KUPELJ**

**HOTEL KLIS**

**HOTEL SPORT DELNICE**

**HOTEL & SPORTS RECREATIONAL  
CENTRE VEGEŠKA**

**INSPIRIT FANTASY PARK**

**JARKI CAMP**

**JUPITER SPA HOTEL**

**LARUN GOLF RESORT**

**PROJECT HIDROBAZA**

**PROJECT KUMROVEC**

**PROJECT MUZIL**

**PROJECT MUZIL - FORT MUZIL  
ZONE**

**PROJECT MUZIL - MARIE LOUISE  
ZONE**

**PROJECT MUZIL - SMOKVICA**

**PROJECT SACCORGIANA**

**RECREATIONAL-ENTERTAINMENT  
ZONE NOVI VINODOLSKI**

**RIMSKA ŠUMA HOTEL**

**OTHER REAL ESTATE  
PROJECTS**

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**BUSINESS ZONE CRNO**

**NAUTICAL PROJECTS**

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**BRAJDICA  
NAUTICAL PORT**

**ECO MARINA TUČEPI**

**MARINA CRIKVENICA**

**MARINA PLOČE**

**INFRASTRUCTURE PROJECTS**

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**CABLE CAR UČKA**

**GATE OF ZADAR**

**OUTDOOR SWIMMING POOL  
COMPLEX ČAKOVEC**

**PORT OF PLOČE**

**PORT OF SLAVONSKI BROD**

**SPORTS CENTRE VIŠNJK**

**SPORT HALL VIŠKOVO**

**WESTERN ŽABICA COMPLEX**

**ZAGREB PIER DEEP SEA  
CONTAINER TERMINAL**

**INDUSTRY SECTOR  
PROJECT**

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**HALAL PRODUCTION LINE**

**SOCIAL CARE PROJECT**

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**HOME FOR THE ELDERLY, DRNIŠ**

**HOME FOR THE ELDERLY,  
KOSTRENA**

**RESIDENTIAL CARE HOME SENJ**

# Aquae Balissae Hotel

## PROJECT DESCRIPTION

The project "Aquae Balissae" Hotel, owned by the City of Daruvar, envisages the construction of an international 3\*/4\* category family thermal hotel, with a gross developed area of 7,173 m<sup>2</sup>, with 150 accommodation units (50 % standard rooms, 30 % family rooms and 20 % equipped for athletes) and additional facilities (restaurant, lobby bar with outdoor terrace, multi-purpose hall, swimming pool, souvenir shop and parking lot for 96 vehicles).

The project is located in Bjelovar-Bilogora County, in the central part of continental Croatia, in town of Daruvar. Thanks to its thermal springs and nature, Daruvar has long tradition in health (thermal) tourism, which it supplements with a diverse tourist offering: baths, wineries, brewery, hunting grounds, fishing areas, paths for walking through nature, cycling, mountaineering, agrotourism and various events and meeting held in relation to these. With the aim of meeting growing demand for hotel accommodation capacities, along with the project "Aquae Balissae", the City of Daruvar is offering another investment project "Rimska Šuma Hotel", which envisages the construction of a hotel with 250 accommodation units and accompanying facilities.

The area of the project "Hotel Aquae Balissae" is in the immediate vicinity of the existing thermal water park "Aquae Balissae", which could be linked with a future hotel based on an agreement with the City of Daruvar, the owner and operator of the water park. Necessary infrastructure (electricity, water supply, sewage system, phone cables and good mobile phone network coverage) is provided on the site. The project area has access to the main traffic route: to the A3 Zagreb – Lipovac motorway (50 km).

## TRANSACTION MODEL

The project complies with the Spatial Urban Plan of the City of Daruvar and will be offered to a strategic partner based on the right to build model which will be granted for a period of 99 years, under the condition that the hotel is developed within two years (24 months) from the date of the selection of the most favourable bidder.

One of the criteria for the selection of the future right to build holder will be a development reference in the sector of high-quality family thermal hotels along with professional management experience in operating these types of hotels.

Incentives may be realized for this project, under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18). 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**  
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Agency for Investments  
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**Estimated value**  
9 million EUR



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# 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 has been drafted and the procedure for procuring a building permit is in underway.

## 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.



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## 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 Town of  
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of Economics, Housing  
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and Environmental  
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### Estimated value

6 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 of 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), 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

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### Contacts

Municipality of Konjščina,  
Mirko Krznar, Mayor  
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# 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 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 preventative healthcare, relaxation and sports recreation, and for it to assist in the development of tourism in the Virovitica-Podravina County.

On an total surface area of 10,205 m<sup>2</sup> and 1,280 m<sup>2</sup> of the ground floor of the existing castle ruins, the project envisages the construction of accommodation facilities (15 rooms) with accompanying health tourism facilities (infirmary, doctor's office, physical therapy, salt room and restaurant). The centre will offer various preventive medicine programmes and recreational content. 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) can qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investments Projects.



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## 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

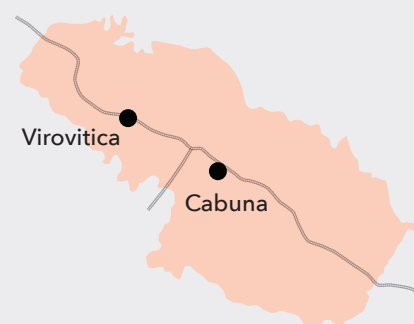
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VIDRA - Virovitica-Podravina  
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### Estimated value

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 (126 rooms) with additional facilities (restaurant, coffee house, hotel shop, conference hall, wellness centre, wine shop, bowling alley and swimming pool) on a land area of 23,807 m<sup>2</sup>.

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 (282,354 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) this project may qualify for investment incentives. 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

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### Contacts

Municipality of Darda,  
Mr Antonio Branilović,  
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### Estimated value

12 million EUR



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# Former Hotel Krvavica

## 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 an 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, 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 (hospitality, 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, in order to choose the most favourable investor. Detail 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) 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 State Property

### Address

10 000 Zagreb,  
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### Website

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### Project Holder

Ministry of Tourism

### Address

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# 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 Tamburitza 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 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). 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,  
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### Estimated value

5 million EUR



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# Golf Project Prukljan

## LOCATION

The Prukljan Golf Project is envisaged at a location with extraordinary potential for tourism development, especially golf. It is situated next to Lake Prukljan, close to the Adriatic Sea on one side, and bordering the edge of the Krka National Park on the other. Lake Prukljan is located in central Dalmatia, near the towns of Skradin and Šibenik.

Šibenik is the political, educational, logistics and industrial centre of the Šibenik - Knin County and also the 3<sup>rd</sup> largest city in the region of Dalmatia.

The project location is easily accessible via the A1 Motorway (Zagreb-Split-Dubrovnik) and the two international airports nearby (Split 63 km and Zadar 70 km).

## PROJECT DESCRIPTION

The project land is owned by the Republic of Croatia. The Prukljan location consists of two zones: the hospitality - tourism zone (T1, T2 - Prukljan) and the sports-recreational zone (Rgt-golf Prukljan), along with service and accommodation facilities (marked as Tg) in the function of golf course. The Rgt Golf Prukljan has been planned outside the construction zone.

The buildings intended for accommodation, within the hospitality-tourism zone (T1, T2) extending approximately on 30 hectares of land, may be planned at a minimum distance of 100 meters from the coastline. Detailed construction conditions within the hospitality-tourism zone (T1, T2) shall be determined in the Spatial Plan of the City of Skradin as well as by the Urban Development Plan.

The usage density is limited to 120 beds per hectare (a total of 1,500).

The sports and recreational zone (Rgt) - the golf course on a total area of 160 hectares must be built at least 25 meters from the coastline, and will consist of:

1. Golf course (natural terrain) encompassing at least 60% of total area;
2. Playing field (with 18+9 holes) covering a minimum of 25% of the total area, including the driving range and service buildings;
3. Accommodation capacities (T2) on a maximum 15% of the total area envisaged for golf.

Information regarding the accommodation capacities and detailed construction conditions within the golf course area shall be determined in the Spatial Plan of the City of Skradin.

Accommodation facilities are envisaged exclusively in the second phase of project implementation or simultaneously with the implementation of the golf course, under the condition that all buildings are built outside the 100-meter coastal belt. The landscape study with guidelines for the development of a golf course is mandatory.

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

## CURRENT STATUS

The Republic of Croatia will announce a public tender for the development of this project in order to select the most favourable bidder.



## SKRADIN

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Ministry of State Property

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Dežmanova 10

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Ministry of Tourism

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# Hospitality - Tourism Project TEF

## LOCATION

One of the oldest towns in the Adriatic, Šibenik, was founded in the 9th 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, taking into account his needs and preferences.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18) 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 State Property 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

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City of Šibenik

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# Hotel Hrvatska

## LOCATION

The Hotel Hrvatska is situated in the small town of Baška Voda, in the Split - Dalmatia County, in the central part of the Adriatic Sea. Located on the Makarska Riviera and at the foot of the Nature park Biokovo, the area is characterized by a mild Mediterranean climate with a total of 2,700 sunny hours a year.

Once a small and traditional fishing village, Baška Voda is today the tourist centre of the Makarska Riviera, with a number of cultural sites and entertainment facilities. Baška Voda has a well-developed tourist infrastructure, and for several years in a row it has won the most prestigious tourism award in Croatia "The Blue Flower" with a gold symbol. Baška Voda is only an hour drive from the Split International Airport and the Split Ferry Port, and only a 10-minute drive from the Zagreb - Split - Dubrovnik motorway.

## PROJECT DESCRIPTION

The Hotel Hrvatska has 128 double rooms and 8 suites with a total of 340 beds. All the rooms and suites have ensuite bathrooms and are equipped with satellite TV systems, refrigerator and balcony from which, depending in the room orientation, extends a view of the sea, islands, pine forest, Biokovo Mountain or Baška Voda. Of these, 49 rooms and 4 suites are equipped with air-conditioning.

For the purpose of holding various conferences and gatherings, there is also a congress hall, sports facilities, a game room and children's playground with supporting facilities at the disposal of hotel guests. A long pebbly beach stretches in front of the Hotel Hrvatska, where tourists can rent beach equipment, use a water slide and a few hospitality facilities.

The Hotel Hrvatska is in commercial use. In accordance with the provisions of the Spatial Plan of the Municipality of Baška Voda, the Hotel Hrvatska, along with several other hotels, is situated in the developed and partially developed area for hospitality and tourism purposes within the construction zone. Renovation and reconstruction of the existing hotels in the zone is planned in order to raise the category of the accommodation facilities.

## TRANSACTION MODEL

The Republic of Croatia will announce a public tender to select the most favourable investor for the sale of the real estate property. Detailed information on real estate status will be specified in public tender.

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



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## BAŠKA VODA

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# 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, sewerage) has already been provided.

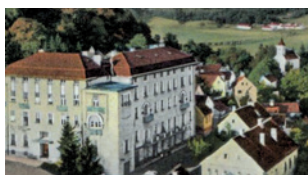
The Project holder envisages the construction of a new hotel with a gross building area of 3,100 m<sup>2</sup>, with an accommodation capacity of 108 beds on the land of the former Hotel "Josipova kupelj". The maximum allowed height of the future hotel includes a ground floor plus two floors, with the possibility of the construction of a basement and attic.

## 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 and 25/18) 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 Slobode 1

### Website

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

### Project Holder

Varaždin County

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### Estimated value

7.8 million EUR



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# Hotel Klis

## LOCATION

The project is located in the central part of Dalmatia, a region on the eastern coast of the Adriatic Sea close to the well-known tourist City of Split, the administrative centre of Split-Dalmatia County.

The Municipality of Klis, in which the project is planned, is situated on the mountain pass between the Kozjak Hill and the Mosor Mountain. It is 3.5 km direct distance by air to Split, which can be reached directly via a county road (10 km) that is also connected at about 5 km with the A1 motorway. The railway station and the ferry port in Split are 12 km away from Klis, while the distance to the international airport Resnik is only 20 km. Due to its favourable location at 300 m above sea level, a pleasant Mediterranean climate with more than 2700 sunny hours per year and a rich history, Klis has been increasingly recognized as an attractive tourist destination.

The famous historical fortress Klis, built for the defence purposes, was mentioned as early as the 5<sup>th</sup> century, represents an example of preserved fortification architecture. It is only 400 m away from the location foreseen for the project, and apart from the historical and cultural value, it offers the unique program "Living History of the Klis Fortress" (Živa povijest tvrđave Klis) in which visitors can interactively be introduced to the lives of veterans of Klis throughout history (they can try archery or participate in Uskok performances - sword and spear duels). Due to its exceptional beauty and the great potential of the Fortress Klis, the Emmy award-winning series Game of Thrones was filmed on this location. Besides its educational and sports and recreational facilities (including 54 km of bicycle trails, hiking trails) Klis is abundant with numerous attractions: agrotourism which offers autochthonous and traditional products, eco-ethno village, adrenaline parks and special attraction for climbers - the Markezina greda, preserved ramparts from the Iron Age.

## PROJECT DESCRIPTION

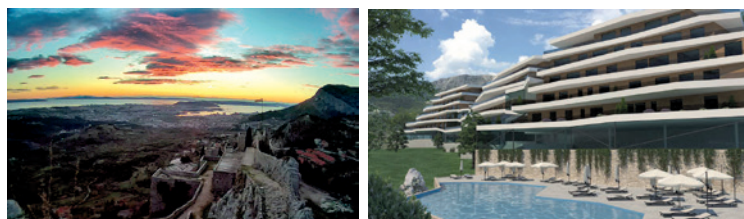
The project encompasses the construction of high category hotels (4-5\*), with 93 rooms and 6 suites (a total 330 beds), with the possibility of building 10 villas and additional facilities: wellness, fitness, indoor and outdoor swimming pool and sports playground.

On land of cascading form that extends over approximately 17.000 m<sup>2</sup>, owned by Klis Municipality, in a beautiful position overlooking the Adriatic Coast, according to the design solution the hotel is divided into three parts, its layout mirroring the shape of the Klis Fortress. According to the Spatial Plan of the Municipality of Klis, the land is within the building zone and is envisaged for the mixed use, with a maximum permitted lot coverage of 60% for the above ground part and 70% for the underground part of the building. All the facilities have a large terrace with a view of the sea, Split, Solin and Klis.

This investment and similar other projects will secure future development of the whole area and will contribute to further profiling of Klis as attractive tourist destinations.

## TRANSACTION MODEL

The Municipality of Klis intends to sell the project land, valued at 70 EUR/m<sup>2</sup>. Public contribution amount to approximately to 12 EUR/m<sup>3</sup> (90 HRK/m<sup>3</sup>) with 25% discount for one-off payment and with the possibility of partial exemption from payment of public contribution for communal infrastructure construction. Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.



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## KLIS

**Project Holder**  
Municipality of Klis

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e-mail: [info@aik-invest.hr](mailto:info@aik-invest.hr),  
[www.aik-invest.hr](http://www.aik-invest.hr)

**Estimated value**  
15 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) 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. All necessary permits have been obtained, including the building permit. The City of Delnice is prepared to offer the selected partner various forms of incentives, such as a reduction of municipal fees by 50%.



## DELNICE

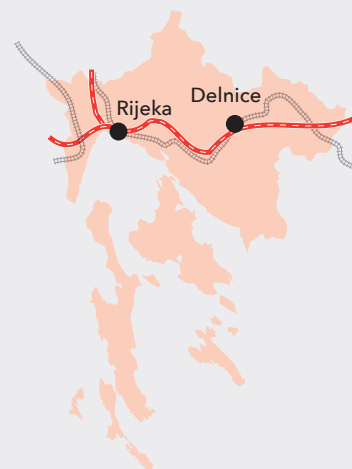
**Project Holder**  
City of Delnice

**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



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# 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 Law on Investment Promotion (OG 102/15, 25/18), this project qualifies for investment incentives. For more information, please refer to Section 5: Incentives for Investments Projects.

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## VIROVITICA

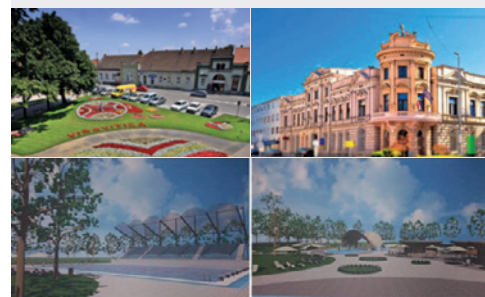
**Project Holder**  
City of Virovitica

**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, 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) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

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## 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 State Property

**Address**  
10 000 Zagreb,  
Dežmanova 10

**Website**  
[www.imovina.gov.hr](http://www.imovina.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 State Property,  
e-mail: [info@midim.hr](mailto:info@midim.hr),  
[www.imovina.gov.hr](http://www.imovina.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) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

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## STUBIČKE TOPLICE

### Project Holder

Stubičke Toplice Municipality

### Address

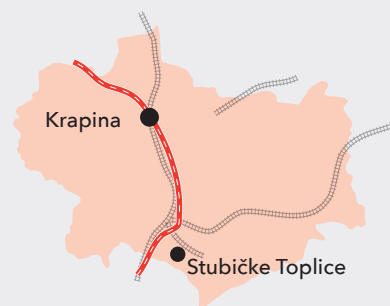
49 244 Stubičke Toplice,  
Viktora Šipeka 16

### 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 870 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) 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 Slobode 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,  
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### Estimated value

73.7 million EUR



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# 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 Marlera, 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, Loron, 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 Loron 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, in order to choose the most favourable investor.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18) 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 State Property

### Address

10 000 Zagreb,  
Dežmanova 10

### Website

[www.imovina.gov.hr](http://www.imovina.gov.hr)

### Project Holder

Ministry of Tourism

### Address

10 000 Zagreb,  
Prisavlje 14

### Website

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

### Contacts

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e-mail: [info@midim.hr](mailto:info@midim.hr),  
[www.imovina.gov.hr](http://www.imovina.gov.hr)

Ministry of Tourism,  
e-mail: [razvoj@mint.hr](mailto:razvoj@mint.hr),  
[www.mint.hr](http://www.mint.hr)

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# 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 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	9.58 ha	800
Hidrobaza 2	T1, T2, T3	7.03 ha	400
<b>Total</b>		<b>16.61 ha</b>	<b>1,200</b>

The scope of this project includes 16.61 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, 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.



## 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) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

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## PULA

**Project Holder**  
Ministry of State Property

**Address**  
10 000 Zagreb,  
Dežmanova 10

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

**Project Holder**  
City of Pula

**Address**  
52 000 Pula,  
Forum 1

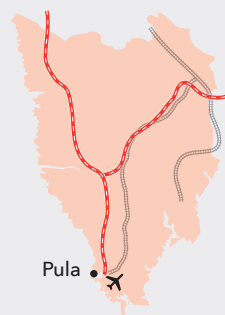
**Website**  
[www.pula.hr](http://www.pula.hr)

**Contacts**  
Ministry of State Property,  
e-mail: [info@midim.hr](mailto:info@midim.hr),  
[www.imovina.gov.hr](http://www.imovina.gov.hr)

Ministry of Tourism,  
email: [razvoj@mint.hr](mailto:razvoj@mint.hr),  
[www.mint.hr](http://www.mint.hr)

City of Pula,  
e-mail: [info@pula.hr](mailto:info@pula.hr),  
[www.pula.hr](http://www.pula.hr)

**Estimated value**  
approx. 50 million EUR





# Project Kumrovec

## LOCATION DESCRIPTION

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, Tuheljske 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.

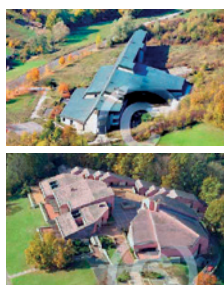
## PROJECT DESCRIPTION AND TRANSACTION MODEL

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, 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 fields 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) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.



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# 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 170 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 "Utvrdna 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, based on the Strategy of Tourism Development until 2020. The Ministry of State Property, in co-operation with the Ministry of Tourism 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). For more information please refer to Section 5. Incentive Measures for Investment Projects.



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# Muzil Fort Zone

## 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 top quality multipurpose resort with several hotels, a golf course, two marinas and a sports port, hot air balloon airfield, residential area and 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 170 hectares of predominantly woodland, with a view of the well-known National Park Brijuni, an archipelago of 14 small islands.

## MUZIL FORT ZONE

Muzil Fort Zone is located in the south western part of the Muzil Peninsula. It covers the total land area of 850,468 m<sup>2</sup>, planned predominantly for the development of tourism and recreation facilities (a hotel, tourist settlement and a golf course).

According to the spatial documents, on the land plot denoted with the No. 1, extending over 49,088 m<sup>2</sup>, the construction of detached buildings with a maximum of 2 floors is permitted (with a minimum quality categorization of 4 stars). The locations denoted with the No.2 (56,307 m<sup>2</sup>) and No.3 (14,607 m<sup>2</sup>) are planned for the construction of a hotel with a minimum quality categorization of 4 stars. This location borders with the culturally protected area (Fort Muzil).

The residential area denoted with the No.4 (37,253 m<sup>2</sup>) is intended for housing, commercial and service activities, general public and social activities and sports. The construction of an 18 hole golf course (43 ha) with protective greenery (18.9 ha) is envisaged at the location denoted by the No. 5, while a club house with hospitality and support facilities is planned within the area of Fort Muzil (6.5 ha). The area is also recognised as an archaeological locality. The business purpose area (7,811 m<sup>2</sup>) denoted by the No. 6 is intended for commerce and hospitality services, as well as sports. Parts of both No. 5 and No 6. areas have been declared cultural heritage of the highest category. Before undertaking any work in this area, the investor must obtain prior approval from the Conservation Department of the Ministry of Culture, in the City of Pula.

## CURRENT STATUS

The Project was initiated by the Ministry of Tourism, based on the Strategy of Tourism Development until 2020. The Ministry of State Property, in cooperation with the Ministry of Tourism and the City of Pula, will continue with activities in order to create conditions for the announcement of a public tender for implementation of the Project.

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



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# Muzil Marie Louise Zone

## 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 top quality multipurpose resort with several hotels, a golf course, two marinas and a sports port, hot air balloon airfield, residential area and 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 170 hectares of predominantly woodland, with a view on the well-known National Park Brijuni, an archipelago of 14 small islands.

## MARIE LOUISE ZONE

The Marie Louise Zone is located in the western most part of the Muzil Peninsula. The zone consists of two plots extending over 5.8 and 10.8 hectares respectively, planned for further development. Next to these land plots is the Marie Louise Fort, a protected cultural monument earmarked for the Military Navy Museum.

The first land plot (No. 1 on the picture), extending over 58,420 m<sup>2</sup>, is planned for the T1 zone (hotel accommodation with a total of 630 beds and quality categorization of at least 4 stars) and a garage with 200 parking places.

There are no determined archaeological sites on these land plots.

## CURRENT STATUS

The Project was initiated by the Ministry of Tourism, based on the Strategy of Tourism Development until 2020.

The Ministry of State Property, in cooperation with the Ministry of Tourism and the City of Pula, will continue with activities in order to create conditions for the announcement of a public tender for implementation of the Project.

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



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# Muzil Smokvica Zone

## 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 top quality multipurpose resort with several hotels, a golf course, two marinas and a sports port, hot air balloon airfield, residential area and 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 on approximately 170 hectares of predominantly woodland, with a view on the well-known National Park Brijuni, an archipelago of 14 small islands.

## ZONE SMOKVICA

The Smokvica Zone consists of two land parts with a total area of 9.5 hectares, located next to the Marie Louise Zone, envisaged for the development of hotel accommodation and residential accommodation units.

Within the zone there is a small port open for public traffic. The plan is to develop the subject port into two nautical tourism ports: the marina Muzil with up to 200 berths and the marina Smokvica with up to 180 berths. According to spatial documents, the land area extending over 67,215 m<sup>2</sup> (No. 1 on the image) is intended for tourism and hospitality (hotel with maximum of up to 400 beds), residential facilities with two garages (with 400 and 260 parking places), commercial and service activities, general public and social purposes and sports including an aqua park.

Part of the land is located next to the protected area of the Marie Louise Fort, and is registered as cultural heritage. Consequently, all work will require prior approval from the Conservation Department of Ministry of Culture in Pula, as well as archaeological supervision during work at this site.

A smaller part of the land of 27,270 m<sup>2</sup> (No. 2) is also intended for a hotel up to 320 beds, commercial and service activities (shopping centre, cinema and garage with up to 500 parking places), general public and social purpose and sports with the aquarium. The land is partly located within the Smokvica Archaeological Site, with preventive cultural protection. Given that this is a potential archaeological site, archaeological exploration of the soil should be undertaken before commencing work.

## CURRENT STATUS

The Project was initiated by the Ministry of Tourism, based on the Strategy of Tourism Development unit 2020. The Ministry of State Property, in cooperation with the Ministry of Tourism and the City of Pula, will continue with activities in order to create conditions for the announcement of a public tender for implementation of the Project.

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



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# Project Saccorgiana

## LOCATION

The Project was initiated by the Ministry of Tourism, 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 2017 the County achieved over 28 million overnight stays or almost 30% 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.

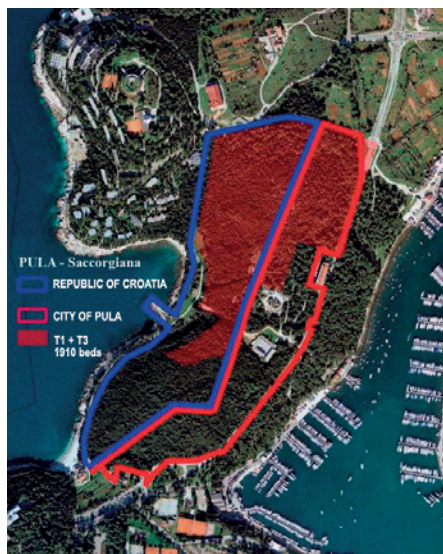
The proximity of a wide range of tourist attractions, with an emphasis on sports tourism (2 golf courses, the International ATP Tournament in Umag, hunting, fishing and scuba diving), cultural tourism (including performances of world renowned artists in the outstanding Roman amphitheatre Vespazijana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

This quiet tourist area, with numerous beaches, 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 project area covers 26 hectares of land 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) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

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**Estimated value**  
80 million EUR



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# 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 Muroskva 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>.

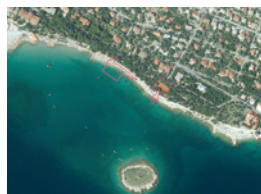
## ESTIMATED VALUE

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.



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### 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, next to which the development of the new project "Aquae Balissae Hotel", owned by the Town of Daruvar, is planned. The project includes the construction of a thermal hotel (3\*/4\*) primarily intended for families with children, with complementary facilities (restaurant, lobby bar with outdoor terrace, swimming pool, multi-purpose hall, souvenir shop, parking), aiming at becoming the best family thermal hotel in Croatia.

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



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### Estimated value

20 million EUR



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# Business Zone Crno

## PROJECT LOCATION AND DESCRIPTION

The project includes the development of a business zone over an area of 4 million square metres; 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

The zone is undeveloped and no infrastructure within the Zone is provided, however the City expects the building permit for municipal infrastructure works in the Zone to be issued soon.

The main gas station that supplies gas to the entire Zadar area is located around 800 meters from the Business Zone Crno.

### The land usage according to the spatial plans

- recreational area
- green areas
- business purposes
- production purposes



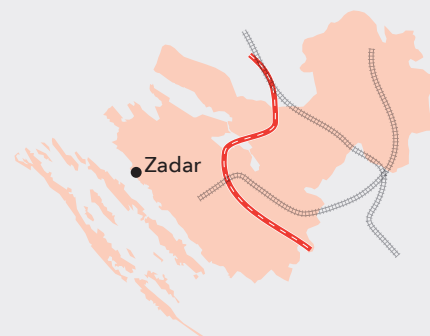
## ZADAR

**Project Holder**  
City of Zadar

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# 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 3,040 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:

- 118 commercial and 80 non-commercial 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 prerequisite for its implementation is determination of the nautical border for the Brajdica Nautical Port.

## TRANSACTION MODEL

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

## 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 Assessment of the necessity of an Environmental Impact Study is currently underway.



## RIJEKA

**Project Holder**  
City of Rijeka

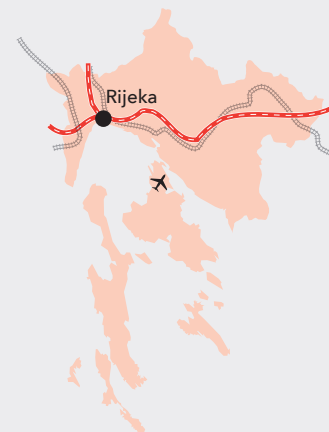
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51 000 Rijeka,  
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Ministry of the Sea, Transport  
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**Estimated value**  
20 million EUR



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# 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 Environmental Protection and Energy 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.



## TUČEPI

**Project Holder**  
Tučepi Municipality

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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



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# Marina Crikvenica

## PROJECT DESCRIPTION

The City of Crikvenica plans to develop a nautical port - marina with supporting facilities in the centre of the town. The implementation of this project will completely change the appearance and tourist offer of this part of the town and enhance its attractiveness and competitiveness.

The project has been planned in accordance with the spatial plans and Urban Development Plan (UPU) of the centre of Crikvenica. It will extend over 7 hectare of land on which the following facilities are planned:

- a marina with a maximum of 200 category 5 berths extending over 36,400 m<sup>2</sup>. The majority of berths will be for vessels of 10-15 m, but berths will also be provided for boats of up to 20 m. Two breakwaters are planned as an integral part of the marina;
- business premises next to the marina with a gross developed area of 585 m<sup>2</sup> that will include a reception area, a café and snack bar, shops and bathroom facilities;
- a parking area with parking places for 340 cars;
- a servicing area.

According to the location permit, the entire complex will be developed on land plots owned by the Republic of Croatia and the City of Crikvenica (a majority of the area has maritime domain status).

## LOCATION

Crikvenica is a well-known tourist town located on coast of the Kvarner Bay, in the northern Adriatic. It is 35 km from Rijeka, the regional centre and Croatia's main seaport.

The nautical port will be located in the centre of Crikvenica 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 to Dubrovnik and the border with Montenegro, with a total length of 644 km. The A7 motorway (Rijeka - Slovenia) is 15 km away, while the nearest airport is Rijeka Airport on the Island of Krk, 20 km away.

## TRANSACTION MODEL

The concessioner of this project, estimated approximately at 15.2 million EUR, will be selected through a public tender.

## PROJECT STATUS

To date, the City of Crikvenica has completed: the Environmental Impact Study and Investment Study, and procured a building permit and specification of the maritime area. The borders of the maritime domain, as well as the borders of the nautical port for special purposes have been determined, while the study of the established port area has been submitted to the cadastral office.



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## CRIKVENICA

**Project Holder**  
City of Crikvenica

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

**Estimated value**  
15.2 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 Bačine 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

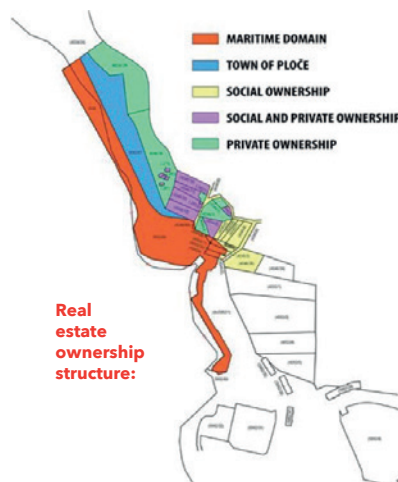
The project area is situated on a 700-metre section of coastline in the northern part of Ploče (Bačine Bay) approximately 400 metres from the centre of town. Ploče is located on the Adriatic Sea, halfway between Split and Dubrovnik. It is an ideal location for a port because it is shielded by the Pelješac 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.

## PLOČE

### Project Holder

City of Ploče

### Address

20 340 Ploče,  
Trg kralja Tomislava 23

### Website

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

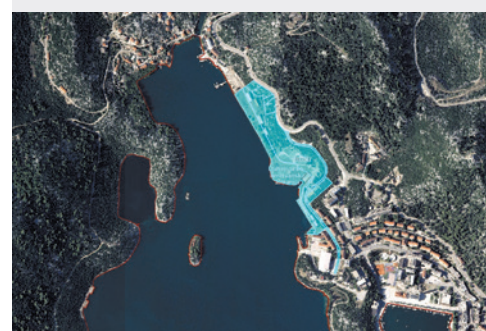
### Contacts

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### Estimated value

Phase 1 - 6 million EUR

Phase 2 - 15.5 million EUR



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# 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. Additionally, in the Učka Nature Park there are plenty of opportunities for recreational activities: from hiking trails and downhill bike trails, riding, hang gliding, paragliding, ziplining, caving to bird watching and feeding the griffon vulture.

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 project includes construction of a 4,700 meters long cable car connecting the Adriatic coast with the Učka Mountain (the Medveja-Vojak route), the second phase of a wider project that includes the construction of a visitor centre at the top of the Učka mountain (already completed) and the construction of a marina at the departure station (third phase).

In addition to departure and incoming stations, the cable car will include five pillars (towers). The length of the route is approx. 4,700 meters, with 1,310 m altitude difference and estimated time of 8.5 minutes. The cabin capacity is 60 passengers (310 passengers per hour).

## 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 and a tender for the design of the main construction of the project have been prepared. Procedures are underway to resolve property-legal relations for the land.

The ownership issues for parts of the land that are still privately owned will be resolved simultaneously with preparation of the Main Project and Detailed Design, which are planned soon. 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	Driving Speed:	7 m/s
Incoming station:	below the top of Vojak 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		

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## MEDVEJA - VOJAK

**Project Holder**  
Žičara Učka Ltd.

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51 211 Matulji,  
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phone: +385 91 121 4054,  
e-mail:  
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**Estimated value**  
20 million EUR



# The 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) 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).

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## ZADAR

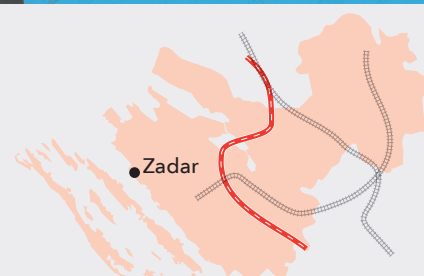
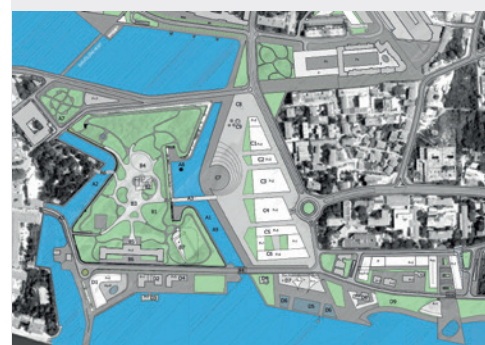
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**Estimated value**  
approx. 110.8 million EUR





# Outdoor Swimming Pool Complex Čakovec

## LOCATION

The project is located in Čakovec, the administrative seat and the largest city in the County of Međimurje, the most densely populated Croatian county, situated around 90 kilometres north of Zagreb, the Croatian capital.

The project is envisaged as the second phase of construction of a comprehensive Sports and Recreational Centre (SRC MLADOST). The first phase has already been completed and includes indoor swimming pools, a soccer stadium, shooting range, adrenaline park and mini golf).

The building plot for the second phase extends over 46,380 m<sup>2</sup> and is owned by the City of Čakovec.

## PROJECT DESCRIPTION

The project includes the construction of an outdoor swimming pool complex that will complement the existing sports and recreational amenities at the location. The planned facilities include:

- an outdoor swimming pool (dimensions 25 x 16.5 m, 1.8 m deep) with stands; a diving pool with three diving boards (dimensions 20.65 x 12.5 m, 4.0 m deep); a pool for non-swimmers; a wading pool for children and a whirlpool,
- auxiliary facilities (locker rooms, bathroom facilities, etc.),
- children's playground,
- basketball and beach volleyball courts,
- two café bars.

The existing facilities have all utility connections: electricity, gas, telephone line, water and sewage, with a separate power station for energy supply. There are currently 98 parking places, while the project envisages the construction of additional 123 places, with planned charging station for electrical cars. An electrical charger for 15 bicycles has been installed and the current parking places for bicycles will also be expanded to a capacity of 200 bicycles. All necessary documentation, including a cost-benefit analysis have been drafted, and a building permit has been procured.

## TRANSACTION MODEL

The City of Čakovec is looking for a strategic partner for a joint venture in order to implement the second phase of the sports centre. The City will provide the project land and has already completed all necessary legal and technical documentation needed for construction, while the strategic partner is expected to contribute with additional funds and resources. The estimated value of the project is approximately 6.5 million EUR.



## ČAKOVEC

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[karmen.franin@cakovec.hr](mailto:karmen.franin@cakovec.hr),  
[www.cakovec.hr](http://www.cakovec.hr)

GP EKOM Ltd.,  
Mr Miodrag Novosel, Director,  
e-mail:  
[miodrag.novosel@ck.ht.hr](mailto:miodrag.novosel@ck.ht.hr),  
[www.ekom.hr](http://www.ekom.hr)

**Estimated value**  
6.5 million EUR



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# Port of Ploče

## Gateway of the Pan-European Corridor Vc

### 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;
- 3.19 million tons of traffic in 2017;
- 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,  
e-mail: [info@mmpi.hr](mailto:info@mmpi.hr),  
[www.mmpi.hr](http://www.mmpi.hr)



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# 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 transshipment 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 transshipment of crude oil with two loading racks and a bulk cargo terminal for transshipment 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 following additional capacities are planned in the extension of the coastal part of the port:

- 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>;
- construction of a container terminal with the capacity of 200,000 tons of cargo and auxiliary facilities;
- Ro-La terminal for transshipment 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: [lucka-uprava@sb.t-com.hr](mailto:lucka-uprava@sb.t-com.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)



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# Sports Centre Višnjik

## 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 Višnjik 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) 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.

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## ZADAR

**Project Holder**  
City of Zadar

**Address**  
23 000 Zadar,  
Narodni trg 1

**Website**  
www.grad-zadar.hr

**Contacts**  
Sportski centar Višnjik Ltd.,  
Mr Denis Karlović, Director,  
e-mail:  
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

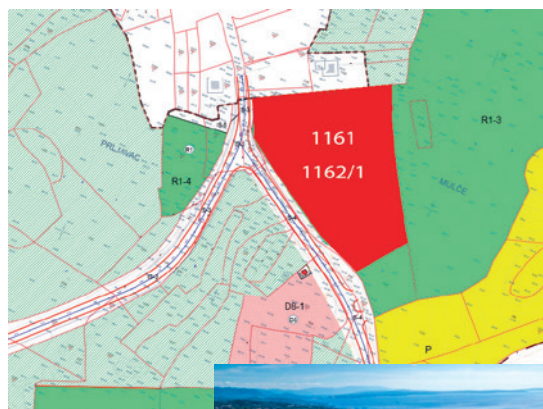
- The construction of the Sports Hall is envisaged on land that is part of the sports and recreational zone called Halubjan.
- The overall land plot area owned by the Municipality of Viškovo is 7,155 m<sup>2</sup>.
- There is a valid Detailed Spatial Plan for this area.
- The project is envisaged as 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

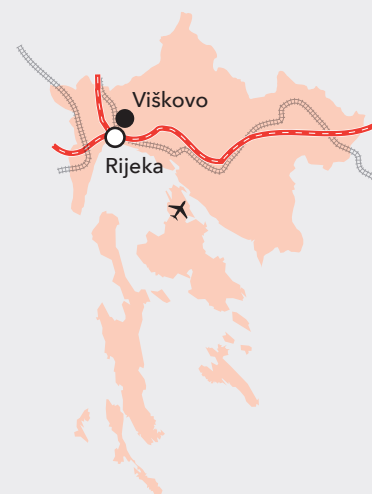
**Project Holder**  
Municipality of Viškovo

**Address**  
51 216 Viškovo,  
Vozišće 3

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

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

**Estimated value**  
5.3 million EUR



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# 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 encompasses the construction of a new bus terminal in the immediate vicinity of the old bus station. In addition to the construction of a new bus terminal, the Project will include the construction of a public garage with 4 levels and 940 parking spaces, a shopping centre and business facilities.

### 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.

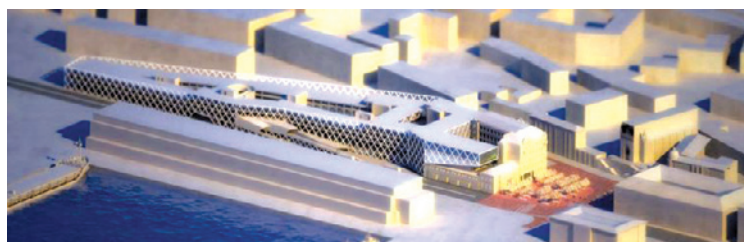
EXISTING CAPACITIES		PLANNED INVESTMENTS	
Number of bus stops:	14	Number of international platforms:	18
Current maximum capacity:	1.5 million passengers	Maximum capacity:	2.2 million passengers
Other:	passengers facilities covering approx. 200 m <sup>2</sup>	One terminal with connections to railway and seaport terminals	
Administrative facilities:	8,000 m <sup>2</sup>	Garage for buses	15 parking slots
Public garage	capacity of 940 vehicles	Shopping center	covering 7,000 m <sup>2</sup>
Commercial and business spaces	5,100 m <sup>2</sup>		

## TRANSACTION MODEL

The owner of the project land is the City of Rijeka. There are several transaction possibilities: land sale or lease (with right to build).

## 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



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# Zagreb Deep Sea Container Terminal

## THE BIGGEST CONTAINER PORT IN CROATIA

- The Port of Rijeka is the largest seaport in Croatia and the second largest economic centre. Due to its strategic position, it has always been regarded an important gateway to the CE and SEE.
- Today, Rijeka is investing all its efforts to compete with other North Adriatic ports on sea route from the Far East to CE and SEE European markets, reducing sailing times by at least 6 days. Furthermore, the Port of Rijeka is the most convenient transit hub for Croatia, Serbia, Bosnia and Herzegovina, Hungary, Austria, the Czech Republic, Slovakia, western Ukraine, southern Poland and southern Germany.
- Container cargo traffic projections call for the construction of new adequate capacities for modern handling of cargo.
- The investment value for the construction of the new Zagreb Deep Sea Container Terminal is estimated at EUR 350 million, including railway and road infrastructure.
- The Zagreb Deep Sea Container Terminal Project (ZDSCT) will be developed by the Port of Rijeka Authority (LUR) to take advantage of the depth of the sea and to enable acceptance of even the latest generation of container vessels.
- After the construction of the first 400 m of a 20 m deep sea pier, the concessionaire will be obliged to complete the construction of the terminal infrastructure and to install terminal equipment, while the construction of an additional 280 m pier will be an optional investment.

## CURRENT STATUS

### PREPARED DOCUMENTATION

Spatial and Transport–Integral Study of the Primorje-Gorski Kotar County and the City of Rijeka 2011.

**Design documents:** Zagreb Pier: building permits - **phase 1** and **phase 2**.

### TRANSACTION MODEL

- Concessioning;
- Apart from financing via World Bank loans, the project is being financed through EU funds, as well as the concessionaire's own funds. The tender for selection of a concessionaire is underway;
- Competitive dialogue opportunities are open within the framework of legal regulations.



## RIJEKA

### Project Holder

Port of Rijeka Authority

### Address

51 000 Rijeka,  
Riva 1

### Website

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

### Contacts

Port of Rijeka Authority,  
Denis Vukorepa,  
Executive Director,  
e-mail:  
[rijeka.gateway@portauthority.hr](mailto:rijeka.gateway@portauthority.hr)

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

350 million EUR



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# Halal Production Line

## LOCATION

Based on increasing demand for Halal certified food, the Municipality of Čadavica is offering an opportunity to a potential investor to develop a Centre for food production with a Halal certificate in the Čadavica Industrial Zone.

Čadavica is a small locality situated in the continental part of Croatia, near the Hungarian border, 44 km from Virovitica - the administrative centre of the Virovitica - Podravina County, 194 km from Croatian capital Zagreb and 380 km from Budapest. The Municipality is connected with the wider region via local and county roads, as well as the state D2 Motorway, which from the Slovenian to the border with Serbia connects the western and eastern part of Croatia.

The Municipality of Čadavica is a typical lowland area, where economic activities are based on available land resources and favourable climatic conditions. Consequently the main economic sectors are agriculture and animal husbandry. Recently new investments were made into the modernization of infrastructure including the modernization of roads, the construction of a water supply system, sewage networks, sidewalks and street lighting.

## PROJECT DESCRIPTION

### Structure of Global Policy of the Halal Industry 2017

(total value 1.866 billion USD)

Data Sources: State of the Global Islamic Economy Report 2016/17



Food	43%
Media	23%
Clothing	23%
Tourism	8%
Pharmaceuticals	7%
Cosmetics	5%

### Food: Total Spend \$1,149 Billion

- 16.6% of Global Expenditure, expected to reach \$1.914 billion by 2021
- Growing need for "Healthy" and "Ethical" food among Non-Muslim millennial consumers
- Steady rise in affluent Muslims - the biggest factor in current market growth trend

The project envisages the development of a production and processing centre for broiler breeding with a slaughter house based on Halal certificate standards on 27 ha in the Čadavica Industrial Zone owned by the Municipality. Within the Zone, 17 ha are intended for broiler breeding, 7 ha for processing facilities (slaughterhouse) and the remaining 3 ha for bio-gas and wastewater treatment facilities. The envisaged production capacity is 5.5 million broilers and 8,000 tons of chicken meat.

According to the spatial plans there is additional possibility to develop a slaughterhouse project with the capacities of 20,000 tons of beef and 8,000 tons of lamb on 5 ha of land located next to the Zone owned by the Republic of Croatia. The infrastructure capacities of the Zone currently include water, gas and electricity connections. In order to attract potential investors to develop the project, the Municipality is prepared to sell the land for 1 EUR/m<sup>2</sup> or to lease it for 56 EUR/ha, depending on the agreed transaction model. Currently Croatia has 85 Halal certified companies.

## CURRENT STATUS

The project is in compliance with the Urban Development Plan of the Čadavica Industrial Zone and so far the Conceptual Design and pre-study for the Project have been drafted. Given the specific legal provisions that apply to regarding food production concerning environmental protection and sustainable development, it is necessary to draft an Environmental Impact Study.

## TRANSACTION MODEL

The Čadavica Municipality offers a flexible transaction model including land sale, lease or right to build to a strategic partner, who shall be selected by means of a public tender.

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

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## ČADAVICA

### Project Holder

Čadavica Municipality

### Address

33 523 Čadavica,  
Kolodvorska 2

### Website

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

### Contacts

Čadavica Municipality,  
Mr Mirko Rončević,  
Municipal Mayor,  
e-mail:  
[nacelnik@opcina-cadavica.hr](mailto:nacelnik@opcina-cadavica.hr)

Agency for Investments  
and Competitiveness,  
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[www.aik-invest.hr](http://www.aik-invest.hr)

### Estimated value

52 million EUR

Its realisation would enable  
new employment (the creation  
of 150 new jobs is envisaged).



# 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 "Jubilatio 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.

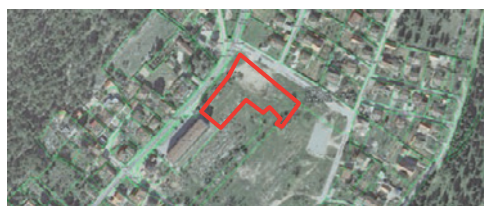
## PROJECT DESCRIPTION

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.



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## DRNIŠ

### Project Holder

City of Drniš

### Address

22320 Drniš,  
Trg kralja Tomislava 1

### Website

www.drnis.hr

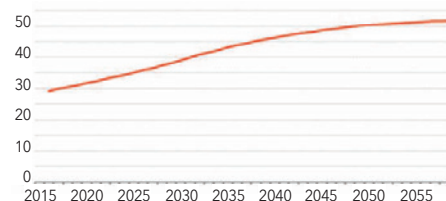
### Contacts

City of Drniš,  
Ivana Sučić,  
Phone:  
+385/22/888 830,  
+385/22/888 845,  
e-mail: 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 Pavski 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

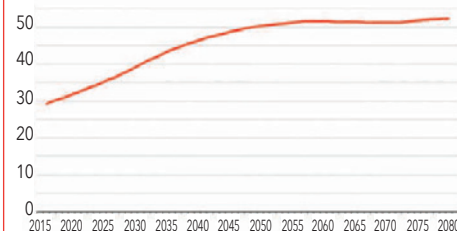
**Address**  
51 221 Kostrena,  
Sv. Lucija 38

**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).



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# Residential Care Home for the Elderly, 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).

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 Gospić 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) has already commenced.

## TRANSACTION MODEL

The owner of the project land is the Lika - Senj Diocese which has granted the City of Senj the right to build without time limits. The City of Senj is the holder of the right to build as long as the main purpose of the facility is a residential care home for the elderly. The transaction model includes joint development of the project with the participation of the City of Senj (40% of total investment costs) and a strategic partner (60%). The estimated value of the project is 5.27 million EUR.

The City of Senj is obliged to grant the right to use 10% of total capacities to the Lika - Senj Diocese as compensation for the right to build.



Commenced works on the site



The future look of the Residential Care Home

## SENJ

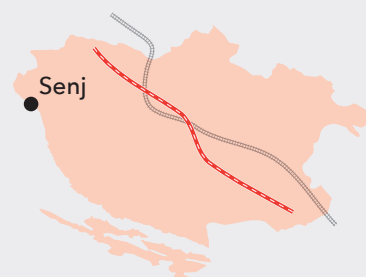
**Project Holder**  
City of Senj

**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,  
Ms Daliborka Rončević,  
Acting Managing Director,  
e-mail: [info@ras.hr](mailto:info@ras.hr)

**Estimated value**  
5.27 million EUR



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# 3. Private Projects

**THINK PROFITABILITY.  
INVEST CROATIA.**

## **TOURISM SECTOR PROJECTS**

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**ADVENTURE PARK SUNGER**

**BIOGRAD HEALTH  
& TOURIST CENTRE**

**DUBROVNIK 3 SISTERS  
- CROATIAN DREAM**

**HEALTH TOURISM  
CENTRE STUBAKI**

**HORTUS CROATIAE**

**HOTEL PROGRES**

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

**SEEMAR RESIDENCE HEALTH  
& TOURIST RESORT RIJEKA**

**SV. MARTIN HOTEL AND RESORT**

## **OTHER REAL ESTATE PROJECTS**

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**MRACLIN BUSINESS ZONE**

## **INDUSTRY SECTOR PROJECTS**

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**SOLVIS LTD.**

**VEDRANA LTD.**

## **ENERGY SECTOR PROJECTS**

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**CCPP SLAVONSKI BROD**

**CPP SLATINA**

## **HIGH-TECH PROJECTS**

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**HIPERSFERA LTD.**

**ITHOME LTD.**



# 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.

### ACCOMMODATION 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).

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## MRKOPALJ

### Project Holder

Obrt Bitoraj, Ivan Butković

### Address

51 315 Mrkopalj,  
Stara cesta 26, Sunger

### Contacts

Ivan Butković,  
phone: +385 91 6109733,  
e-mail: obrtbitoraj@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 Zadar County. 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 Investment Promotion Act (OG 102/15, 25/18) 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

Zadar County

### Address

23 000 Zadar,  
Božidara Petranovića 8

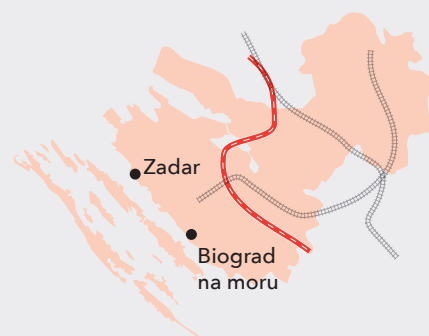
### Contacts

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

Croatian Chamber of  
Economy, International  
and EU Affairs Sector,  
Ms Silva Stipić Kobali,  
Managing Director,  
e-mail: investicije@hgk.hr,  
www.investincroatia.hr,  
www.hgk.hr

### Estimated value

25 million EUR



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# 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) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

## PROJECT STATUS

- The project has no ownership issues,
- 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 and EU Affairs Sector,  
Ms Silva Stipić Kobali,  
Managing Director,  
e-mail: investicije@hgk.hr,  
www.investincroatia.hr,  
www.hgk.hr

### Estimated value

920 million EUR



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# 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



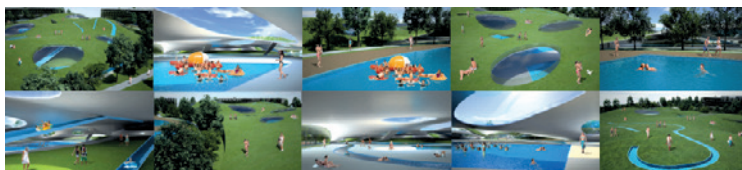
## TRANSACTION MODEL AND PROJECT STATUS

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.

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



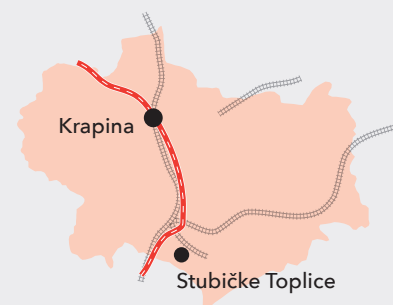
## STUBIČKE TOPLICE

**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

**Estimated value**  
72 million EUR



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# Hortus Croatiae

## THE GARDEN OF CROATIA - PROJECT DESCRIPTION

The project involves the construction of a holistic wellness & health resort & green energy production in several interrelated or independent phases that can be combined according to the interest of investor(s).

The project property is situated in the Northwest of Croatia, in the Medimurje County, in the Draškovec settlement near Prelog and, in close vicinity to the Zagreb-Varaždin-Budapest motorway, only a 60 minute drive from the capital, the City of Zagreb.

Aside from developing an indoor and outdoor thermal water park, spa premises, specialized hotels etc., an advanced, new generation geothermal power plant using its own sustainable geothermal springs with combined production of electricity (18.6 MWe) and heat (75 MWth gross) will be built. Additionally, the project involves the construction of a specialized serviced settlement surrounded by a golf course; as well as a mineral water bottling plant from its own springs and greenhouse production of fruit and vegetables.

The total estimated value of all three project phases is approx. 170.5 million EUR. The project is planned to be realised in consecutive or parallel phases in smaller investment tranches and profitable investment sub-projects.

## THE PROJECT IS DIVIDED INTO 3 MAIN PHASES AND SUBPHASES

### Phase 1:

**1a** - Construction of an advanced geothermal power plant (7.2 MWe, 15 MWth in 2018 + an increase in capacity up to 18.6 MWe, 75 MWth by the end of 2019);

**1b** - Indoor and outdoor health and water park (6,000 m<sup>2</sup> of water surfaces and 12,500 m<sup>2</sup> land plot) with horticultural gardens, 2019 - 2020;

**1c** - Tropical gardens; greenhouse production of plants (tropical fruit and herbs) and fish breeding, 2020-2021.

### Phase 2:

**2a** - Spa & MICE boutique 80 rooms 4\* Hotel with medical polyclinic (primarily dermatology, cosmetology & gynaecology);

**2b** - 240 units in villas & apartments (which will be offered for sale on the real estate market according to the sale and lease back system) and a 9-hole golf course. There is also an option of the development of serviced apartments for active seniors.

### Phase 3:

Mineral water bottling plant "Aqua Hortus".

## TRANSACTION MODEL AND PROJECT STATUS

There are two companies involved in the project: Aqua Aera Terra (AAT) Ltd. and the company AAT Geothermae Ltd. (AATG). The companies have different owners however they mutually coordinate development activities.

The project holder is looking for a potential financial/strategic investor and partner to enter the project by acquiring a certain amount of shares of the AAT company and/or the AATG company; increasing the capital and depending on the interest of the investor, other financial models including the acquisition of preferred stock or mezzanine financing facility (or other combination of capital and financing).

The project will be implemented in phases financed through a combination of own and loan funds, under the terms and conditions agreed upon partially with regional and international commercial and development banks. The project documentation is at a high level of preparation. The investment project of Energy Plant AAT Geothermae (Phase 1a) is underway and has secured financing as renowned European investors entered the project in 2017. Aqua Aera Terra (AAT) Ltd. and AAT Geothermae Ltd. (AATG) will also apply for additional EU funding for which the documentation is ready.

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## DRAŠKOVEC

### Project Holder

Aqua Aera Terra Ltd.

### Address

40 325 Draškovec,  
Zelena 1

### Contacts

Aqua Aera Terra Ltd.,  
Mr Peter Vesenjajak,  
Director,  
e-mail: pv@aatg.energy

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Ms Silva Stipić Kobali,  
Managing Director,  
e-mail: investicije@hgk.hr,  
www.investincroatia.hr,  
www.hgk.hr

### Estimated value

170.5 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) 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.



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## 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,  
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mob: + 385 91 654 4058,  
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www.gp-krk.hr

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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 tranquility of the countryside meets the untouched sea shore, only a few kilometers from vibrant Pula, the region's administrative center.

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 part of the land planned for construction of accommodation capacities. 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 developed area – 23,300 m<sup>2</sup>
- Total estimated sales value – approx. 90 to 100 million EUR

### Hotel component

- Gross developed 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.

Total development costs excluding land: approx. 75 million EUR.



## 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  
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Ms Silva Stipić Kobali,  
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www.investincroatia.hr,  
www.hgk.hr

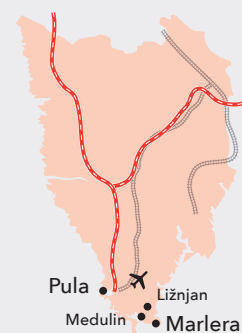
### Estimated value

#### Residential component

90 - 100 million EUR

#### Golf component

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 except 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) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

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# 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

The purchase price for all the building lots (6 sites) is 11 million EUR (vat excluded) and for the entire construction is 58 million EUR (vat excluded).

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 the first residential tower with 38 flats 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.



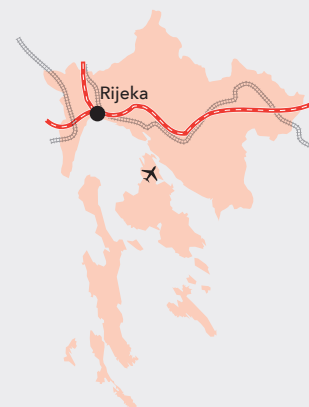
## RIJEKA

**Project Holder**  
GP Krk Plc.

**Address**  
51 500 Krk,  
Stjepana Radića 31

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

**Estimated value**  
58 million EUR  
(vat excluded)



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# Sveti Martin Hotels and Resort

## PROJECT DESCRIPTION

The company Toplice Sveti Martin Plc. is located in the very North of Croatia, in the Međimurje County, a few minutes away from the borders with Slovenia and Hungary, and 120 km from the capital of Croatia, Zagreb.

The Company was founded in 2003, and to date approximately 83 million EUR has been invested in the resort, which is currently one of the leading Croatian inland spa centres that caters for individual, corporate and sports customers.

The current investors/owners plan to upgrade and extend the existing complex into a so called "lifestyle" 4\* hotel, with an independent wellness club and reconstruction and expansion of the adventure water park, a caravan park, soccer field with heated grounds and the construction of infrastructure facilities for energy independence and sustainability, with the inclusion of a partner. The scope of partnership with a new investor is open for discussion. All documentation necessary for the new investment is ready.

## REAL ESTATE PORTFOLIO

### Existing facilities:

- Regina 4\* complex with 81 rooms and 214 beds, a restaurant for 300 people and three multi-purpose halls,
- indoor swimming pool complex (1,050 m<sup>2</sup>) with a spinal therapy and physiotherapy centre and restaurant,
- multifunctional building with restaurants, small shops, summer changing rooms with lockers, and 2,850 m<sup>2</sup> of summer swimming pools with whirlpools and 5 types of water slides, a landscaped swimming area of 10,000 m<sup>2</sup> with 2,000 deckchairs and 4 summer cafe restaurants with approximately 900 seats,
- Spa Golfer 4\* hotel (151 rooms and 6 suites with 314 beds and 25 extra beds) with a multifunctional conference hall for 500 people, a 1,800 m<sup>2</sup> wellness centre, restaurants and kindergartens,
- recreation area with a golf course with 9 holes and driving ranges, 4 tennis courts with floodlights, a basketball court, 2 bocce courts and a beach volleyball court),
- golf club with shops, restaurants and a golf simulator, extending over an area of 30,000 m<sup>2</sup>.

## TRANSACTION MODEL

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



## SVETI MARTIN NA MURI

### Project Holder

Toplice Sveti Martin Plc.

### Address

40 313 Sveti Martin na Muri,  
Grkaveščak b.b.

### Website

[www.spa-sport.hr](http://www.spa-sport.hr)

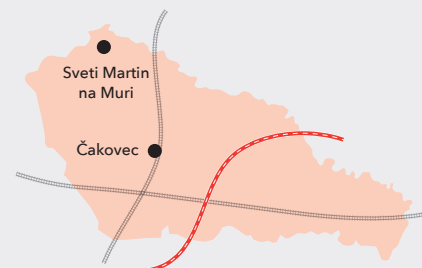
### Contacts

Toplice Sveti Martin na Muri Plc.,  
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and EU Affairs Sector,  
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[www.investincroatia.hr](http://www.investincroatia.hr),  
[www.hgk.hr](http://www.hgk.hr)

### Estimated value

32 million EUR



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# 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.

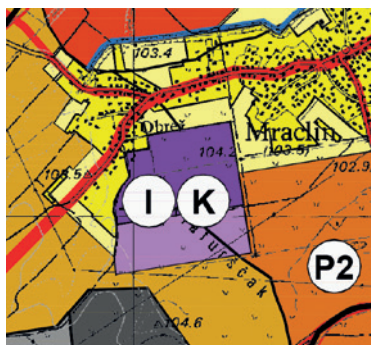
## ESTIMATED VALUE AND TRANSACTION MODEL

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.



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## 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)

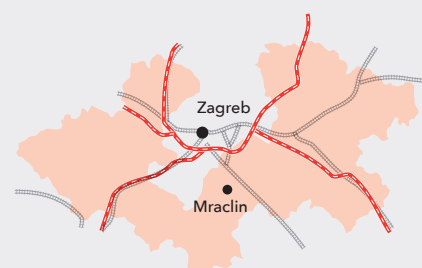
### Contacts

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+385 1 6268 246;  
+385 98 1689 650,  
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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 turn-key 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) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.



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### VARAŽDIN

**Project Holder**  
HAMAG-BICRO

**Address**  
10 000 Zagreb,  
Ksaver 208

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

**Contacts**  
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[investments@hamagbicro.hr](mailto:investments@hamagbicro.hr)

**Estimated value**  
4 - 6 million EUR



# Vedrana Ltd.

## COMPANY DESCRIPTION

The aim of the investment is to increase the capacity and further development of the wood-processing manufacturer Vedrana Ltd.

The factory produces edged glued and finger jointed solid oak, ash and beech panels class A/B and B/C, oak and ash wooden floorings, oak and beech massive panels. The company employs 110 people and 95% of its products are exported to the EU countries (Italy, Austria, Germany, Slovenia, France).

The company wants to increase its production capacities, more specifically they want to become more final product oriented (begin manufacturing tables, beds and floorings). The investment would secure employment for at least 30 new people.

The plan is also to build a briquette factory with the capacity of 100 ton per month and a co-generation power plant of 1.2 MWh of electrical energy and 3.8 MWh of heat energy.

The manufacturing plant is situated in the Industrial Park Nova Gradiška, 2 km from the exit of A3 Motorway and 0.5 km from the city centre of Nova Gradiška.

The centre of the county, Slavonski Brod, is situated 45 km away, whereas the capital city of Croatia, Zagreb, is located 145 km away.

## TRANSACTION MODEL AND PROJECT STATUS

The project holder is looking for an investor or a strategic partner.

The necessary investments are for: the modernization of production lines for the manufacture of massive wood panels and multilayer glued flooring panels from thin plates and veneers; the purchase of a new production line with a sawmill and finishing; the purchase of CNC machines for furniture processing (tables, beds, chest of drawers, chairs); an electrical substation of 3MW capacity and for working capital.

To date, the project holder has selected the equipment for the drying plant, has signed a contract for design and consulting services and new silos and ventilation equipment with the return of warm air have been installed. Additional land and a hall have been purchased. A new drying plant (1,200 m<sup>3</sup>) and steaming chamber are currently being constructed.

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



## IVANDOL

**Project Holder**  
Vedrana Ltd.

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Ivandol 16A

**Contacts**  
Vedrana Ltd.,  
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**Estimated value**  
15 million EUR



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# 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 2×250 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.**

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## SLAVONSKI BROD

### Project Holder

Crodux Energetika Ltd.

### Address

10 090 Zagreb,  
Savska opatovina 36

### Website

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

### Contacts

E-mail:

[info@crodux-energetika.hr](mailto:info@crodux-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 green-field 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).

## PROJECT STATUS

### COMPLETED ACTIVITIES:

- ✓ ESIA - 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.

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33 520 Slatina,  
Vladimira Nazora 35

**Contacts**  
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ured.direktora@dravacel.hr

Croatian Chamber  
of Economy, International  
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Ms Silva Stipić Kobali,  
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**Estimated value**  
54 million EUR



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# Hipersfera Ltd.

## SME: Unmanned Aerial Vehicles and Remote Sensing

### PROJECT DESCRIPTION

Hipersfera Ltd. is a startup R&D company from Zagreb, Croatia, that is developing a hypersphere system for continuous surveillance which represents a significant innovation for two major fast growing industries: unmanned aerial vehicles and remote sensing (projected market size of 14.9 billion USD by 2020, with a CAGR of 8.12%, from 2015-2020).

The backbone of the Hypersphere project is an airship like "an eye in the sky" that can continuously monitor the Earth, over a particular geographical area, better than satellites and airplanes both in price and performance. Depending on the type of equipment the airship is carrying, data could be used as an instrument to monitor borders, as an early warning fire prevention system, etc.

### COMPLETE TURN-KEY SOLUTION

The Hypersphere project offers a turn-key solution for continuous surveillance. The Hypersphere HS-5k system for continuous surveillance is comprised of a MALE UAV - unmanned aerial vehicle of medium altitude, with extended endurance (24 to 100 hours of continuous flight, depending on environmental conditions), and communication and other infrastructure required for providing information in real time.

Data collected with the aid of the surveillance equipment is sent for processing to the central database, where it is available to the OPS centre (Oracle Enterprise Manager Centre), as well as to personnel on the ground. The HS-5k system operator has complete control over the entire (encrypted) data chain, which is not the case with the surveillance systems of other manufacturers.

### HYPERSPHERE HS-5K AIRSHIP

The Hypersphere HS-5k aircraft is classified as an autonomous unmanned airship of medium altitude and long endurance, with the abbreviated designation MALE UAV. It uses helium to maintain its altitude, while control of the attitude and position is carried out via electrically driven vectored actuators. The HS-5k airship has a payload capacity of 100 kg, which is sufficient for a sophisticated set of surveillance devices.

An important feature is the increase of the aircraft's availability of at least 50%. In other words, an expected flight time of at least 4,400 hours per year. Such a high availability is the result of the modular airship design, lean fleet functions, as well as a wide range of operational altitudes - from 2 to 5 km above sea level. The cruise airspeed is 40 km/hr, while the maximum airspeed is 65 km/hr. Such speed and the significant range of operating altitudes enable operating of the airship throughout the whole year, in almost all weather conditions.

Modular design enables a shorter MRO cycle (service in-between two consecutive flights), uninterrupted availability of spare parts, and simple and efficient upgrading of individual subsystems. The HS-5k aircraft has a modern transponder MODE S/C, and can fly within the air-traffic control system (ATC) or individually. The flight plan is given by the ground operator before take-off, however it may be changed during the flight due to unexpected situations in the field, such as monitoring a facility. The expected lifespan of the aircraft, with regular and proper maintenance, is at least fifteen years.

### ZAGREB

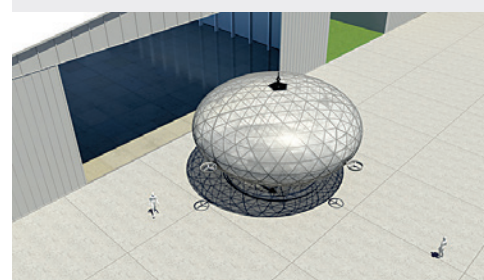
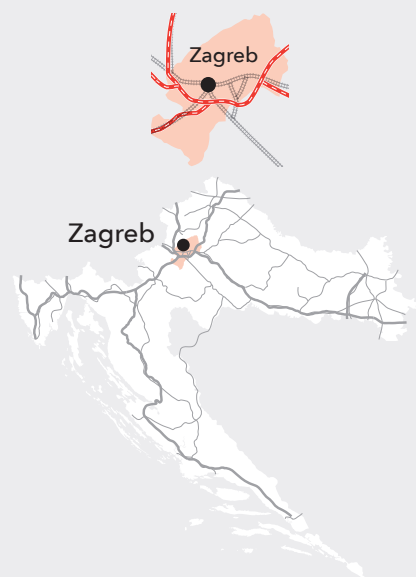
**Project Holder**  
HAMAG-BICRO

**Address**  
10 000 Zagreb,  
Ksaver 208

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**Estimated value**  
5 million EUR



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# IThome Ltd.

## SME: Home Automation, Smart Home

### ABOUT THE PRODUCT

The IThome system is the first Croatian smart solution for an efficient and safe home, acceptable and adaptable to all users, which due to its energy efficiency brings financial savings of up to 30 percent, and enables increased security and quality of life.

The innovative IThome system connects and manages almost all technical systems in the home, which means that with "one click" on your mobile phone it is possible to manage your lighting, power sockets, cooling systems, heating systems, shutters, awnings, and also monitor the security system.

IThome equipment is based on wireless technologies, thus this solution can be used in any type of home. IThome enables you to manage lighting, power sockets, heating system, cooling system, shutters and awnings via a smartphone. Within the same system, it is possible to include an anti-burglar and fire alarm system, alerting in case of flood or gas leaks, as well as SOS alerts.

### SIMPLE WIRELESS INSTALLATION

The IThome system can be installed in every home, regardless of when the building was built and without any alterations to existing installations. An additional advantage is that the system is technologically based on cloud and wireless technologies, meaning that all the servers are outside the user's apartment. Modules are installed in the apartment behind selected switches within an hour, and a thermostat is connected to the power source in any room according to user's preference.



### ENERGY SAVINGS

By using the IThome system and abiding by the basic principles of energy savings it is possible to achieve savings in the annual budget of up to 30% in an average apartment. The IThome system saves energy and contributes to environmental protection. Energy used in office or home releases carbon dioxide into atmosphere. Annually the average household releases more carbon dioxide than an average car.



- The IThome enables savings by regulating room temperature and automatic shutdown of air conditioners in empty rooms because the system can be managed from anywhere in the world.
- The IThome system can be used to program a thermostat so that the temperature is on a lower setting during the night or when an apartment is empty.
- Electric devices can be turned on or off using your mobile phone from anywhere in the world via the IThome system managed power sockets, thus increasing efficiency of electrical energy used.
- The IThome lighting module features lighting intensity regulation (so called dimming).

### SECURITY

Prevention of undesirable situations is also a characteristic of the smart IThome system, which contributes to the security of your home and a carefree household.



An important component of the IThome system is safety because the IThome system enables complete control of the home or office when the owner is home, as well as when the owner is absent. This is extremely useful during vacation times, when burglars can target an apartment (observing an owner's habits, checking if an apartment is empty, etc.).

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### ZAGREB

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**Estimated value**  
0.5 to 0.75 million USD





# 4. Technology Incubators

**THINK PROFITABILITY.  
INVEST CROATIA.**

## TECHNOLOGY INCUBATORS

---

**STARTUP INCUBATOR  
JAGODNJAK 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 Kulin" 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.

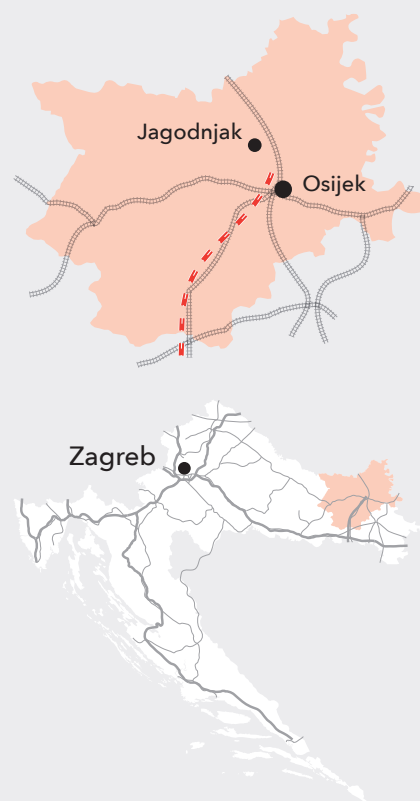
## JAGODNJAK

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**Estimated value**  
870,000 EUR for construction,  
140,000 EUR for equipping



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# 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 a 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 start-ups 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

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**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 ministries of Economy and Entrepreneurship and Crafts in Croatia, a partner in the Proof of Concept program organized by the Croatian agency for SMEs 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
<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** - 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.

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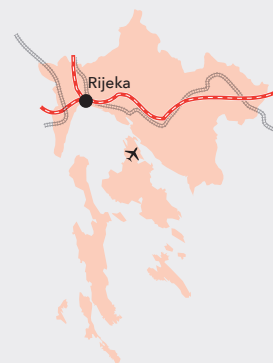
### RIJEKA

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### 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)	✓ Mentoring and coaching
✓ Training	✓ Physical incubation	✓ Access to funding
✓ Business plan	✓ Legal and administrative support	✓ 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.

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### ČAKOVEC

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### 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)	✓ Mentoring and coaching
✓ Training	✓ Physical incubation	✓ Access to funding
✓ Business plan	✓ Legal and administrative support	✓ 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.

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### VARAŽDIN

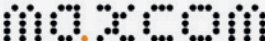
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### Tenants

 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 Pro-gram 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	
<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> </ul>	<ul style="list-style-type: none"> <li>✓ Mentoring and coaching</li> <li>✓ Access to funding</li> <li>✓ Networking</li> </ul>

### 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.

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### ZAGREB

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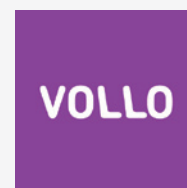
### Tenants



VISIOBIKE



Thorium A+



# 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. 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 start-up 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 in-ternational 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> </ul>	<ul style="list-style-type: none"> <li>✓ Mentoring and coaching</li> <li>✓ Access to funding</li> <li>✓ Networking</li> </ul>

### TENANTS

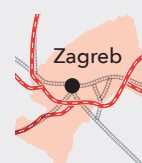


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# 5. Summary on the Act on Investment Promotion

**THINK PROFITABILITY.  
INVEST CROATIA.**

## 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) 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, Entrepreneurship and Crafts 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 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 and shipbuilding 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.

**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 an 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 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 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 (YEARS)	PERIOD OF EMPLOYMENT (YEARS)	PROFIT TAX RATE DEDUCTION
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)	10 (5 for micro)	3 (SME), 5 (large)	50%
1-3	10	10	3 (SME), 5 (large)	75%
>3	15	10	3 (SME), 5 (large)	100%

## 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 long-term unemployed, regardless of length of service and level of education, who are registered as unemployed with Croatian Employment Service (CES) for at least 6 months, persons older than 50 years registered as unemployed with CES, persons without work experience registered as unemployed with CES, persons whose contract was cancelled because of the bankruptcy proceedings. 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:

- 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 categorized as four or five stars, such as hotel, aparthotel, tourist resort and camps; heritage hotels, other types of accommodation facilities created by 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.
- 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.

## 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.

COUNTY UNEMPLOYMENT RATE	INCENTIVES FOR CAPITAL EXPENSES
10-20%	10% of the eligible costs of investments in long-term assets (max. 500.000 €)*
>20%	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 State Property, which are not in operation and in which no economic activity is performed.

<b>INVESTMENT AMMOUNT (€ MIL.)</b>	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
<b>PROCEDURE FOR GETTING THE LEASE</b>	for investment located in lower developed local self-government units (I-IV) - without any additional preconditions 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 State Property.

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