



INVEST IN CROATIA

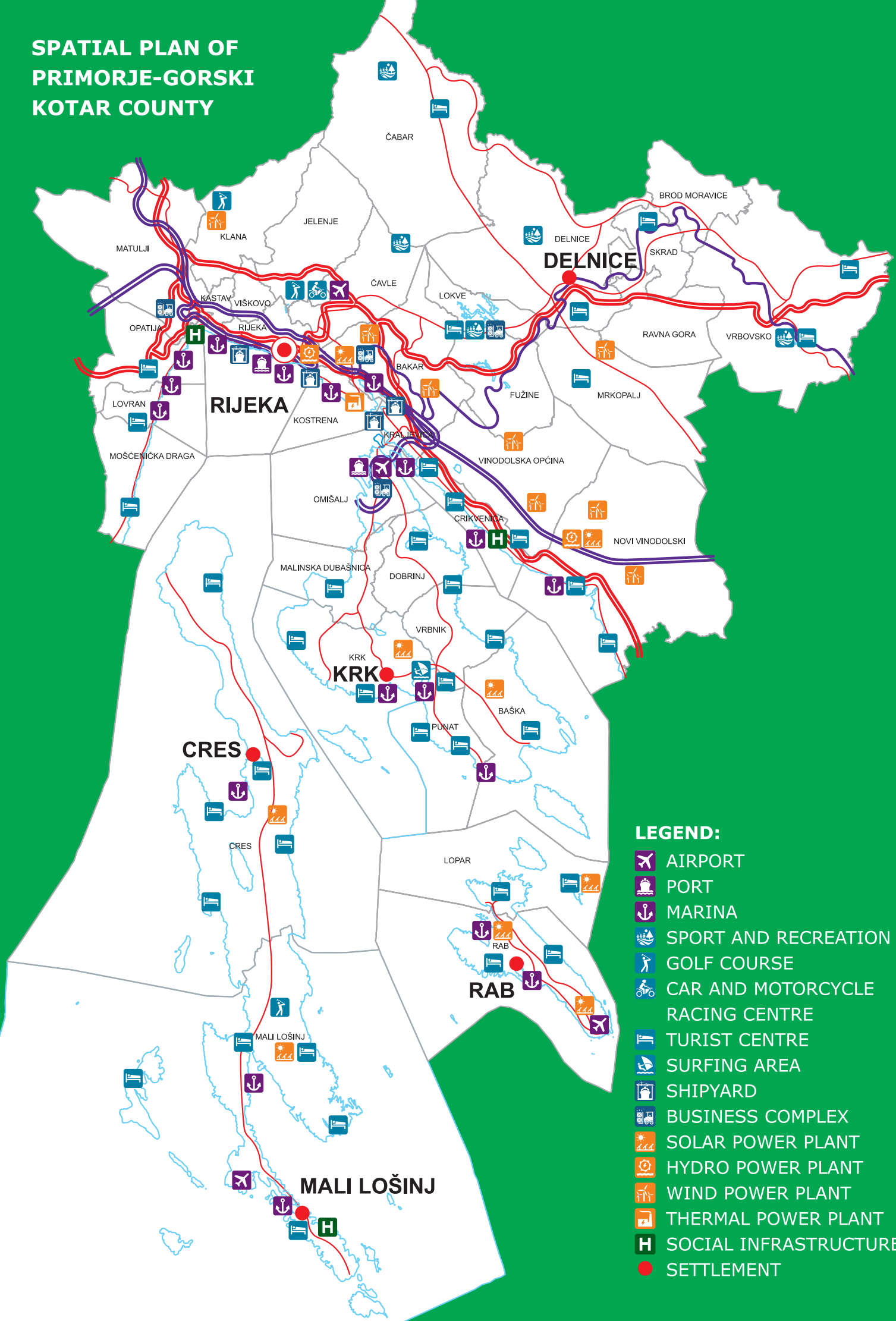
Your strategic link
to Southeast Europe



CATALOGUE FOR INVESTORS

Primorje-Gorski kotar County

SPATIAL PLAN OF PRIMORJE-GORSKI KOTAR COUNTY



LEGEND:

-  AIRPORT
-  PORT
-  MARINA
-  SPORT AND RECREATION
-  GOLF COURSE
-  CAR AND MOTORCYCLE RACING CENTRE
-  TOURIST CENTRE
-  SURFING AREA
-  SHIPYARD
-  BUSINESS COMPLEX
-  SOLAR POWER PLANT
-  HYDRO POWER PLANT
-  WIND POWER PLANT
-  THERMAL POWER PLANT
-  SOCIAL INFRASTRUCTURE
-  SETTLEMENT



Dear bussineess partners, entrepreneurs and investors,

*It is my great pleasure to introduce you to our **Catalogue for Investors of Primorje-Gorski Kotar County** with an overview of development projects from different sectors, ranging from transport infrastructure, tourism to projects of the public sector.*

*Throughout its history, the territory of **Primorje-Gorski Kotar County** was known as a melting pot of different nations, cultures and traditions. It was a point of encounter of the great Mediterranean and Central European Cultures. Thanks to its geographic location at the very crossroads of the Central European and Adriatic-Mediterranean routes, our regional territory has always attracted foreign entrepreneurs.*

*Continuous efforts to boost our receptiveness to the world market and to attract foreign investments enabled the **Primorje-Gorski Kotar County** to become one of the most developed Croatian counties.*

Our three-century long tradition in shipbuilding, great experience in the production of petroleum products and in the metal manufacturing industry, expert and highly-qualified work force represent the assets that additionally enhance our potential to attract foreign investors.

Together with my closest associates, I am very pleased by the interest you have shown in our County and to your future visit to the Kvarner and the thousand kilometres of our beautiful shores and islands, where you will come across the towns of Rijeka, Opatija, Krk, Rab, Cres, Lošinj, Crikvenica..., as well as the dense forests of Gorski Kotar.

*The expert services of the **Primorje-Gorski Kotar County** are always here to help you find the business information that you want, ready to instruct you to the quickest ways and procedures in obtaining permits required for successful realisations of your projects and ideas. We hope to prove ourselves worthy of your trust through our qualification and reputation of being a Croatian Investor Friendly Region.*

We look forward to our meeting and to welcome you as our guests in the near future.

Vidoje Vujić, PhD
Acting President of the County

A handwritten signature in blue ink, appearing to read 'V. Vujić', written over a horizontal line.



In this Investment Catalogue, Rijeka is presented as a city of resources and initiatives for further economic development. As the biggest Croatian and a significant European and Mediterranean port, Rijeka offers many opportunities for investment, from top quality energy and infrastructure projects to tourist accommodation and housing construction projects, in the public and private sectors. On the other hand, representing one of top quality city administrations in Croatia, we are offering to the investors our cooperation and support in the realization of projects within the scope of all activities we are in charge of or we can directly influence as a unit of local self-government. In other words, as a city we can clearly define our advantages and we exactly know what our development priorities are. In the time of recession we consider such an approach as the best anti-recession policy.

Our best advantages are the excellent geographical and traffic position that generated many logistic and traffic projects presented in this Catalogue, such as the new Intermodal Terminal or further development of the Port of Rijeka with a new Waterfront. As the center of one of the best developed Croatian tourist regions, Rijeka strongly develops the urban tourism, based on city events and the cultural offer.

With such an approach, we have already managed to start an investment cycle in the past years. Among the first cities in Croatia, Rijeka has issued city bonds for the construction of new sports facilities or has used innovative financial models for infrastructural projects. Among our partners I am pleased to mention some of the most significant financial institutions worldwide, such as the World Bank and the EBRD – European Bank for Reconstruction and Development. To all investors showing interest for Rijeka, these partnerships should be the best indicator of how advanced and future oriented the city is that in this Catalogue, together with the County of Primorje and Gorski Kotar, offers a great number of well prepared projects among which you may, I am sure, recognize your own investment opportunities.

*Vojko Obersnel, M.Sc.
Mayor of the City of Rijeka*

A handwritten signature in blue ink, appearing to read 'V. Obersnel', written in a cursive style.

Projects in the catalogue

Introduction
Investing in Primorje-Gorski kotar County

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- The Port of Rijeka
- High-Efficiency Railway Line Botovo Rijeka
- Motorway A7 Križišće-Žuta Lokva
- Rijeka Bypass
- Western Žabica Complex
- Rijeka Airport
- Mali Lošinj Airport
- Rab Airport
- Grobnik Airport
- The Port of Opatija
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- The Port of Bakarac
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- Brajda Public Garage
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- Delta - the City Waterfront
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- Golf Course Dubina
- Multipurpose Building/Sports Hotel and Marina Kantrida
- Delnice Sport Hotel
- Croatian Wine House in the Castle "New Kraljevica - Frankopan"
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- The Bathing Area Angiolina - Lido
- Lokve Tourist Resort
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- Kanajt Hospitality and Tourist Zone
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- Lovački dom Sports and Recreation Zone
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- Centre "Bijela Kosa" Vrbovsko
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- Home and office building "Pod gušternu"
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- Energy Sector Development Potentials
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- Social and Cultural Centre at the University of Rijeka Campus
- Home for the Elderly and Infirm Persons in Kostrena
- Home for the Elderly and Infirm Persons in Punat
- Home for the Elderly and Infirm Persons, Gerontology-Geriatric Centre Klana
- Home for the Elderly and Infirm Persons Rab

Investing in Primorje-Gorski kotar County



Your strategic link

A hundred-year old tradition, natural diversity, intriguing historical heritage, quick access to Central and Eastern Europe and other EU countries, well-built infrastructure, trained workforce, stable economic environment and a good network of small and medium-sized suppliers, as well as many other advantages, guarantee good and profitable investment in Primorje-Gorski kotar County.

The Republic of Croatia, as planned, will become the 28th EU member on 1 July 2013 and, as a member of CEFTA, has unlimited duty-free access to the EU market for almost all products.

Excellent traffic network with main Pan-European corridors (X. and V.b.)

Road transport

- Rijeka – Zagreb – Eastern/Central Europe,
- Rijeka – Trieste – Western and Northern Europe,
- Rijeka – Ljubljana – Northern Europe,
- 500 km of road distance from main European centres.

Railway transport

- To all European destinations,
- Budapest, Munich etc. are within 24-hour reach by railway from the Port of Rijeka.

Maritime transport

- Rijeka – the largest Croatian port
- The route from the Far East is up to 7-days shorter compared to Northern European ports.

Air traffic

- The proximity of 5 airports: Rijeka – Krk, Zagreb, Pula (Croatia); Trieste (Italy); Ljubljana (Slovenia).

Geography

Primorje-Gorski kotar County is situated in the western part of Croatia with a total land surface area of 3,588 km², which is 6.3% of the total Croatian territory. The length of the coastline is 1,065 km and the number of islands is 55. This county is unique because of its very convenient geostrategic position and natural diversity including islands, coastal areas and mountain areas.

A significant national and international role of this County throughout Europe is that, via the Danube and Adriatic areas, it connects Central and Eastern Europe. The Port of Rijeka is the largest and most important Croatian port.

Because of its excellent geostrategic position, the Port of Rijeka is especially important as a final point of the shortest maritime route between the Far East and Europe, which, compared to the distance of Northern European ports and depending on the port of departure, can be up to 7 days shorter. In terms of administrative activities, the County has 36 local self-government units – 14 cities and 22 municipalities.

Rijeka is the hub of the Primorje-Gorski kotar County and the third largest Croatian city; it is spread over an area of 44 km² and has a population of approximately 145,000. Its population density rate is the highest in Croatia with 3,274 inhabitants per km². Rijeka is a social and economic, transport, cultural, educational and political hub in the region. The Port of Rijeka is the largest sea port in Croatia and the European gateway to the Far East.

Demographic characteristics

Primorje-Gorski kotar County has a population of 296,123 which is 6.9% of the total Croatian population. The gender breakdown is 51% female and 49% male.

The largest number of inhabitants live in urban areas (Rijeka, Opatija, Mali Lošinj, Crikvenica etc.).



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Economy

The gross domestic product per capita is EUR 12,305 and along with the City of Zagreb and the Istrian County, the Primorje-Gorski kotar County is among the most developed counties of the Republic of Croatia. The unemployment level in 2011 was 14.2%. The average gross monthly salary is HRK 7,000.00 (EUR 946).

Education

The University of Rijeka has ten faculties and three departments with over 19,000 students; part of the student population is enrolled in neighbouring universities (Zagreb, Trieste, Padova etc.).

There are also graduate, postgraduate and doctoral courses offered in Rijeka and a number of elementary schools, of which four are Italian. There are vocational high schools, grammar schools, music schools, design schools and one Italian high school.

Work force

Its work force makes up 66% of the whole population, with highly qualified professionals. Approximately 70% of the work force has high school, college and university degree qualifications, while 19% are qualified professionals. Women make up 48% of the working population.

Quality of living

People can live very comfortably in Primorje-Gorski kotar County, working both in urban and rural areas. There are theatres, galleries, museums, state archives, libraries, cinemas, residential buildings and family houses, along with good health care facilities: hospitals, clinics, emergency centres, private practices, nursing homes, rehabilitation centres, sports and recreation facilities such as sport centres and playgrounds, diving centres, pedestrian and cycling tracks, mountain tracks, swimming pools and wellness centres. There are also many shopping malls, restaurants, hotels and campsites etc.

Research and development

Research and development companies may be found in the ship building, petrochemical and pharmaceutical industries and in the ICT. There is a Technological and Science Park in Rijeka, at the University of Rijeka, along with development agencies, entrepreneurial incubators and entrepreneurial centres, as well as a very strong community of innovators.

Key sectors

The structure of sectors in the County is as follows:

- Trade – 43% share ,
- Industry – 31% share,
- Construction industry – 8% share,
- Transport, communications and storage/warehouse activities – 9% share,

- Hotels and hospitality industry – 5% share,
- Technical, scientific and administrative services – 4% share.

Investment incentives

National investment promotion measures pursuant to the Act on Investment Promotion and Improving the Investment Climate (national gazette of the Republic of Croatia "Narodne novine" 111/12):

TAX TYPE	RATE %
Corporate income tax (tax basis can be reduced by reinvested profit)	20% (after exemption of 10-0%)
Corporate income tax for payments to foreign countries	12%
Value added tax (VAT)	25% 10% for hospitality and tourist services
Real estate transfer tax	5%
Income tax	12-40%
Surtax	0-18%

Stimulations for big investments

Investment value	Reduction in tax rate	Period of using the advantage	Number of newly opened workplaces
50.000 - 1.000.000 €	50%	5 - 10 years	3 - 5
1.000.000 - 3.000.000 €	75%	10 years	10
>3.000.000 €	100%	10 years	15

For capital investments of at least EUR 5 million, non-refundable financial support in the amount of 10-20% of the real justified costs of investments in the long-term assets will be approved, with the condition of opening at least 50 new workplaces.

For work-intensive investment projects, an increase of 25% in the support for opening new workplaces will be approved, with the condition of opening at least 100 new workplaces, an increase of 50%, with the condition of opening at least 300 new workplaces, and an increase of 100%, with the condition of opening at least 500 new workplaces.

Local stimulations for operations are arranged by each local government for the land prices, communal fees, contributions, etc., and are regulated by the decisions of the local self-government units.



The Port of Rijeka

Type of the project: Transport infrastructure
The leader of the project: Port of Rijeka Authority

Location

Omišalj Port Basin – Island of Krk, Bakar Basin, Rijeka Basin – Zagrebačka Pier

Ownership

Maritime domain under concession

Estimated value of the project:

EUR 754,000,000

The project involves the following construction activities

No.	Description	Area (ha)	mio EUR
1	Rijeka Basin	36	253
	Brajdica 2	14	47
	Zagrebačka pier 1	15	128
	Zagrebačka pier 2	7	77
2	Bakar Basin	12	65
	Ro-Ro terminal	7	29
	Grain terminal (soy)	5	36
3	Port of Omišalj – The island of Krk	174	436
	Container terminal	71	317
	Business zone	65	74
	Logistics zone I	38	44

The construction of the Ro-Ro terminal has been planned in the Bakar Basin for ships of a maximum length of 200 m with the port capacity to take at the same time as the minimum 200 road freight vehicles.

The capacity of the Zagrebačka pier Container Terminal in the Rijeka Basin is 700,000 TEU with 400-m and 280-m embankments for the operating waterfront. The Krk Container Terminal is 3,000,000 TEU.

Significance of the project

The Port of Rijeka has excellent geographic position. Draft of more than 52 ft (59 ft) allows the reception of the largest ships, and will increase the construction of new premises at 65 ft.

Realization model

Open negotiating options. Note: 400 m of the Zagrebačka pier will be built by the Port Authority with funding from the World Bank.



Developed documents

Studies:

- The 2011 Integrated Physical and Traffic Study of the Primorje-Gorski kotar County and the City of Rijeka,
- Environmental Study – Maritime Safety Measures at the Zagrebačka Waterfront Container Terminal.

Project documentation:

- The preliminary design and the final design for the Zagrebačka pier 1.

Construction permits:

- Issued construction permit for the Zagrebačka pier 1.

Contact

Vlado Mezak, Director

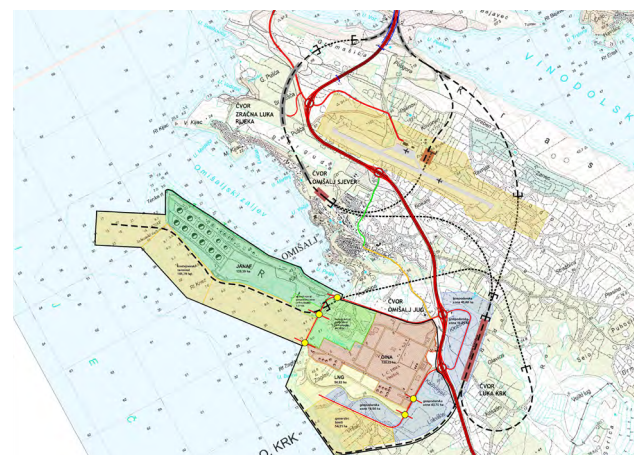
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High-Efficiency Railway Line Botovo Rijeka



Type of the project: Transport infrastructure
The leader of the project: Croatian Railway HŽ Infrastruktura Ltd.

Location

The railway on the Primorje-Gorski kotar County territory that passes across the territory of several local self-government units.

Ownership

State and private ownership

Significance of the project

The Botovo-Zagreb-Rijeka High-Speed Rail and its connection to the European railways network has the purpose of ensuring competitive freight shipping services of appropriate quality from the Port of Rijeka. The connection with the EU high-speed railway network will also create enormous opportunities for passenger transport.

Estimated value of the project:

EUR 4,732,000,000

Construction of the railway in four stages:

- I. Botovo – Zagreb 90 km of the second gauge,
- II. Zagreb Interchange 65 km of new bypass railway,
- III. Zagreb – Rijeka 177.5 km of new railway,
- IV. Rijeka Interchange 50 km of the gauge.

Realization model

Open negotiating options.

Developed documents

Physical planning documents:

- Croatian Physical Planning Strategy and Program.

Studies:

- Traffic Development Strategy of the Republic of Croatia, 1999,
- Investment Project Preliminary Feasibility Study,

- Environmental Study of section Zagreb-Drežnica,
- Tunnel Aerodynamics Study,
- The 2011 Integrated Physical and Traffic Study of the Primorje-Gorski kotar County and the City of Rijeka.

Project documentation:

- Preliminary Construction Designs.

Contact

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HŽ infrastruktura Ltd.

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Motorway A7 Križišće-Žuta Lokva

Type of the project: Transport infrastructure
The leader of the project: Croatian Motorways Ltd. Zagreb

Location

Križišće-Žuta Lokva

Significance of the project

The construction of the section of the AC will enable the development of tourism in Crikvenica-Vinodol area as well as quality and better transport links with Senj, Rab and Dalmatia.

Estimated value of the project:

EUR 660,000,000

The project involves the following construction activities

Section	Length	mio EUR
Križišće-Novi Vinodolski	25.2 km	266
Novi Vinodolski-Senj	15.29 km	188
Senj-Žuta Lokva	15.03 km	206

The motorway technical elements have been planned for the speed of $v_p = 120$ km/h. A four-lane traffic profile has been planned: two lanes in each direction separated by the median strip.

Realization model

Concession.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Studies:

- Integrated Physical and Traffic Study of the Primorje-Gorski kotar County and the City of Rijeka, 2011.



Construction permits:

- Obtained location permits for the Križišće – Novi Vinodolski Section,
- Section, the Senj – Žuta Lokva Section – Construction Permit for the Vratnik Tunnel.

Contact

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Rijeka Bypass

Type of the project: Transport infrastructure
The leader of the project: Croatian Motorways Ltd.

Location

The highway passes across the territory of several local self-government units.

Ownership

State and private ownership

Estimated value of the project:

EUR 485,000,000

Significance of the project

The construction of the Rijeka bypass will allow faster flow of the vehicles in transit around of the city of Rijeka.

The project involves the following construction activities

Section	Length	mio EUR
1. Tunnel Učka -Veprinac-Jurdani	9 km	80
2. Permani-Grobničko polje	22 km	230
3. Mali Svib-Križišće	13 km	175

Realization model

Open negotiation possibilities.

Contact

Miodrag Furdin

Croatian Motorways Ltd.

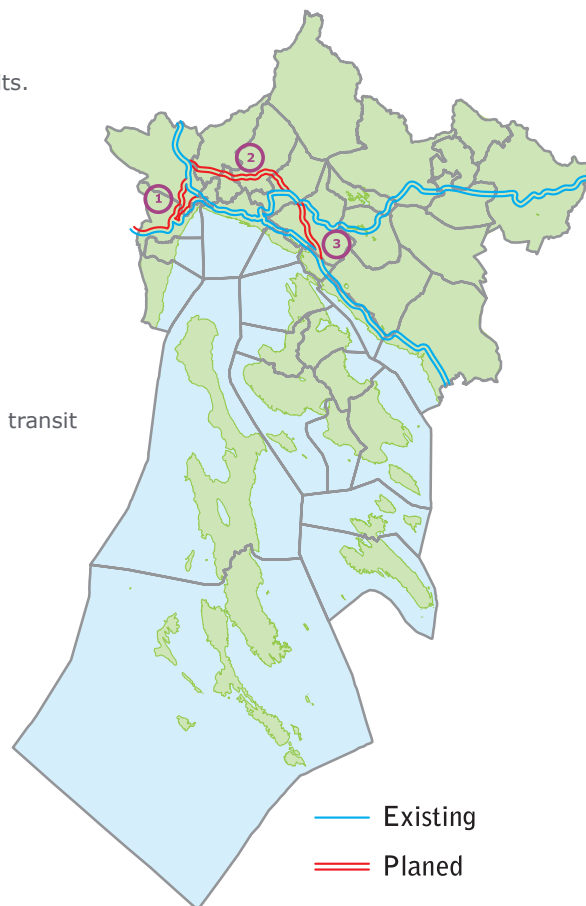
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Western Žabica Complex



Type of the project: Transport infrastructure
The leader of the project: City of Rijeka

Location

City of Rijeka

Ownership

City of Rijeka and Rijeka promet plc (stock company in City of Rijeka ownership)

Estimated project value

EUR 42,000,000

Significance of the project

Construction of the Western Žabica Complex will allow the operation of the bus terminal with facilities such as parking areas and commercial facilities, with the new traffic regulation and extension of the pedestrian zone in the inner city. This complex is situated near the railway station and "Rikard Benčić" area, whereby the inner city zone is additionally extended (as such, this project has additional importance, being assessed as one of the projects that are relevant to the City's image).

The project involves the following construction activities:

- A) Construction of the following facilities:
- Bus terminal – 8,000 m²,
 - Public car parks over 4 levels with 940 parking spaces – 29,800 m²,
 - Shopping mall – 6,600 m²,
 - Service facilities – 4,800 m²,
 - Multi-purpose arena seating 300 – 2,500 m² approximate surface area.
- B) New access from the road along the ground-floor section of the complex with an extension to Riva Street,
C) Reconstruction and new design of Žabica Square,
D) Reconstruction of the entrance to the Port of Rijeka area.

Realization model

The City of Rijeka has offered a Public Private Partnership (PPP) model.

Developed documents

Physical planning documents:

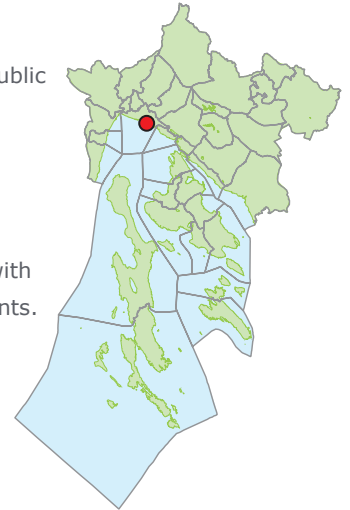
- The project is in compliance with the physical planning documents.

Project documentation:

- Final designs.

Construction permits:

- Location permit.



Contact

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Srđan Škunca, Head

City Administration Department for Development, Urban Planning, Environment and Land Management

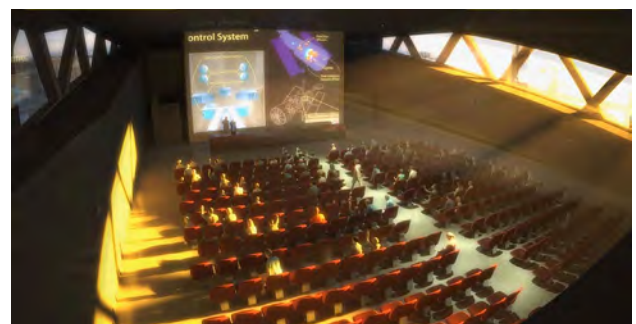
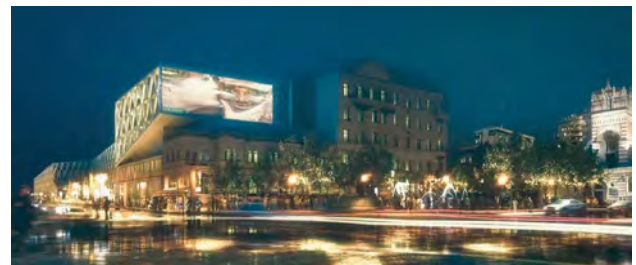
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Rijeka Airport



Type of the project: Transport infrastructure
The leader of the project: City of Rijeka, Rijeka Aiport LLC

Location

Municipality of Omišalj, Island of Krk

Ownership

Zračna luka Rijeka Ltd. (Rijeka Aiport LLC) owned by: the Republic of Croatia (55%), Primorje-Gorski kotar County (20%), City of Rijeka (10%), Town of Krk (4%), City of Crikvenica (4%), City of Opatija (4%) and the Municipality of Omišalj (3%).

Estimated value of the project

EUR 16,000,000

Significance of the project

By further developing the airport, its capacity to implement new safety and air traffic regulations will be expanded, assuring its year-round utilization with increased passenger and cargo throughput.

The project involves the following construction activities

- Reconstruction and extension of the passenger terminal,
- Reconstruction and extension of the aircraft parking platform (apron) and reconstruction of the runway,
- Construction of storage and handling facilities for goods transported by air,
- Reconstruction of existing taxi ways and construction of additional taxi ways.

Realization model

EU funding will be available for the Rijeka Airport project with models defined in the Airports Act (OG 19/98, 14/11), the Public Private Partnership Act (OG 129/08, 55/11) and the Concessions Act (OG 125/08): concessions, concessions with public-private partnership characteristics, other public-private partnership models.

The preliminary works in terms of legal and technical aspects of work for the comprehensive implementation of the Rijeka Airport Reconstruction, Modernization and Development Project (based on the development of preliminary designs) which are found necessary must be conducted to comply with current Croatian regulations relating to construction, environment protection, ownership and the specific regulations relating to airports and air traffic.

Developed documents

Physical planning documents:

- The project complies with the physical planning documents.

Project documentation:

- Developed preliminary study for the construction of passenger terminal annexes.



Contact

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Mali Lošinj Airport



Type of the project: Transport infrastructure
The leader of the project: City of Mali Lošinj

Location

Island of Lošinj, Čunski, at the distance of 5.9 km from the City of Mali Lošinj

Ownership

State and private ownership

Estimated value of the project

EUR 29,200,000

Significance of the project

The project aims to increase passenger numbers and other capacities at Mali Lošinj Airport.

The project involves the following construction activities

- Extension of the runway,
- Extension of the apron,
- Construction of the terminal,
- Construction of access roads.

Realization model

EU funding will be available for the Mali Lošinj Airport project with models defined in the Airports Act (OG 19/98, 14/11), the Public Private Partnership Act (OG 129/08, 55/11) and the Concessions Act (OG 125/08): concessions, concessions with public-private partnership characteristics, other public-private partnership models.

Developed documents

Physical planning documents:

- The project complies with the physical planning documents.

Studies:

- The environmental study has been developed.

Contact

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Rab Airport

Type of the project: Transport infrastructure
The leader of the project: City of Rab

Location

Island of Rab, Mišnjak

Ownership

City of Rab

Estimated value of the project

EUR 14,000,000

Significance of the project

The project will connect the island of Rab, an important tourist destination, further develop the tourism industry on the island and in the wider region. The Rab Airport project is based on the Air Traffic Development Strategy of the Ministry of Maritime Affairs, Transport and Infrastructure and it has been approved by the Government of the Republic of Croatia.

The project involves the following construction activities

Based on the micro-site conditions and topographic characteristics, the runway has been designed at a length of 1700 m, 45.0 m wide, with 7.0 m shoulder width. According to the preliminary design, in addition to the terminal building, which would meet all international flight requirements in compliance with ICAO and IATA standards, a bus station would also be developed, with a car park with the capacity of 500 vehicles, in addition to the apron and hangars.

Realization model

Open negotiating options.

Developed documents

Physical planning documents:

- The project complies with the physical planning documents.

Project documentation:

- Preliminary design.

Contact

Karmen Španjol Bičanić,

Project Manager

City of Rab

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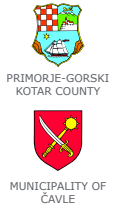
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Grobnik Airport



Type of the project: Transport infrastructure
The leader of the project: Primorje-Gorski kotar County

Location

Municipality of Čavle

Ownership

Republic of Croatia

Estimated value of the project

EUR 14,800,000

Significance of the project

Vibrant tourist destinations are found across the entire county, therefore the reconstruction, extension of the runway and construction of the administrative building will allow the use of the airport both for business purposes and for tourism.

Grobnik Airport is situated in the immediate proximity of the Grobnik Car and Motorcycle Racing Centre and the planned Platak Regional Sports, Recreation and Tourist Centre, Dubina Golf Course and Kovačine Shooting Range.

The project involves the following construction activities

- Reconstruction to achieve a serviceable runway for charter flights for 30 to 50 passengers,
- Construction of the terminal (administrative building) with accompanying facilities and necessary services to ensure safe conditions for charter flights,
- Runway with light signals and landing equipment, as well as taxiways,
- Development of a car park with approximately 500 parking spaces for the airport administrative building.

Realization model

Open negotiating options.

Developed documents

Physical planning documents:

- The project complies with the physical planning documents.

Project documentation:

- The preliminary design has been developed.

Contact

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The Port of Opatija

Type of the project: Transport infrastructure
The leader of the project: City of Opatija

Location

City of Opatija

Ownership

State property, maritime domain

Estimated value of the project

The investment will be assessed after the development of Project documentation.

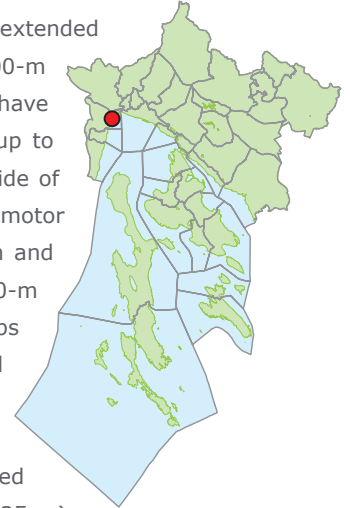
Significance of the project

Extension works and increasing the capacity of Opatija Port will allow larger boats and yachts to dock, resulting in the further development of nautical tourism in the Kvarner region.

The project involves the following construction activities

Reconstruction of the existing port, construction of the breakwater and additional jetties for the berthing of boats, in addition to works on the access to the port. The

protected port sea area will be extended with the construction of a 400-m long breakwater. Eight berths have been planned for motor yachts up to 50 m of length on the internal side of the breakwater, 10 berths for motor yachts of 30-m maximum length and 10 berths for motor yachts of 20-m maximum length. Cruise ships will be docked on the external side of the breakwater allowing passengers to disembark directly. The breakwater is situated in deeper water (depth of 30 to 35 m) so various types of structures will be analyzed and the optimum structure of the breakwater will be selected in order to ensure the sea area is adequately protected from waves and sea currents to allow ships/boats to berth both on the internal and external side.



Realization model

Concession awarded by the Opatija – Lovran – Mošćenička Draga Port Authority.

Contact

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The Port of Kraljevica

Type of the project: Transport infrastructure

The leader of the project: Bakar-Kraljevica County Port Authority

Location

Kraljevica, entrance to the Bay of Bakar

Ownership

State property, maritime domain

Estimated value of the project

EUR 933,400

Significance of the project

Increasing the number of nautical and municipal berths for nautical tourism development of in the area of the town of Kraljevica and in the wider area.

The project involves the following construction activities

A system of breakwaters and pontoons closing the basin with a total of 39 new nautical berths.

Realization model

Financing and construction of the Port under a Concession Agreement.

Developed documents

Physical planning documents:

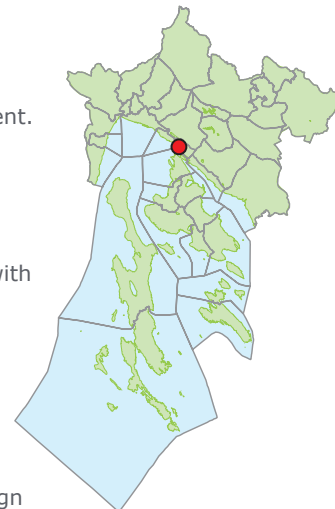
- The project is in compliance with the physical planning documents.

Project documentation:

- Preliminary and final design.

Construction permits:

- Location permit and final design certificate.



Contact

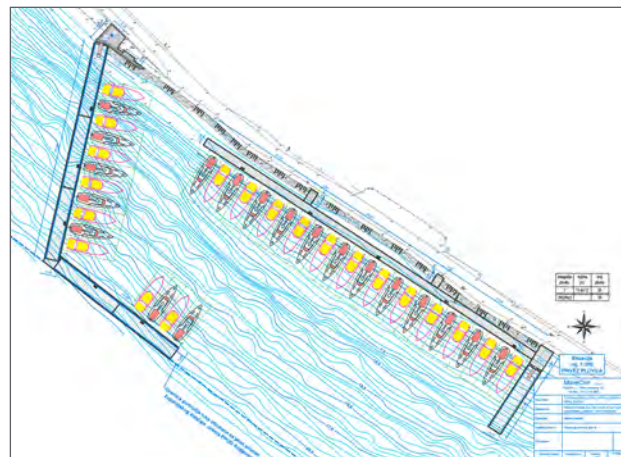
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The Port of Bakarac

Type of the project: Transport infrastructure

The leader of the project: Bakar-Kraljevica County Port Authority

Location

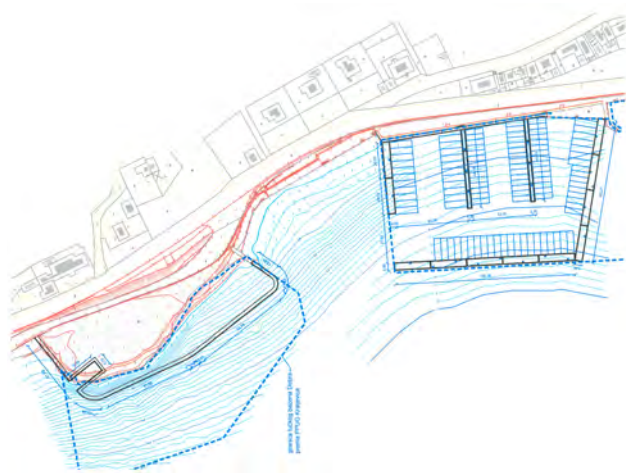
Bakarac, the Bay of Bakar in the City of Kraljevica

Ownership

State ownership, maritime domain

Estimated value of the project

EUR 2,700,000



Significance of the project

Extension of nautical capacities and of the nautical waterfront for the development of nautical tourism in the area of the town of Kraljevica and in the wider area.



The project involves the following construction activities

A breakwater closing the basin with 134 new nautical berths in one part of the port, and construction of an operating waterfront on the other side with the (gantry) travel-lift of the maximum capacity of 50 t, with handling and servicing premises, parking lot and a small hospitality facility.

Realization model

Financing and construction of the port under a concession agreement.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Project documentation:

- Preliminary design.

Construction permits:

- Location permit.

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Little Port of Carevo

Type of the project: Transport infrastructure
The leader of the project: Bakar-Kraljevica County Port Authority

Location

City of Kraljevica, entrance to the Bay of Bakar

Ownership

State property, maritime domain

Estimated value of the project

EUR 5,400,000

Significance of the project

Increasing the number of nautical and municipal berths and the extension of the operating waterfront at the Bay of Carevo for the purpose of nautical tourism development in the area of the town of Kraljevica and in the wider area.

The project involves the following construction activities

Construction of the breakwater and pontoon structure closing the basin with a total of 233 new nautical and 137 municipal berths. Construction of the operating waterfront has been planned to include a travel-lift of the maximum

bearing capacity of 50 t, with handling and servicing areas and premises, a parking lot and a hospitality facility.

Realization model

Financing and construction of the Port under a Concession Agreement.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

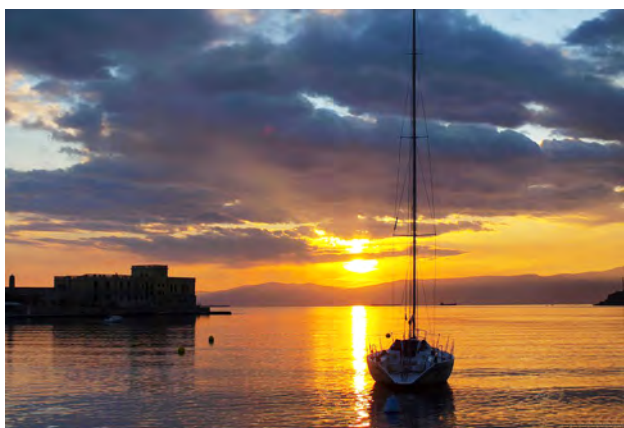
Project documentation:

- The preliminary design.



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Brajda Public Garage



Type of the project: Transport infrastructure
The leader of the project: City of Rijeka

Location

City of Rijeka

Ownership

City of Rijeka

Estimated value of the project

EUR 2,700,000

Significance of the project

There is a marked shortage of parking spaces in the city centre. The revitalization of the city centre requires the construction of parking garages needed by citizens living in the city centre and by visitors to Rijeka. The intention is to also build other commercial and public facilities in addition to the Public Car Park.

The project involves the following construction activities

- Public Car Park with 720 spaces on 4 levels, provided that the first level is intended for commercial facilities and services,
- Development of the public urban area above the garage and reconstruction of a part of the Ivana Filipovića Street (pedestrian zone, protected green areas, public green areas and a playground, partial reconstruction of the Ivana Filipovića Street).

Realization model

A Preliminary Contract has been offered for the sale of the land and construction of the underground garage. The Investor has undertaken the works of partial reconstruction of the Ivana Filipovića Street, with respect to the parking

lot building access. The City of Rijeka has undertaken to prepare documents relating to ownership and legislative provisions and the construction of the Ivana Filipovića and Senjskih Uskoka streets intersection.



Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

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Breakwater of Krk

Type of the project: Transport infrastructure
The leader of the project: City of Krk, Port Authority

Location

City of Krk – centre

Ownership

City of Krk

Estimated value of the project

EUR 10,000,000

Significance of the project

Better fishing conditions, passenger-tourist transport, nautical tourism, and sports and recreational boats accommodation. Economic effects in tourism and sea transport will be increased, which primarily implies a higher quality offer of ports. This will mostly benefit nautical tourists. More berths mean economically profitable business and more sailors stimulate small and medium-sized entrepreneurs in tourism to raise the standard of their offer and enable other service and cultural contents. Better tourist offer and its financial effects will affect the entire island, and partly the county.

The project involves the following construction activities

The project provides for the prolongation of the primary and construction of the secondary breakwater, construction of operative passenger and fishing coast, mooring piers and a petrol station.

Realization model

Open negotiation possibilities.

Developed documents

Physical planning documents:

- Project is aligned with the physical planning documentation.

Study documentation:

- Maritime study and environmental influence study.

Project documentation:

- Preliminary design.



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Tourism projects network

Type of the project: Tourism and recreation
The leader of the project: Primorje-Gorski kotar County

The Primorje-Gorski kotar County is one of the most developed tourist regions in Croatia, known as Kvarner. The first hotel was built in Opatija more than 165 years ago, marking the starting point of tourism development. According to the tourism turnover figures (arrivals and overnight stays), the Primorje-Gorski kotar County holds the second place in Croatia. Kvarner is an environmentally clean area, abounding in cultural and historic assets, with marvellous tourist programmes and options for an active vacation.

Kvarner offers accommodation in top-of-the-range hotels, apartment resorts, nautical centres, camps and in private accommodation; it also offers slow-food restaurants, wine cellars and cafés.

Private accommodation accounts for 47% of overall accommodation capacities, followed by camps with 23% and hotels with 11%, while other types of accommodation (nautical accommodation, tourist resorts, apartments, hostels, etc.) account for the remaining 19%.

In terms of hotel categorization, there are 26 five-star hotels and 160 four-star hotels.

Kvarner is in the immediate proximity of Slovenia, Italy, Austria, Germany, Hungary etc. and within easy reach by car, by air, by sea and by the train.

On the territory of the Primorje-Gorski kotar County there are planned 137 tourist zones in the protected coastal area, with accommodation capacities consisting of 105,930 beds on the total surface area of 1419 ha. There are 85 tourist zones outside protected coastal areas covering the surface area of 360 ha.

Construction areas intended for hospitality industry purposes and tourism, outside of settlements:

	POSITION	SUR-FACE (ha)	TYPE	CAPACITY (bed)	NOTE
MUNICIPALITY OF OMIŠALJ					
1.	Omišalj (Omišalj)	10	T1	900	Mostly developed
2.	Njivice (Njivice)	37	T2 and/or T3	4100	Mostly developed
3.	Voz - Peškera (Omišalj)	50	T2	500	Non-developed
4.	Pušća (Omišalj)	8	T3	900	Mostly developed
MUNICIPALITY OF BAŠKA					
1.	Baška (Baška)	11	T1	1300	Developed
2.	Zablaće - Baška	32	T1 and/or T2 and/or T3	3000	Mostly non-developed
3.	Bunculuka (Baška)	10	T3	1200	Mostly non-developed
MUNICIPALITY OF VRBNIK					
1.	Zgribnica Bay (Vrbnik)	1	T1	70	Non-developed
2.	Namori (Vrbnik)	2	T1	100	Non-developed
3.	Vrbnik-north (Vrbnik)	4	T1	250	Non-developed
4.	Supiška (Vrbnik)	9	T2	500	Non-developed
5.	Melska Bay (Risika)	4	T2	200	Non-developed
MUNICIPALITY OF DOBRINJ					
1.	Pojana (Klimno/Županje)	12	T1 and/or T2 and/or T3	700	Non-developed
2.	Murvenica (Šilo/Polje)	18	T1 and/or T2	1200	Non-developed
3.	Šilo (Šilo)	2	T1	150	Non-developed
MUNICIPALITY OF PUNAT					
1.	Kanajt (Punat)	12	T1	700	Mostly non-developed
2.	Mala Krasa - Konobe (Punat)	20	T2 and/or T3	1500	Developed
3.	Škrila (Stara Baška)	7	T2 and/or T3	1200	Mostly developed
CITY OF KRK					
1.	Glavotok - Camp (Brzac)	5	T3	600	Developed
2.	Ježevac (Krk)	11	T2 and/or T3	1300	Developed



	POSITION	SURFACE (ha)	TYPE	CAPACITY (bed)	NOTE
3.	Politin (Krk)	35	T2 and/or T3	2000	Mostly non-developed
4.	Glavotok (Brzac)	15	T1	800	Non-developed
5.	Torkul (Linardići)	15	T2	800	Non-developed
MUNICIPALITY OF MALINSKA-DUBAŠNICA					
1.	Haludovo (Malinska)	27	T1 and/or T2	2200	Mostly developed
2.	Haludovo II (Malinska/Sv. Vid-Miholjice)	17	T1 and/or T2	1100	Non-developed
CITY OF CRES					
1.	Kimen (Cres)	7	T1	450	Mostly developed
2.	Zakol (Cres)	5	T1	300	Non-developed
3.	Kovačine (Cres)	5	T1	350	Non-developed
4.	Centar (Martinšćica)	19	T1	1200	Non-developed
5.	Jug (Martinšćica)	1	T1	50	Non-developed
6.	Zdovice (Valun)	1	T1	50	Non-developed
7.	Stara Gavza (Cres)	14	T2	900	Mostly developed
8.	Zaglav (Miholašćica)	11	T2	800	Developed
9.	Kovačine (Cres)	32	T3	3200	Mostly developed
10.	Pod Beli (Beli)	1	T3	100	Developed
11.	Slatina (Martinšćica)	43	T3	3500	Mostly non-developed
12.	Zdovice (Valun)	1	T3	100	Developed
13.	Travnice (Valun)	6	T3	600	Non-developed
CITY OF MALI LOŠINJ					
1.	Sunčana Bay (Mali Lošinj)	24	T1 and/or T2	1600	Developed
2.	Čikat (Mali Lošinj)	60	T1 and/or T2 and/or T3	5000	Developed
3.	Lopari (Nerezine)	28	T2 and/or T3	1800	Mostly developed
4.	Bučanje (Nerezine)	16	T2	1200	Developed
5.	Artatore (Čunski/Mali Lošinj)	12	T2	900	Non-developed
6.	Punta Križa (PuntaKriža)	6	T1 and/or T2	300	Non-developed
7.	Rapoča (Nerezine)	4	T2 and/or T3	400	Developed
8.	Poljane (Mali Lošinj)	18	T2 and/or T3	2100	Mostly developed
9.	Baldarin (PuntaKriža)	20	T3	2000	Mostly developed
CITY OF RAB					
1.	Rt Frkanj (Kampor)	1	T2	80	Non-developed
2.	Čifnata Bay (Kampor)	5	T2	250	Non-developed
3.	Suha Punta (Kampor)	32	T2	1500	Mostly developed
4.	Livačina (Lopar)	11	T1	1100	Mostly developed
5.	Goli Otok I (Lopar)	19	T2	800	Partially developed
6.	Goli Otok II (Lopar)	29	T2	1200	Partially developed
7.	O. Sv. Grgur (Lopar)	15	T2	700	Mostly non-developed
8.	Rajska Beach (Lopar)	15	T3	1800	Developed
9.	Supetarska Draga (S. Draga)	15	T2	700	Non-developed
MUNICIPALITY OF MOŠČENIČKA DRAGA					
1.	Mošćenička Draga (M. Draga)	10	T1 and/or T2 and/or T3	1200	Mostly developed
2.	Mošćenice (Mošćenice)	4	T1 and/or T2	400	Non-developed
3.	Brseč (Brseč)	4	T1 and/or T2	400	Non-developed
MUNICIPALITY OF LOVRAN					
1.	Labinsko (Lovran)	14	T1 and/or T2	700	Mostly non-developed

	POSITION	SURFACE (ha)	TYPE	CAPACITY (bed)	NOTE
2.	Tuliševica (Tuliševica)	9	T1 and/or T2	200	Mostly non-developed
CITY OF RIJEKA					
1.	Preluk (Rijeka)	6	T1	400	Mostly non-developed
CITY OF KRALJEVICA					
1.	Oštro (Kraljevica)	28	T1 and/or T2 and/or T3	1500	Mostly non-developed
2.	Javorište-Podbanj (Kraljevica)	6	T2	500	Non-developed
U. Scott (Kraljevica)					
3.	U. Scott 1	17	T1 and/or T2	1100	Mostly non-developed
	U. Scott 2	2	T2	100	Developed
CITY OF CRIKVENICA					
1.	Havišće 1 (Jadranovo)	11	T1 and/or T2	700	Non-developed
2.	Havišće 2 (Jadranovo)	9	T1 and/or T2	600	Non-developed
3.	Kačjak (Dramalj)	8	T1 and/or T2	800	Developed
4.	Brčanovica (Dramalj)	2	T1 and/or T2	200	Non-developed
5.	Omorika (Dramalj/Crikvenica)	18	T1 and/or T2	1900	Developed
6.	Miramare (Crikvenica)	13	T1 and/or T2	1300	Developed
7.	Nazor-Antić (Crikvenica/Selce)	23	T1 and/or T2	2700	Developed
8.	Slana Bay (Selce)	5	T1 and/or T2	500	Developed
9.	Sv. Jakov (Jadranovo)	3	T3	300	Non-developed
10.	Kačjak (Dramalj)	2	T3	200	Developed
11.	Slana Bay (Selce)	13	T3	1500	Developed
12.	Jasenova (Selce)	16	T3	1800	Non-developed
CITY OF NOVI VINODOLSKI					
Panos-Zagori (N. Vinodolski)					
1.	Panos	22	T1 and/or T2 and/or T3	700	Mostly developed
	Zagori 1	5	T1 and/or T2 and/or T3	300	Non-developed
	Zagori 2	33	T1 and/or T2 and/or T3	2500	Developed
2.	N. Vinodol (N. Vinodolski)	5	T1	300	Developed
Povile (Povile)					
3.	Povile 1	2	T1 and/or T2	240	Non-developed
	Povile 2	2	T2 and/or T3	240	Developed
Porto Teplo (Klenovica)					
4.	Porto Teplo 1	2	T1	200	Mostly non-developed
	Porto Teplo 2	7	T1	400	Non-developed
5.	Klenovica (Klenovica)	3	T1	200	Non-developed
6.	Klenovica – Camp (Klenovica)	10	T3	1200	Developed
Sibinj-Kozica (Sibinj Krmpotski)					
7.	Kozica	9	T3	1000	Mostly developed
	Sibinj Krmpotski 1	3	T3	350	Developed
	Sibinj Krmpotski 2	3	T3	350	Non-developed

- (T1) – Hotels with a minimum of 70% of accommodation capacities and villas with a minimum of 30% of accommodation capacities
- (T2) – Tourist resorts in which hotels will account of a minimum of 30%, and villas a maximum of 70% of accommodation capacities
- (T3) – Car camp and camp sites.

Source: Primorje-Gorski kotar County Physical planning documents (Official Journal 14/00, 12/05, 50/06, 08/09 and 3/11).

County sports centre Platak



Type of the project: Tourism and recreation
The leader of the project: Primorje-Gorski kotar County

Location

Municipality of Čavle, Platak Mountain

Ownership

Republic of Croatia is the majority owner; under the management of the Croatian Forest Authority.

Estimated value of the project EUR 150,000,000

Phase 1 EUR 30,000,000; Phase 2 EUR 120,000,000

Significance of the project

Construction of a mountain tourism centre with sports, recreational and other facilities allowing year-round utilization. The mountain center spreads a total area of 426.32 ha.

The project involves the following construction activities in two phases

Phase 1:

- Reconstruction of the Platak mountain lodge, roads and parking lots,
- Construction of the new Radeševo ski lift,
- Reconstruction and additional work on ski pistes, with artificial snow, restoration of the existing retention system and construction of the retention system and support facilities for the Radeševo ski resort.

Phase 2:

- Construction of new ski lifts, ski slopes with artificial snow,
- Construction of other sports areas,
- Gondola lift (cable car),
- Construction of accommodation facilities with 1,700 beds.

Realization model

Open negotiating options.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Studies:

- Pre-investment study.

Project documentation:

- A preliminary design has been developed for:
 - Reconstruction of a parking lot and part of the road running along the parking lot,
 - Phase 1 reconstruction of the Platak Lodge,

- Radeševo ski resort,
- Supply pipeline and a pumping station from the parking lot to the Radeševo reservoir,
- The parking lot final design has been developed.

Construction permits:

- Location Permit for:
 - Reconstruction of the parking lot and part of the road running along the parking lot,
 - Phase 1 reconstruction of the Platak Lodge
- Final design certificate for Phase 1 of the parking lot.



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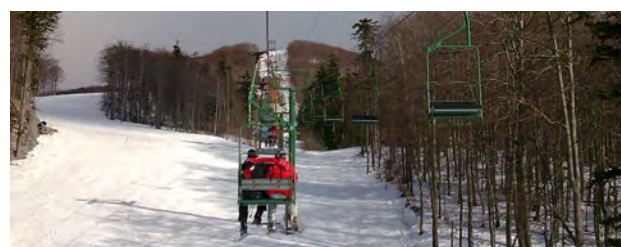
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Delta - the City Waterfront

Type of the project: Tourism and recreation
The leader of the project: City of Rijeka

Location

City of Rijeka

Ownership

Maritime domain

Estimated value of the project:

Approximately EUR 300,000,000

Significance of the project

Creating a new city centre in Rijeka with public, cultural, entertainment, hotel and residential facilities on the total surface area of 5 ha. Commercial facilities may be modular, of larger or smaller volume, situated on lower levels.

The project involves the following construction activities

In the northern section, a central city park conserving the historic features of Delta in compliance with micro-climate conditions and environmental quality standards.

In the southern section, multipurpose area of which 40% is for residential use, 30% for commercial use and 30% for other services (hotel, culture, entertainment, etc.).

Realization model

Maritime domain concession needs to be obtained.

Developed documents

Physical planning documents:

- City of Rijeka town-planning scheme.

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Preluk Tourist Complex



Type of the project: Tourism and recreation
The leader of the project: City of Rijeka

Location

City of Rijeka, Preluk Bay

Ownership

City of Rijeka and private property

Estimated value of the project

EUR 120,000,000

Significance of the project

In order to develop year-round tourism industry in the area known as the point of deepest penetration of the Adriatic Sea in the European mainland and the popular wind surfing point in the Preluka Bay, a hotel resort will be built on the surface area of 65,500 m² with attractive facilities for conferences, various events, concerts, etc., as well as a marina for sports and leisure on the surface area of 24,500 m². Beaches cover the surface area of 15,000 m².

The project involves the following construction activities

Construction of a 400-bed hotel, a 2000-seat conference hall, a multi-purpose arena for sports, concerts, fairs and similar events with 4000 – 5000 seats, a wellness and beauty centre, 25-meter pool, a parking lot with 1000 – 2000 spaces, an outdoor theatre with 1,000 seats, 8 – 12 tennis courts, basketball, volleyball playgrounds and an outdoor pool, a marina with 80 – 120 berths.

Realization model

Sale of the land, construction rights or other models.
The City of Rijeka is willing to sell its share in the land

ownership and help as intermediary in the sale of the remaining land. A concession needs to be obtained for use of the beach.

Developed documents

Physical planning documents:

- A detailed town-planning scheme needs to be developed.



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Grobnik Automotodrome



PRIMORJE-GORSKI
KOTAR COUNTY



MUNICIPALITY OF ČAVLE

Type of the project: Tourism and recreation

The leader of the project: Automotodrom Grobnik Ltd. and Municipality of Čavle

Location

Municipality of Čavle

Ownership

Municipality of Čavle

Estimated value of the project

EUR 9,660,000

Significance of the project

Achieving a more diversified offer of tourist activities in Kvarner, in the first place for racing track users, auto and motorcycle racing fans that combine racing at Grobnik with leisure time at nearby destinations. The new facilities will raise racing track site standards, allowing car/motorcycle industry tests, workshops, safe driving courses or the organizing of major world competitions.

The project involves the following construction activities

- Track,
- Building 1 (main building with pits and stands),
- Building 2 (completion of the existing building),
- Plants and equipment,
- Promotion and marketing.

Main building Phase 1: 10 pits, main building Phase 2: 32 pits.

Realization model

Open negotiating options.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Construction permits:

- In 2009 a construction permit was obtained for main building Phase 1 with 10 pits.

Contact

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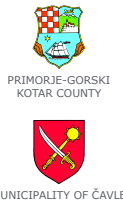
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Multi-purpose shooting centre Kovačevo – Grobnik



Type of the project: Tourism and recreation
The leader of the project: Primorje-Gorski kotar County

Location

Municipality of Čavle

Ownership

Republic of Croatia, Ministry of Defence

Estimated value of the project

EUR 1,100,000

Significance of the project

The Grobnik Shooting and Multipurpose Centre would allow the operation, training and organization of shooting competitions in compliance with such standards that would meet all international and Olympic standards, as well as organizing shooting competitions such as Mediterranean Games, world and European championships, international, national and local competitions etc. Its surface area of approximately 65 ha offers all shooting disciplines at one place, including crossbow as a new discipline and archery (bow and arrow).

The project involves the following construction activities

The Grobnik shooting centre will comprise 9 fields for flying targets has been planned for, 2 fields for clay pigeon launching, 2 racing wild boar fields – MK 50 m rifle, and two moving target fields for 10 m air rifle. Also, shooting ranges have been planned for international and national disciplines (300 m rifle, 50 m rifle/gun and 25 m rifle), national disciplines (VK 100 m rifle, PAP 100 m, MK serial production rifle and ZP 10 m) and for non-standard disciplines (dynamic shooting). The construction of 500 seats for spectators is planned in the final phase. The existing shooting distance (shooting line) of 800 m would be kept during Project implementation (in order to allow Croatian Army and Ministry of the Interior staff training).

Realization model

Based on an agreement of the Ministry of Defence, the Ministry of the Interior and the Primorje-Gorski kotar County, the terms of use and financing will be defined for further negotiating options.



Developed documents

Physical planning documents:

- The Project is in compliance with the Physical planning documents.

Project documentation:

- The Preliminary Technical/Engineering Solution has been adopted for the construction of the „Grobnik” Shooting Centre.

Contact

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Golf Course Dubina



Type of the project: Tourism and recreation
The leader of the project: Municipality of Jelenje

Location

Municipality of Jelenje, western part of the Grobnik Field

Ownership

The major part of the land is owned by the Republic of Croatia, and some parts by the Jelenje Municipality and private owners.

Estimated value of the project

EUR 10,500,000

Significance of the project

A new resort in Kvarner that will contribute to the development of the County's tourism as increasing popularity has turned golf into a sport enjoyed on a more massive scale. The golf courses site is situated near the Grobnik race tracks, the Grobnik airport and the future Platak Regional Sports Recreational and Tourist Centre. The site is at the Dubina gravel pit spreading on 97 ha. Further 34 ha are intended for accommodation capacities.

The project involves the following construction activities

An 18-hole golf course or 18-hole golf course for competitions with supporting facilities, including accommodation facilities.

Realization model

Open negotiating options.

Developed documents

Studies:

- An environmental study has been developed.

Project documentation:

- Preliminary design.

Contact

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Multipurpose Building/Sports Hotel and Marina Kantrida



Type of the project: Tourism and recreation
The leader of the project: Tecol Teri Ltd., City of Rijeka

Location

City of Rijeka

Ownership

Maritime domain, minor part owned by the City of Rijeka

Estimated value of the project

EUR 50,000,000

Significance of the project

In order to raise the quality of accommodation capacities and develop nautical tourism, a hotel will be built and new berths added in a specialized marina. The site is near the Kantrida swimming pools complex, the football stadium and the athletics sports hall.

The project involves the following construction activities

- Construction of a multipurpose facility with a 4-star hotel with 93 rooms, a garage, and sports, nautical, catering and commercial facilities on a gross surface area of 11,584 m²,
- Parking lot with 112 spaces (96 inside the garage and 6 in front of the garage), plus 43 spaces on the outdoor parking lot and 3 spaces on the garage roof,
- 60 berths for boats of various sizes,
- Breakwater with hospitality industry facilities, partly underwater.

Realization model

It is necessary to obtain a 20-year concession from the Primorje-Gorski kotar County or a concession from the

Government of the Republic of Croatia for a period longer than 50 years.

Developed documents

Physical planning documents:

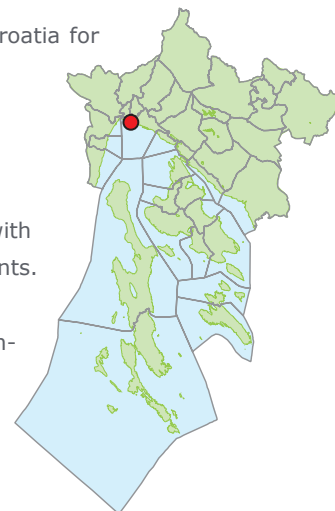
- The project is in compliance with the physical planning documents.

Project documentation:

- The preliminary design for construction of the hotel.

Construction permits:

- Location permit for the construction of the hotel.



Contact

Srdan Škunca, Head

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City of Rijeka

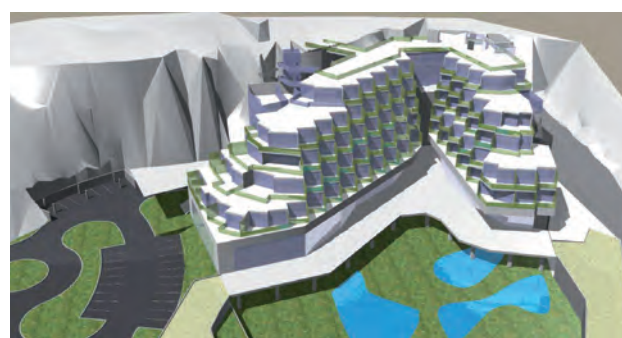
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Delnice Sport Hotel



Type of the project: Tourism and recreation

The leader of the project: City of Delnice and Primorje-Gorski kotar County

Location

City of Delnice

Ownership

The facility is owned by the City of Delnice

Estimated value of the project

EUR 1,670,000

Significance of the project

Expansion of accommodation capacities in Delnice with respect to the existing sports infrastructure and the need for development of sport, recreational and health tourism (a multifunctional hall for skating, football field, jumps, a basketball court, trim tracks, cycling tracks, the city park, the Japlenški Vrh Forest Park).

The project involves the following construction activities

Reconstruction and additional work on the old Health Centre and change of its intended use into a 39-room and 84-bed hotel. The construction of accompanying facilities is planned near the site, i.e., parking lots, playgrounds, a smaller park and walking paths.

Realization model

Depending on the investor and market demands, various realization models may be applied: construction rights, public private partnership, lease, sale etc.

Developed documents

Physical planning documents:

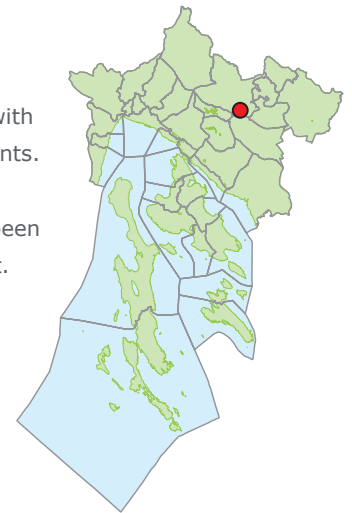
- The project is in compliance with the physical planning documents.

Project documentation:

- The design documents have been developed for the said project.

Building permits:

- Building permit.



Contact

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Croatian Wine House in the Castle “New Kraljevica - Frankopan”



Type of the project: Tourism and recreation

The leader of the project: City of Kraljevica, Primorje-Gorski kotar County, the Highland Agriculture Centre

Location

City of Kraljevica, Nova Kraljevica-Frankopan Castle.

Ownership

The City of Kraljevica.

Estimated value of the project

EUR 1,430,000

Significance of the project

Project objectives are to give scientific, tourist and commercial value to the diversity of the Croatian wine growing areas, the history and the current wine production organizing wine tasting and wine culture courses for wine lovers, showing the charming ambiance of the castle, raising the quality of the tourist destination.

The project involves the following construction activities

Refurbishing the castle premises to be used for museum expositions/exhibitions, educational and hospitality industry purposes. The area for exhibitions would be placed on the second floor of the castle with tasting premises and a gift shop with rooms for lectures and presentations on the total surface area of 1080 m². The ground floor would accommodate the information and educational centre on the surface area of 107 m², with a 312 m² restaurant in the basement and a large terrace.

Based on the Investor's interest, negotiations would be initiated regarding lease conditions and details and the establishment and operation of the Croatian Wine Boutique.

Realization model

A several-years' lease or concession are proposed.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Project documentation:

- The final design has been made.

Contact

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Opatija Summer Theatre

Type of the project: Tourism and recreation
The leader of the project: City of Opatija

Location

City of Opatija

Ownership

City of Opatija

Estimated value of the project

The investment will be assessed after the development of design documents.

Significance of the project

Raising the quality of the Summer Theatre physical capacities, allowing a larger number of visitors and a more representative auditorium, thereby improving Opatija's competitive advantages with the effect on further development of Kvarner and wider area destinations.

The project involves the following construction activities

The Summer Theatre roofing will have a significant effect on its functionality and usability. The roofing will include the placement of a movable roof structure on the surface area of 3,300 m² out of the total area of 7,200 m², all as recommended by and subject to the consent of the competent Cultural Heritage Conservation Authority in Rijeka. The roofing of the Opatija Summer Stage will allow stage, music and entertainment performances of national and international character for a large audience – regardless of weather conditions. The large theatre roofed under this project has an auditorium of 2,500 seats.

Realization model

Open negotiating options.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Project documentation:

- Preliminary design.

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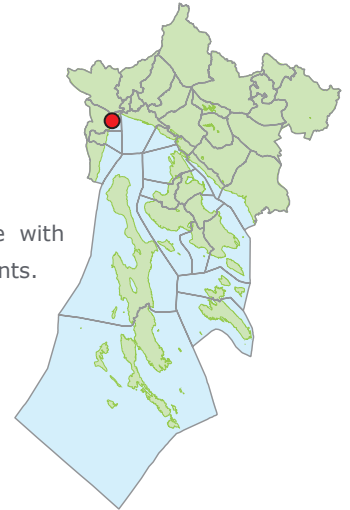
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The Bathing Area Slatina

Type of the project: Tourism and recreation

The leader of the project: City of Opatija

Location

City of Opatija

Ownership

State property, maritime domain

Estimated value of the project

The investment will be assessed after the development of design documents.

Significance of the project

Slatina, a historical bathing establishment is an entity in the heart of the town of Opatija that has not been consolidated in terms of physical properties and intended use and it requires a new design to become a new Opatija Waterfront – a new place of encounter and a new centre of Opatija; it will also influence the further development of Opatija's tourism, Kvarner and wider area destinations.

The project involves the following construction activities

New facilities will complement, improve and highlight Slatina's natural physical features and new construction work will be done in stages on the additional surface area of 13,000 m², beside the existing bathing establishment spreading on 20,000 m². The planned extension with physical features and facilities added to the existing bathing site will be flagged with a combination of stone, wood, natural materials and natural organic forms. The space will be of a polyvalent character for all days and seasons: with new lines of trees, parallel promenades, groups of shrubs and trees, focal points for public events, squares, micro and macro zones of the bathing place, for events and encounters. The final zone on one side of the bathing place, the so-called "Pančera", will be additionally highlighted at its unique natural position and its facilities will be adapted to accommodate hospitality industry

facilities, small specialized boutiques with domestic products, galleries etc. on the surface area of 6,000 m².

Realization model

Concession awarded by the Primorje-Gorski kotar County.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Project documentation:

- The preliminary design has been developed and accepted.



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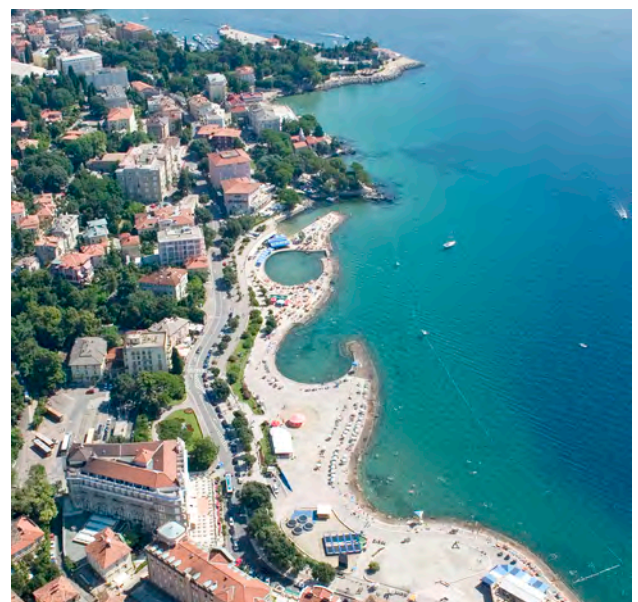
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The Bathing Area Angiolina - Lido

Type of the project: Tourism and recreation

The leader of the project: City of Opatija

Location

City of Opatija

Ownership

State property, maritime domain

Estimated value of the project

EUR 5,270,000

Significance of the project

By using 19th century architecture to reconstruct the Lido Bathing Establishment combined with some modern elements, a visually attractive and unique structure will be developed, giving Opatija a unique public bathing site and enabling further development of Opatija, Kvarner and wider area tourism.

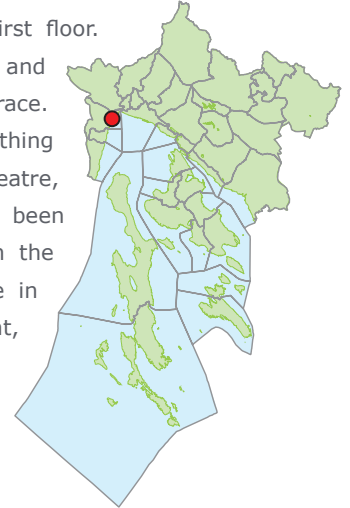
The project involves the following construction activities

Building a wooden pavilion consisting of: the ground floor, the first floor level and a terrace with stairs. Dressing rooms, sunbathing areas, sanitary facilities and a cash register (tickets) counter will be located on the ground floor. Saunas, fitness, wellness massage and relaxing

cabins will be located on the first floor.

The sunbathing area, a terrace and a bar are planned on a roof terrace.

On the other end of the public bathing place, next to the Summer Theatre, a large sunbathing area has been planned with a cascade pool in the centre, an extended promenade in the background and a restaurant, on the surface area of 1,500 m².



Realization model

Concession awarded by the Primorje-Gorski kotar County.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Project documentation:

- The preliminary design has been developed and accepted.

Contact

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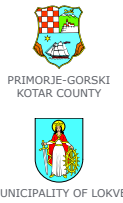
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Lokve Tourist Resort



Type of the project: Tourism and recreation
The leader of the project: Municipality of Lokve

Location

Municipality of Lokve, Potisovac

Ownership

Private

Estimated value of the project

EUR 933,000

Significance of the project

Impressive landscape, unpolluted environment (water, soil and air) and minimum urban development make this site very attractive for elite tourism; the construction of top-category accommodation facilities with all appertaining facilities is planned.

The project involves the following construction activities

Approximately 50 high-category facilities in the indigenous highland style accommodating 4-6 persons each; other tourist infrastructure (pedestrian and trim tracks, natural parks, etc.), a shop and a smaller hospitality industry facility.

Realization model

The Investor is to purchase the land from private owners.

Developed documents

Physical planning documents:

- All the necessary modifications for the construction of a tourist resort have been proposed in the Amendment to the Physical Plan that is to be adopted soon.



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Auto camp Lokve



Type of the project: Tourism and recreation
The leader of the project: Municipality of Lokve

Location

Municipality of Lokve, a tourist zone at the foot of Mount Špičunak, at 774 m above sea level.

Ownership

The transfer of state ownership is currently in progress – from the Croatian Forest Authority to the Municipality of Lokve.

Estimated value of the project

EUR 280,000

Significance of the project

Development of tourist facilities and accommodation capacities along the Lokvarsko Lake on the surface area of 3.30 ha, of which camp accommodation units spread across the area of approximately 0.47 ha.

The project involves the following construction activities

Construction of camp accommodation units – plots of the total surface area of 4,797 m² (mobile homes and a camping site) and construction of other facilities: an info-counter, a hospitality establishment, a shop, a barbecue area, a leisure area, a disco club, road, green areas and a parking lot.

A public tender will be announced after the transfer of ownership to the municipality.

Realization model

Public Private Partnership (PPP).

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

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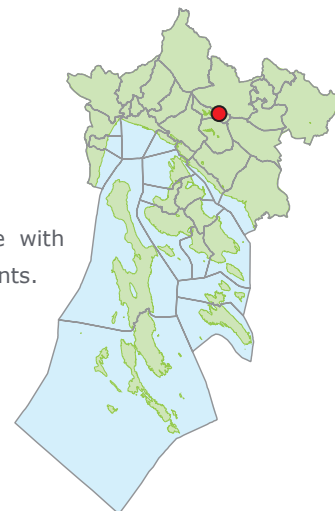
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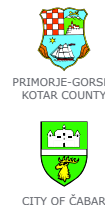
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Tourist and Recreational Center “Jezero Vode”



Type of the project: Tourism and recreation
The leader of the project: City of Čabar

Location

City of Čabar, village of Vode

Ownership

City of Čabar

Estimated value of the project

EUR 7,260,000

- Document development cost: EUR 160,000
- Land purchase: EUR 430,000
- Construction of the artificial reservoir and the Centre: EUR 6,670,000

Significance of the project

Construction of the “Jezero Vode” Tourist and Recreational Sports Centre for the purpose of highland area tourist and sport facilities development. The planned construction development would include the creation of a polyvalent, multidisciplinary centre with options for a number of activities on water and on land, in a natural environment, on the surface area of 38.80 ha.

The project involves the following construction activities

- An artificial reservoir (lake) in the Sušica moorland, near the village of Vode,
- Bathing zones with facilities intended for bathers (summer), sport hunters and anglers (year-round),
- A camp in a natural environment, as separate tourist/hospitality industry zone with infrastructure and accompanying facilities (a reception area, a restaurant, leisure facilities, sanitary facilities etc.) according to the applicable regulations for the corresponding category of tourist/hospitality industry facilities,
- A sports/recreational zone with structures of outdoor and indoor type that may be used for multiple purposes,
- Outdoor playgrounds and tennis courts, multipurpose halls for several sports (handball, basketball, volleyball, futsal etc.).

Realization model

Open negotiating options.

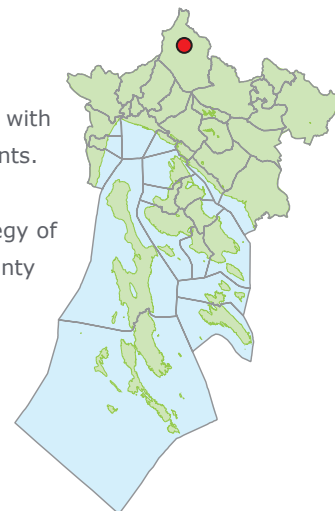
Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Studies:

- Environment Protection Strategy of the Primorje-Gorski kotar County and Environment Protection Actions for the Period from 2006 to 2009,
- Hydrogeology Analysis.



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Kanajt Hospitality and Tourist Zone



Type of the project: Tourism and recreation
The leader of the project: Municipality of Punat

Location

Municipality of Punat

Ownership

Mostly private

Estimated value of the project

EUR 50,000,000

Significance of the project

The Kanajt Hospitality and Tourist Zone will be built to increase accommodation capacities and tourist offer in the Punat Municipality. The plan is to increase the capacities by 650 beds (the existing capacity is 50 beds). The Kanajt Hospitality and Tourist Zone will be spread over a total of 18 hectares.

The project involves the following construction activities:

The plan is to construct new buildings – hotels, hotel annexes, supporting buildings and facilities (shopping, service, hospitality, sports, entertainment, etc.) – as well as to reconstruct the existing building of the Kanajt hotel. The construction, reconstruction, and interior setup of the hospitality facilities will commence on plots which may be construction plots. A total of 14 plots have been scheduled for this, all with similar construction conditions. Several plots may make up one construction unit, or

there may be more than one construction unit on one plot, as is determined in the preliminary design developed for the construction of the buildings in accordance with the above.

Realization model

Open negotiation possibilities with a potential investor.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Contact

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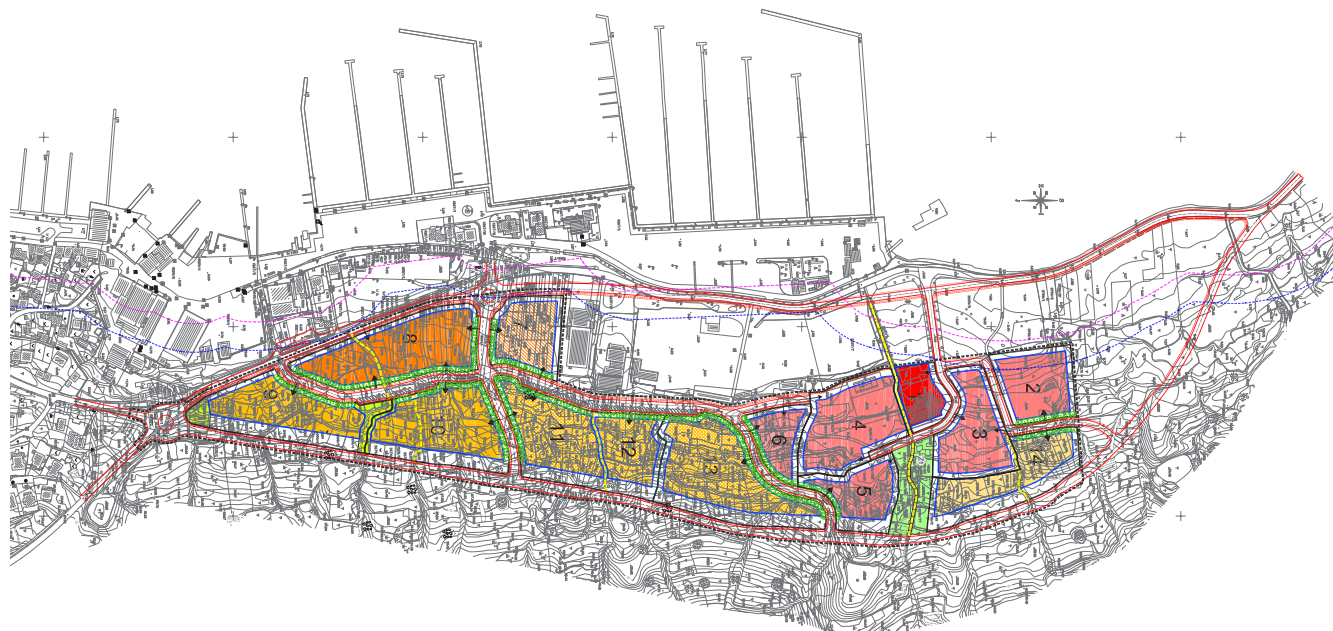
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Mala Krasa - Konobe Hospitality and Tourist Zone



Type of the project: Tourism and recreation
The leader of the project: Municipality of Punat

Location

Municipality of Punat, 5 km from the Punat town in the direction of Stara Baška

Ownership

Mostly owned by the Republic of Croatia

Estimated value of the project

EUR 50,000,000

Significance of the project

The intention of the Mala Krasa – Konobe Tourist Zone has been determined with the goal of developing the space as

a tourist town, with designation T2a, and a car camp with designation T3a. The existing capacities of the car camp can accommodate a total of 1200 campers. The goal is to expand the construction area intended for tourist purposes and ensure an additional total capacity of 1500 beds. The plan includes a sports and recreation zone.



The project involves the following construction activities

Town planning scheme involves the development of the construction area for hospitality and tourism purposes T2a/T3a with the pertaining construction area for sports and recreation. Apart from the development of the existing camp site, the plan includes the development of new accommodation units in the tourist settlement (capacity: 1500 beds), roads, infrastructure network, green surfaces, the coastal belt, and sports and recreational facilities.

Realization model

Open negotiation possibilities with a potential investor.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

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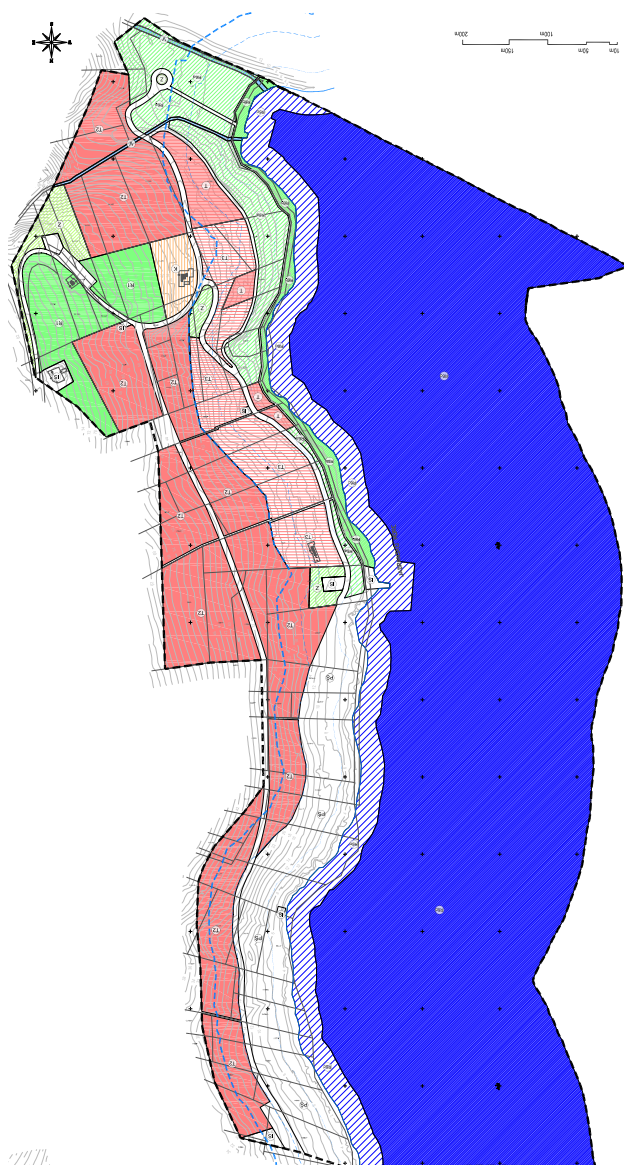
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Škrila Hospitality and Tourist Zone

Type of the project: Tourism and recreation
The leader of the project: Municipality of Punat

Location

Municipality of Punat, Stara Baška town

Ownership

Mostly owned by private persons

Estimated value of the project

EUR 30,000,000

Significance of the project

The plan is for the Zone to accommodate a hospitality and tourist camp (T3), 3.79 ha in total surface, and a 2.29 ha tourist settlement for hospitality and tourism purposes (T2), as well as a sports and recreation zone on land, 3.25 ha in surface, and a sports and recreation zone in the sea 20.09 ha in surface. The capacity of the existing camp is 750 beds; after the expansion, the camp would have 920 beds. The tourist town is completely undeveloped. Accommodation capacity of 280 beds is planned.

The project involves the following construction activities

Preparation for the accommodation of various mobile equipment intended for guests (tents, mobile homes), construction of camp buildings to cater for other guest needs (restaurant, café, store, sanitary facilities, washing and ironing space, power substation, etc.) and temporary

buildings (sanitary facility-kiosk, store-kiosk and mobile sanitary facility). The construction of a hotel and tourist villas is also planned in the tourist settlement.

Realization model

Open negotiation possibilities with a potential investor.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

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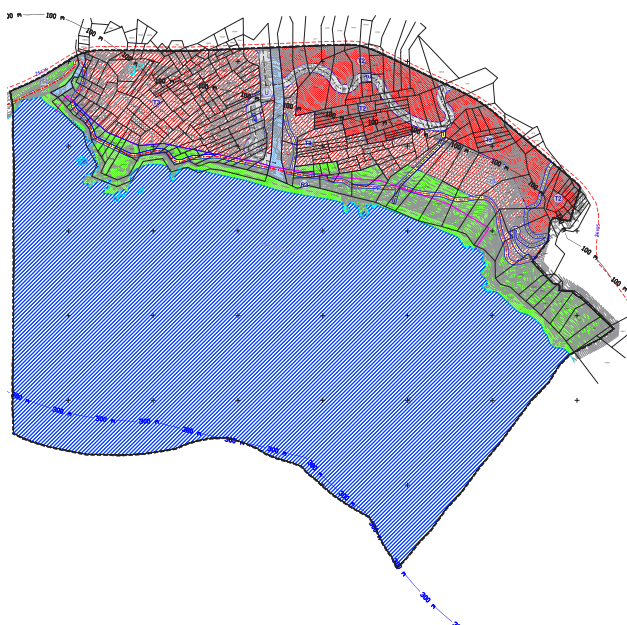
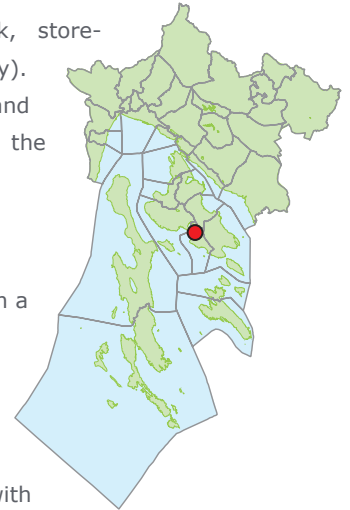
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Punta de bij Sports and Recreation Zone



Type of the project: Tourism and recreation
The leader of the project: Municipality of Punat

Location

Municipality of Punat, Punat town, Punta de bij beach

Ownership

Mostly owned by private persons, and the minority owned by the Republic of Croatia

Estimated value of the project

EUR 5,000,000

Significance of the project

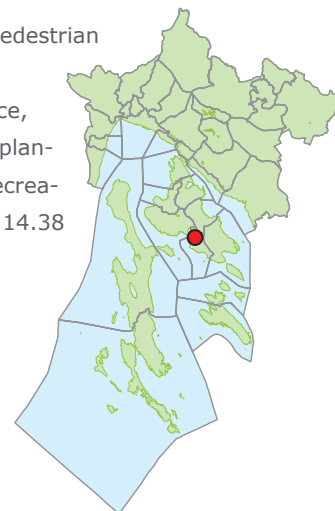
The Punta de bij sports and recreation zone will be developed with the aim of improving the tourist and sports facility offer in the Punat Municipality. The development of the planned zones would form a polyvalent, multidisciplinary zone with the possibility of engaging into a multitude of activities at sea and on land.

The project involves the following construction activities

The town planning scheme for the 21.84 ha area includes the following:

- Entertainment and service centre (R), 0.87 ha in surface,
- Sports facilities (R1), 1.81 ha in surface,
- Developed beach (R3), 3.39 ha in surface (2.05 ha of land and 1.34 ha of sea),
- Protective green surfaces (Z), 0.24 ha in surface,
- Infrastructure facility surface (IS), 0.02 ha in surface,

- Traffic surfaces (roads and pedestrian areas), 0.71 ha in surface,
- Car park (P), 0.42 ha in surface,
- Water included in the town planning scheme (sports and recreational activities, waterway), 14.38 ha in surface.



Realization model

Open negotiation possibilities with a potential investor.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Contact

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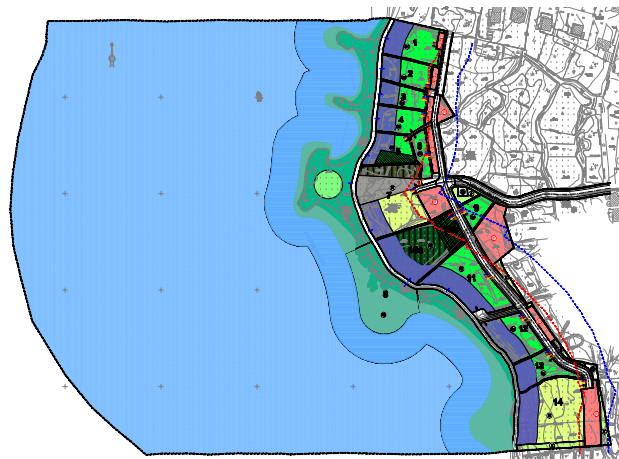
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Lovački dom Sports and Recreational Zone

Type of the project: Tourism and recreation
The leader of the project: Municipality of Punat

Location

Municipality of Punat, 2 km from the town of Punat towards the town of Stara Baška

Ownership

In majority state ownership and minority private ownership.

Estimated value of the project

EUR 5,000,000

Significance of the project

The Lovački dom Sports and Recreational Zone shall be constructed for the purpose of tourist and sports offer development in the Punat Municipality. The construction of the scheduled project would result in a polyvalent, multidisciplinary zone offering possibilities for a number of activities.

The project involves the following construction activities:

The town planning scheme schedules the following surfaces to have the following purposes:

- Sports and recreation – closed-type buildings (R1-z), 0.59 ha in surface,

- Sports and recreation – open-type buildings (R1-o), 0.93 ha in surface,
- Hospitality facilities (R1-1), 0.22 ha in surface,
- Belvedere (R1-2), 0.12 ha in surface,
- Green surface protection (Z), 0.16 ha in surface,
- Infrastructure facility surface (IS), 0.05 ha in surface,
- Traffic surfaces, 0.52 ha in surface,
- Car park (P), 0.11 ha in surface.



Realization model

Open negotiation possibilities with a potential investor.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

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Punat Sports Centre



PRIMORJE-GORSKI
KOTAR COUNTY



MUNICIPALITY OF PUNAT

Type of the project: Tourism and recreation
The leader of the project: Municipality of Punat

Location

Municipality of Punat, Punat town

Ownership

Municipality of Punat

Estimated value of the project

EUR 2,000,000

Significance of the project

The project will create new jobs, increase economic efficiency, raise tourist quality, serve as a venue for various types of events, as well as accommodate a number of associations.

The project involves the following construction activities

Polyvalent sports facilities

Realization model

Open negotiation possibilities with a potential investor.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Project documentation:

- Preliminary design.

Construction permits:

- Location permit and main design verification.



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Sports recreational centre of the City of Bakar



Type of the project: Tourism and recreation
The leader of the project: City of Bakar

Location

City of Bakar, settlement Škrljevo

Ownership

City of Bakar

Estimated value of the project

EUR 6,000,000

Significance of the project

With the objective of improving the sports infrastructure in the city area and creating better conditions for the development and improvement of sports and recreation, the plan is to build a sports complex in one location. It should become a daily destination for all citizens of Bakar and the surrounding areas, as well as one of the focus points of the public and social life of the suburban area of the City of Bakar.

The project involves the following construction activities

Apart from the basic contents of a sports court (basketball, handball, volleyball...), the plan is to include a fitness area, recreational areas for zumba, aerobic, dance courses, squash courts, bowling, boccia court, and outdoor tennis and five-a-side football courts into the centre covering an area of 23,000 m². The centre will also include

polyvalent playgrounds with children's parks and accompanying equipment. The project also plans a recreational running trim path freely laid in the area, and a family part that would include an area for gathering, recreation on outdoor courts and the possibility of a family picnic. Apart from the sports-recreational contents, around 10 business spaces, of office, hospitality and similar purpose, are planned in the centre, as well as a space for the accommodation of a fire-fighting unit for fire-fighting activities in the area of the City of Bakar and the Industrial zone Kukuljanovo.



Realization model

Financing the construction of the centre is planned from the budget funds of the City, loan funds and EU funds. Co-financing of the construction through public investor in exchange for a share in the ownership of the sports centre is possible.

Developed documents

Physical planning documents:

- Physical plan of arrangement of the City of Bakar.

Project documentation:

- Preliminary design of the traffic solution for the access road to the centre.

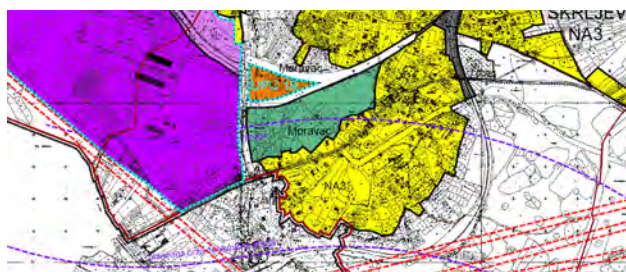
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Tourist Settlement Sunger

Type of the project: Tourism and recreation
The leader of the project: Municipality of Mrkopalj

Location

Municipality of Mrkopalj, settlement Sunger

Ownership

Majority of the Municipality of Mrkopalj

Significance of the project

The planned tourist settlement in Sunger is a unique opportunity to present the project "Goranska drvena kuća" ("Wooden house in Gorski kotar"). The objective of the project is the development in the economic and tourist sense, by realising the wooden brand of Gorski kotar, as well as the preservation of the autochthony of the ethnological and construction heritage of the area of Mrkopalj.

The project involves the following construction activities

Within the tourist settlement that covers 1.3 ha, construction of hospitality-tourist, recreational, cultural, educational and similar contents is planned.

The construction of nine wooden houses with one accommodation unit-apartments for 6-8 persons.

Realization model

Open negotiating possibilities.

Developed documents

Physical planning documents:

- Detailed plan of arrangement of the tourist settlement T2 in Sunger.

Project documentation:

- Preliminary design.



Contact

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Sports centre “Josip Pepi Uravić”



Type of the project: Tourism and recreation
The leader of the project: City of Krk

Location

By the main Slavko Nikolić road, which leads directly to Krk city centre.

Ownership

City of Krk

Estimated value of the project

EUR 11,000,000

Significance of the project

The development of the City of Krk through an increase in the number of tourist and sports capacities that will have a developed business infrastructure, and creation of recognisability of the City for its economic development and success in tourism. Innovations and growth in entrepreneurship are an indirect effect of the expansion of tourist capacities, increased number of overnight stays and employment. There will be more events, exhibitors and visitors within the congress centre.

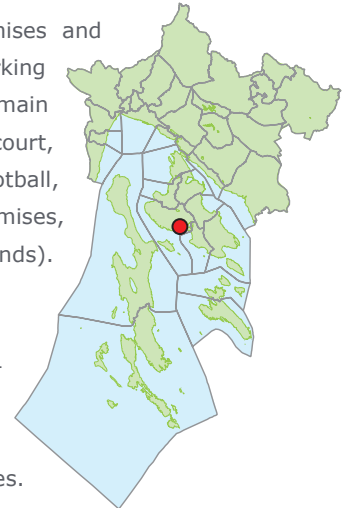
The project involves the following construction activities

A hotel with accommodation capacities, pool and open space, as well as a wellness centre, business centre with accompanying contents, congress hall, restaurant, cafe,

shopping centre, business premises and underground garages (191 parking spaces per floor), sports centre (main court, running track, secondary court, five-a-side football, indoor football, boccia court, boccia club, club premises, dressing rooms, VIP zone and stands).

Realization model

Public-private partnership, potential investors and future entrepreneurs in the business zone. Open negotiating possibilities.



Developed documents

Physical planning documents:

- Project aligned with the physical planning documentation.

Study documentation:

- Pre-investment study of JPU centre.

Project documentation:

- Preliminary design.

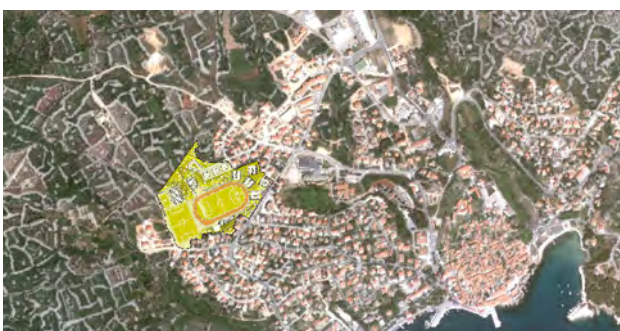
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Complex “Porto Re” Kraljevica

Type of the project: Tourism and recreation
The leader of the project: Mediteraneo Porto Re Ltd. Rijeka

Location

City of Kraljevica

Ownership

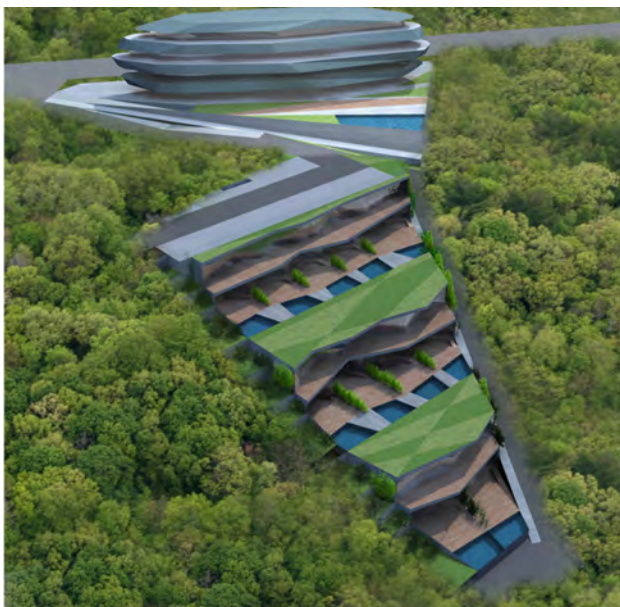
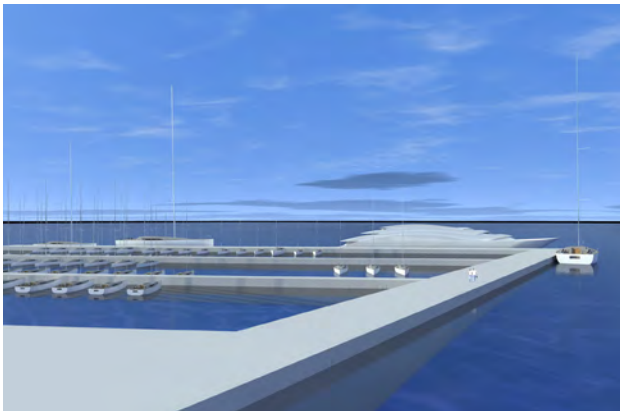
City of Kraljevica, Republic of Croatia, Primorje-Gorski kotar County, Port authority of Kraljevica, Bakar and private.

Estimated value of the project

EUR 15,000,000

Significance of the project

The construction of the complex would enable the employment of the local population and revitalisation of the tourist contents.

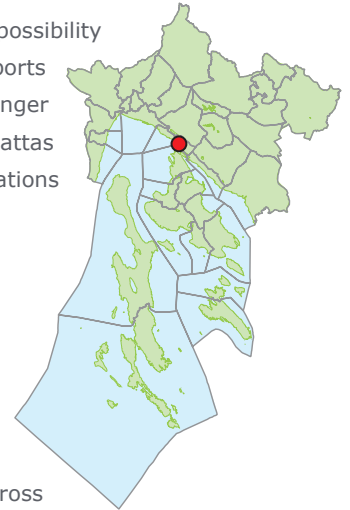


The complex would provide the possibility of holding football and other sports tournaments, primarily for the younger categories, holding of nautical regattas and fairs, as well as the preparations of professional sports clubs.

The project involves the following construction activities

The construction of the following facilities is planned:

- A four-story hotel with a gross area of 1540 m²,
- 20 villas with pools and gross areas of 1326 m²,
- Beach facility with a gross area of 200 m² intended for hospitality and as a management building of the two moorings,
- Pontoon bathing area of 360 m²,
- Pool complex with two pools with gross developed area of 300 m² and an accompanying facility of 144 m²,
- Polyvalent hall with gross area of 3204 m²,
- Football camp with three big and six small football courts and accompanying contents,
- Two moorings with a total of 130 berths.



Realization model

Open negotiating possibilities.

Developed documents

Physical planning documents:

- The project is aligned with the physical planning documentation.

Project documentation:

- Preliminary design.

Contact

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Type of the project: Tourism and recreation
The leader of the project: Primorje-Gorski kotar County

County's main ski resort:

- **PLATAK Regional Recreational Sports and Tourist Centre**

The existing tourist/sports structure complex of relevance for the entire County, situated on the territory governed by the Municipality of Čavle – has been planned to be adapted for a year-round use – reconstruction of the existing status has been planned with the extension of recreational sport and tourist/hospitality industry capacities. The total planned surface area of the future centre will be 426.30 ha, and, subject to the amendment of the legislative provisions, further extension of the centre has been planned to the territories of Snježnik, Guslica and Planina (at the Risnjak National Park) – if these areas are attached to the County's main ski resort, conditions would be created for top-quality recreational skiing and Olympic skiing disciplines,

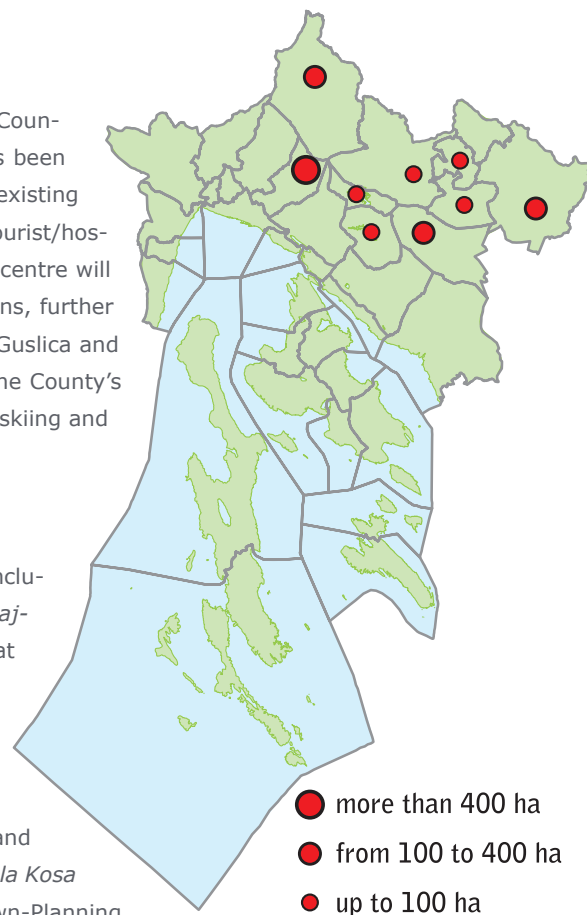
Smaller ski resorts:

- **SC Mrkopalj** - ski resort on the territory of the Mrkopalj Municipality – includes the existing *Čelimbaša* and *Klobučarev vrh* ski resorts and the *Zagmajna* Biathlon Centre – new ski area *Prenka* (at Brestova Draga) and *Maj* (at Tuk Mrkopaljski and Tuk Vojni) have been planned as part of the resort, as well as *Jukina Kosa*, *Pod Višnjevicu*, *Mlačice* and *Bijela Kosa* (at Begovo Razdolje) – with a total ski area of 388.42 ha,
- **SC Vrbovsko** - ski resort in the area of the Town of Vrbovsko, of the total surface area of 268.80 ha – including the planned *Bijela Kosa 1* and *Bijela kosa 2* ski areas – preliminary works on the construction of the *Bijela Kosa 1* ski area are ongoing, in compliance with the amendment of the Town-Planning Scheme,
- **SC Čabar** - ski resort in the area of the Town of Čabar – including the existing *Rudnik* ski area (Tršće) and planned new ski areas *Farbežari/Crni Lazi* and *Kovačev hrib* (Prezid) – with a total ski area of 184.99 ha,

Individual ski areas:

- Existing Petehovac ski area (Male and Velike Polane), on the territory of the Town of Delnice, with no designated construction zone,
- Planned Jelenča and Plase ski areas, on the territory of the Fužine Municipality, total surface area of 138.94 ha,
- Planned Suhi Vrh ski area, on the territory of the Ravna Gora Municipality, total surface area of 77.18 ha,
- Planned Veliko Selce ski area, in the Skrad Municipality, total surface of 17.68 ha,
- Planned Suhe Rečine ski area, in the Lokve Municipality.

A summarized presentation of construction zones intended for recreational sports purposes, planned as ski area, in municipalities and towns, and the total ski slope surface



area at Gorski Kotar and the Čavle Municipality (as the nearby area)

DESIGNATION	MUNICIPALITY OF/CITY OF	Total surface (construction zone) intended for recreational sports-ski areas:	Total surface (construction zone) intended for recreational sports-ski areas at Gorski Kotar (including Platak): 1502,31 ha
1	ČAVLE	426.30 ha	
2	DELNICE	Not designated as construction zone	
3	ČABAR	184.99 ha	
4	FUŽINE	138.94 ha	
5	MRKOPALJ	388.42 ha	
6	RAVNA GORA	77.18 ha	
7	SKRAD	17.68 ha	
8	VRBOVSKO	268.80 ha	

Source: *Morić, T. (Project Manager): Developing a concentration of ski areas at Gorski Kotar – a professional map for the Physical Plan of the Primorje-Gorski kotar County, the Physical Planning Institute, a Public Institution of the Primorje-Gorski kotar County, Rijeka, 2011.*

Centre "Bijela Kosa" Vrbovsko



Type of the project: Tourism and recreation
The leader of the project: Bijela kosa Ltd. Vrbovsko

Location

Vrbovsko, village of Jablan, Gluše Drage route

Ownership

Republic of Croatia and the Town of Vrbovsko

Estimated value of the project

EUR 20,000,000

Significance of the project

A modern centre with a complete array of winter and summer facilities allowing sustainable management of natural resources of the Vrbovsko area, with the aim to raise the quality of living and expand the range of tourist services and activities in Gorski Kotar. The Project covers the surface area of 186 ha, it is situated at 1,300 m above sea level.

The project involves the following construction activities

Construction of two ski pistes in Phase 1 in the length of 2,200 m, and another three pistes in Phase 2, each 800 m long. The vertical transport of skiers will be provided with two 4-seater cable cars and two ski lifts, and the development of the artificial snow system has been planned with

a water retention area and night skiing lights. A hotel with 40 rooms and 80 beds is planned to be built at the foot of the ski slope along with 10 bungalows, restaurants, service facilities and other facilities.



Realization model

Open negotiating options.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Project documentation:

- The engineering documents of the project have been developed.

Contact

Tihomir Magdić

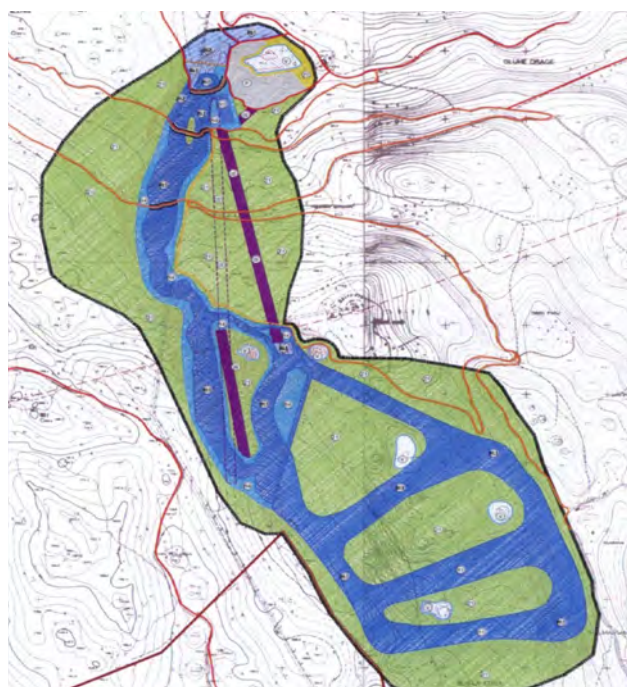
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Nautical tourism ports

Type of the project: Tourism and recreation
The leader of the project: Primorje-Gorski kotar County

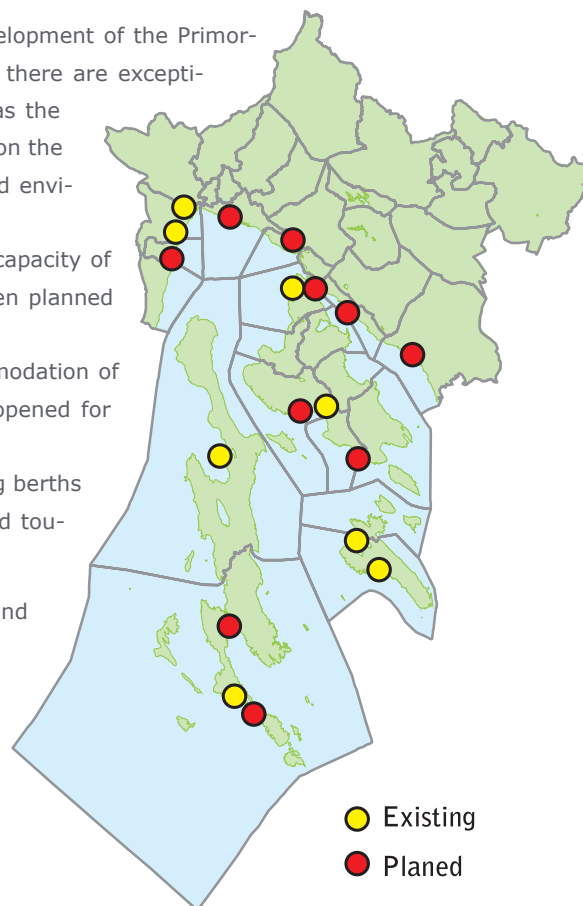
The development of nautical tourism is an important milestone in the development of the Primorje-Gorski kotar County. In addition to the existing nautical tourism ports, there are exceptional physical potentials and a demand for new marinas to be developed as the way towards a distinctive nautical destination, having taken into consideration the conditions in the area, its functional, social and economic organization, and environmental conditions.

There are seven marinas in the Primorje-Gorski kotar County of the total capacity of almost 3000 berths and nine additional nautical tourism marinas have been planned with the capacity of over 3200 berths.

In addition to the development of such marinas specialized for the accommodation of nautical tourists, nautical capacities may also be developed within ports opened for public traffic, in their especially designated nautical sections.

The Physical Planning and Construction Act has provided an option of having berths in front of separate construction areas intended for hospitality industry and tourism.

The following table shows the existing nautical ports with their capacities and future new nautical ports in the Primorje-Gorski kotar County:



Existing Nautical Tourism Marinas

Opatija - Admiral	200 berths
Marina Opatija - Ičići	400 berths
Punat - Punat	850 berths
Cres - Cres	460 berths
Mali Lošinj - Mali Lošinj	400 berths
Rab - Rab	200 berths
Supetarska Draga - Rab	300 berths
Omišalj	200 berths

Future Nautical Tourism Marinas

Lovran - Lovran	200 berths
Rijeka - Rijeka	400 berths
Bakar - Bakar	300 berths
Crikvenica - Crikvenica	200 berths
Krk - Krk	400 berths
Stara Baška - Punat	400 berths
Nerezine - Mali Lošinj	400 berths
Mali Lošinj - Mali Lošinj	400 berths
Novi Vinodolski	400 berths
Peškera	500 berths



Pećine Marina



Type of the project: Tourism and recreation
The leader of the project: City of Rijeka

Location

City of Rijeka

Ownership

Maritime domain

Estimated value of the project

EUR 6,000,000

Significance of the project

For the purpose of increasing the number of berths in specialized marinas and achieving higher figures of nautical tourist arrivals to Kvarner destinations, a marina will be built near the city centre next to the Brajdica Container Terminal.

The project involves the following construction activities

- Construction of a breakwater next to the container terminal,
- 118 commercial and 80 non-commercial berths for boats of various sizes on 63,000 m²,
- Four small buildings in the marina on the total gross area of 2,700 m²,
- Petrol station,
- Parking lot with 125 spaces for cars and 20 spaces for motorcycles.

Realization model

A 20-year concession should be obtained from the Primorje-Gorski kotar County, and a Croatian Government concession should be obtained for a period exceeding 50 years.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

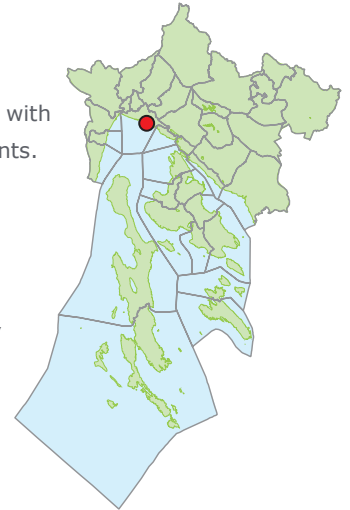
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Yacht Centre Kraljevica

Type of the project: Tourism and recreation
The leader of the project: City of Kraljevica

Opis lokacije

City of Kraljevica

Ownership

City of Kraljevica

Estimated value of the project

EUR 1,014,000

Significance of the project

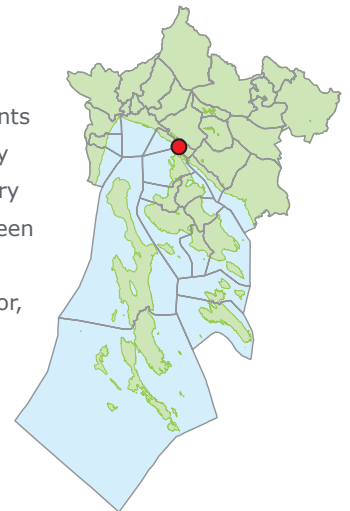
The Project enables the development of nautical tourism as an additional element of quality of the destination.

The project involves the following construction activities

The construction of a hangar is planned to accommodate and furnish sailing boats, fitness premises, premises for lectures, meetings and sail measuring, club premises and luxurious hospitality industry premises. The total planned surface area of the indoor premises is approximately 530 m², of which a restaurant will take up approximately 160 m².

Realization model

Financing has been proposed for the completion of design documents and the construction of the facility in exchange for hospitality industry premises building rights (it has been planned to surrender the second floor of the building to the Investor, based on the condominium division).



Developed documents

Physical planning documents:

- Town-planning scheme for the centre of Kraljevica in progress.

Project documentation:

- The preliminary design has been made.

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Marina Crikvenica



Type of the project: Tourism and recreation
The leader of the project: City of Crikvenica

Location

City of Crikvenica.

Ownership

A part of the location is defined as maritime good, while the remainder is in the ownership of the City of Crikvenica.

Estimated value of the project

EUR 14,475,000

Significance of the project

Marina Crikvenica is characterised by a favourable geostrategic position and the proximity of the main markets related to nautical demand, proximity of the airport and motorway and availability of the tourist infrastructure in the city centre. Contents outside of the maritime good border in the planned business construction zone give additional value to the project. They include a multifunctional centre with trading, business and entertainment contents, and a garage.

The project involves the following construction activities

The construction of the primary breakwater, piers, secondary breakwater, coastal wall and a facility for sailors is planned. Construction of a service part of the marina is planned as a special part (in the location of port Podvorska). The construction should provide 200 berths.

Realization model

Open negotiation possibilities.

Developed documents

Physical planning documents:

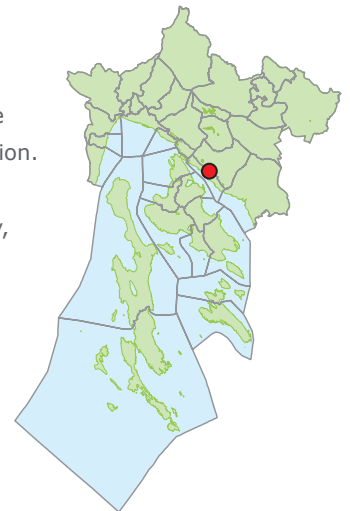
- The project is aligned with the physical planning documentation.

Study documentation:

- Environmental influence study,
- Cost-effectiveness study,
- Market feasibility study with a proposal of a business-management model.

Project documentation:

- Preliminary design.



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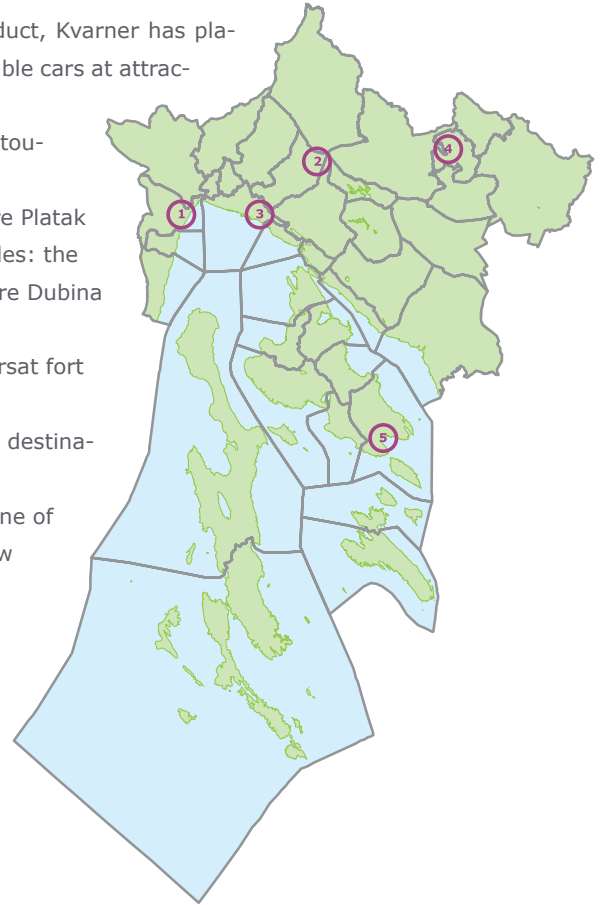
Cableway network

Type of the project: Tourism and recreation

The leader of the project: Primorje-Gorski kotar County

In compliance with the objectives leading to a more distinctive tourist product, Kvarner has planned to build several cable car structures in order to develop a network of cable cars at attractive sites such as:

- Cable car to the Učka Mountain that will be connected with the Medveja tourist site,
- Cable car to the Platak Mountain that will connect Grobnik with the future Platak Regional Recreational Sports and Tourist Centre (the Grobnik area includes: the Grobnik Airport, the Grobnik Car and Motorcycle Racing Centre, the future Dubina golf course and the future Kovačevo Shooting Centre),
- Cable car in Rijeka to connect the city centre and historic monuments, Trsat fort and the Church of Our Lady of Trsat with a shrine,
- Cable car Skrad-Zeleni vir to connect Skrad with exceptionally valuable destination Zeleni vir,
- Cable car in Baška on the island of Krk to connect the beautiful beach, one of the longest in Croatia, and the hill above the town with the beautiful view point in the Zarok area.



Legend:

- 1 - Učka cableway
- 2 - Platak cableway
- 3 - Trsat (Rijeka) cableway
- 4 - Zeleni Vir (Skrad) cableway
- 5 - Baški cableway

Cableway to Učka

Type of the project: Tourism and recreation
The leader of the project: Žičara Učka Ltd.

Location

The cable car route connects Medveja to the Vojak mountain top on the Učka Mountain (Municipality of Lovran and City of Opatija).

Ownership

Private and state ownership

Estimated value of the project

EUR 11,000,000

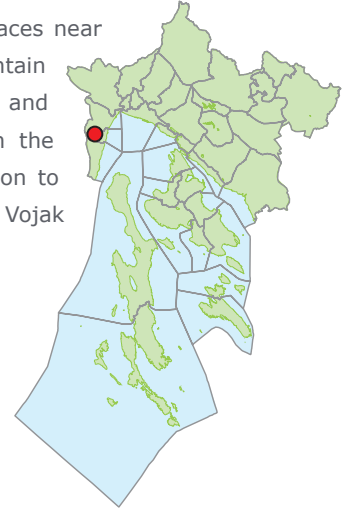
Significance of the project

The cable car connects the coast and the Učka Mountain area and it is of great relevance for the tourist industry of the entire region. Medveja is a tourist place with a bay spreading across three kilometres of the bay coastline with an 800-m long pebble beach. Vojak is the highest peak of the Učka Mountain and of the entire Istrian Peninsula. The station at its foot would be in the immediate proximity of the beach, and the station on top would be at a 15-minute to 20-minute walking distance from the Vojak peak. The new tourist industry infrastructure will add to the quality of tourist facilities and extend the tourist season in Kvarner to a year-round season.

The project involves the following construction activities

Construction of the ascending route from Medveja to Vojak in the approximate length of 4 kilometres. A return trip cable car with two cabins would be used, each cabin taking 60 passengers, of the maximum capacity of 350-400 passengers/hour; with two cabins travelling on two tracks, whereby each track is made of two completely enclosed track cables fixed on both terminals. Other equipment includes ticket charging systems and forest clearing costs, costs of permits etc. Other investments include the construction of stations (approximately EUR

300,000 per station), parking places near the station at the foot of the mountain (estimated at EUR 100,000) and additional smaller cable cars on the route B from the mountain station to the top of the mountain near Vojak (approximately EUR 300,000).



Realization model

Open negotiating options.

Developed documents

Studies:

- The project is in compliance with the the Tourism Development Master Plan of the Primorje-Gorski kotar County,
- The pre-investment study for the construction has been made.

Contact

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Medical centres network

Type of the project: Medical tourism

The leader of the project: Primorje-Gorski kotar County

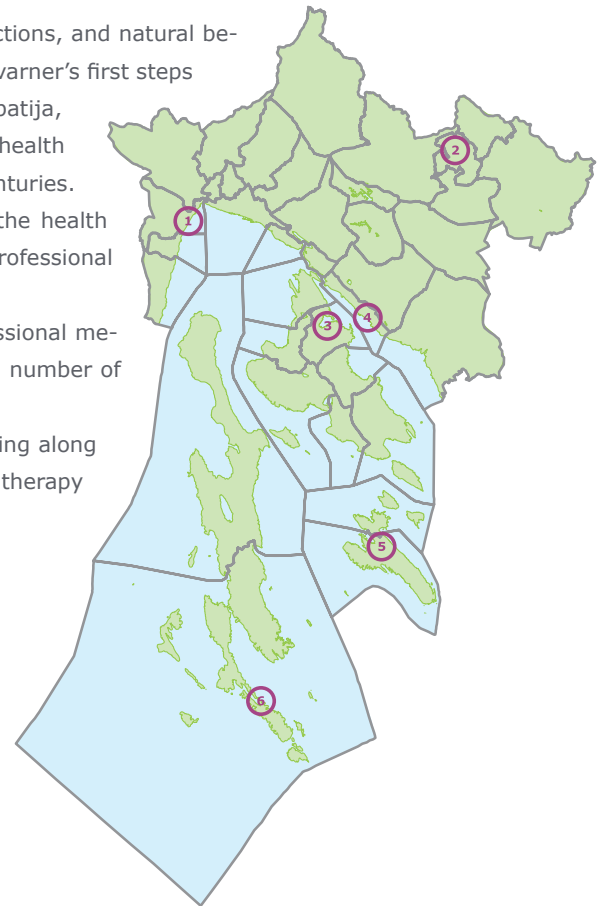
Owing to Kvarner's exceptionally favourable climatic features, traffic connections, and natural beauty, health tourism started developing here rather early and encouraged Kvarner's first steps towards becoming a tourist destination. Climate therapy health resorts in Opatija, Crikvenica, Veli and Mali Lošinj, on the island of Rab and in the highland health resorts of Skrad and Delnice have existed since late 19th and early 20th centuries.

Whether you want to cure a medical condition or, better yet, prevent it, the health resorts of Kvarner will welcome you with excellent climatic conditions, top professional medical service, as well as recreational programmes of various types.

Kvarner's medical institutions and wellness centres combine the best professional medical services and beauty science services, allowing you to choose among a number of programmes for the wellbeing of the body and spirit.

Just spending time on the islands, on the coast and in the mountains, walking along the beach or in the forest, will greatly benefit your health. Kvarner is aromatherapy in the open!

The map shows tourist locations for potential investors.



Legend:

- 1 – Thalassotherapia Opatija
- 2 – Natural Health Center Skrad
- 3 – Health Center Meline
- 4 – Thalassotherapia Crikvenica
- 5 – Thalassotherapia Rab
- 6 – Health Care Centre Veli Lošinj

Health Care Centre Veli Lošinj



Type of the project: Medical tourism
The leader of the project: Primorje-Gorski kotar County

Location

Veli Lošinj, cadastral plot 460, surface area of 1.2 ha

Ownership

Primorje-Gorski kotar County

Estimated value of the project

EUR 15,000,000

Significance of the project

Revitalizing the Health Resort at Veli Lošinj, extending its capacities and raising the quality of service, which are the essential prerequisites for this centre to regain the acclaim it enjoyed at the end of the 19th and the beginning of the twentieth century. The Project is based on elements of health-resort tourism and years of practice in the use of natural therapeutic factors in the core activities of a natural health resort, including health tourism, health tourism facilities, medical rehabilitation and a selective wellness programme combined with tourism and hospitality industry facilities and activities.

The project involves the following construction activities

Reconstruction of 4-star and 5-star accommodation facilities for: 160 to 300 beds.

Realization model

Open negotiating options.

Developed documents

Physical planning documents:

- Town-planning scheme in progress.

Project documentation:

- Terms of Reference.

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Natural Health Center Skrad



Type of the project: Medical tourism

The leader of the project: Municipality of Skrad and Skrad Tourist Board

Location

Municipality of Skrad, at 700 m above sea level.

Ownership

The land is owned by the Skrad Municipality and Republic of Croatia.

Estimated value of the project

EUR 4,000,000

Significance of the project

After the reconstruction and change of the intended use of former military facilities and the construction of new facilities, this will be the first natural health resort (Traditional Chinese Medicine Centre) in the Croatian highland region and its existing natural assets will contribute to the tourist and rural development of Gorski kotar. Skrad is located on the Skradski Vrh slopes, situated in an exceptional natural area, surrounded by evergreen and deciduous forests, rising above the Zeleni Vir and Vražji Prolaz canyons, rare and exceptional phenomena of natural beauty.

The project involves the following construction activities

Reconstruction of two former military buildings into hotels, a wellness centre and construction of new facilities.

- Reconstruction of existing buildings into two 80-bed hotels,
- Construction of a wellness centre,
- Construction of tennis courts,
- Construction of a multipurpose hall,
- Infrastructure improvements,
- Landscaping.

Developed documents

Physical planning documents:

- Municipality of Skrad Physical Plan.

Contact

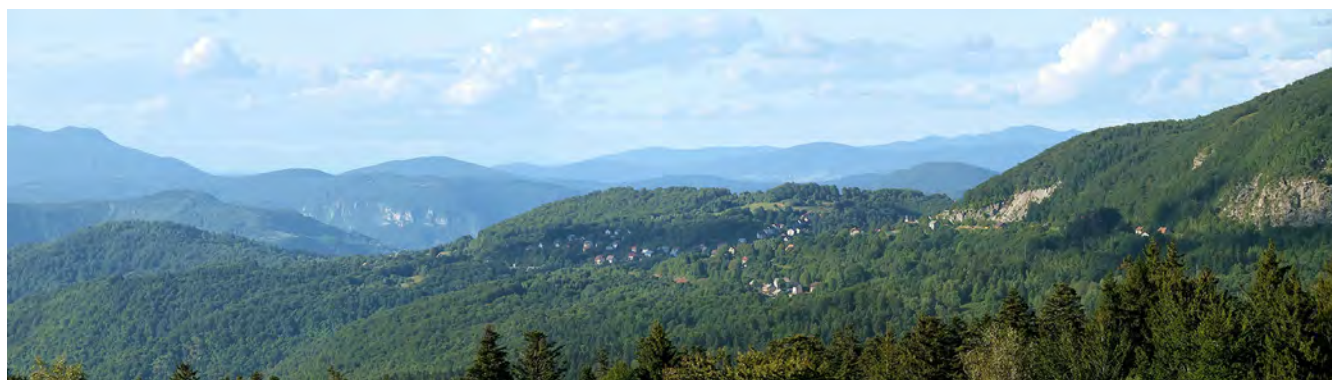
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Thalassotherapia Rab



PRIMORJE-GORSKI
KOTAR COUNTY

CITY OF RAB

Type of the project: Medical tourism

The leader of the project: Zagreb University Hospital Centre, City of Rab

Location

Island of Rab, village of Palit

Ownership

Zagreb University Hospital Centre

Estimated value of the project

EUR 3,000,000

Significance of the project

The entire area (of the Town of Rab and the island of Rab) is a developed tourist destination of a seasonal (summer) type, with the aim to extend the tourist season to the remaining part of the year. For that purpose it is necessary to develop tourist industry varieties, especially health

tourism, since a similar therapeutic centre had existed and was operating before at the same location.

The project involves the following construction activities

Construction of accommodation for up to 80 beds for the provision of health services (a polyclinic, an outpatient facility, rehabilitation facilities, etc.) and of other smaller support and complementary facilities required for the operation of this type of clinic.



Realization model

In cooperation and agreement with the Owner.

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Thalassoterapia Crikvenica



Type of the project: Medical tourism

The leader of the project: Primorje-Gorski kotar County and the Special Hospital for Medical Rehabilitation Thalassoterapia Crikvenica

Lokacije

City of Crikvenica

Ownership

Primorje-Gorski kotar County on a 18,250 m² plot

Significance of the project

Thalassotherapy Crikvenica is a specialized institution for the medical treatment and rehabilitation of respiratory diseases and rheumatism. An investment in the reconstruction and extension of the aforementioned facilities would close the circle of investments that are necessary for a rise in quality levels of the hospital's spatial capacities. Investments shall enable the expansion of spatial capacities of medical diagnostics and medical rehabilitation, as well as provide for more quality operation and an increased range of medical services. The realization of this project shall enable significant increase in capacity, procurement of new medical and non-medical equipment, as well as a rise in the quality of health services.

Estimated value of the project

EUR 2,891,000

- Investment in facilities: EUR 2,091,000,
- Investment in equipment: EUR 800,000.

The project involves the following construction activities

Reconstruction, extension and annexing of FACILITY H – medical rehabilitation centre, within the complex of the

Special Hospital for Medical Rehabilitation "Thalassoterapia", having net closed area of 1,687 m².

Realization model

Public private partnership or another form of cooperation.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Project documentation:

- Design project and master project.

Construction permits:

- Master project confirmation.

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Health Center Meline



Type of the project: Medical tourism
The leader of the project: Municipality of Dobrinj

Location

Municipality of Dobrinj, Soline Cove, Island of Krk

Ownership

Public and private

Estimated value of the project

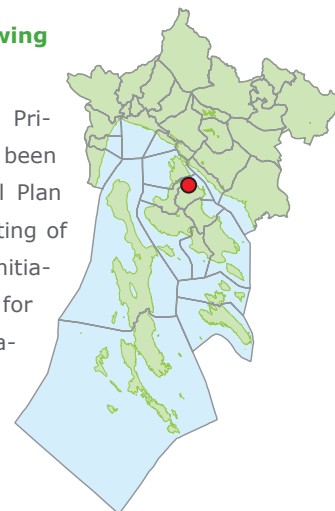
EUR 6,000,000

Significance of the project

The new hospitality-tourism zone in the area of "Blato", where the construction is planned of a healing mud health tourism centre. Ever since positive effects of healing mud from the beach in MELINE have been confirmed, numerous tourists are choosing SOLINE, KLIMNO and ČIŽIĆI for their vacation, precisely due to the vicinity of the beach whose healing mud has general positive health benefits, especially when it comes to rheumatic and skin ailments. The Soline Cove, home of pre-Roman saltworks, an oasis of peace, beauty and health, shall contribute to the development of health tourism on a county level through the construction of accommodation and other capacities in a 3-hectare area.

The project involves the following construction activities

After the Physical Plan for the Primorje-Gorski kotar County has been adopted, as well as the Physical Plan for the Dobrinj Municipality, drafting of necessary documents shall be initiated for the hotel facility intended for health tourism, having the capacity of up to 400 beds, 100-300 accommodation units with other accompanying services and programmes.



Realization model

Open negotiation possibilities.

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Business Zone Network

Type of the project: Economic zones

The leader of the project: Primorje-Gorski kotar County

A quality network of commercial zones (production and business) is one of the pillars of economic development.

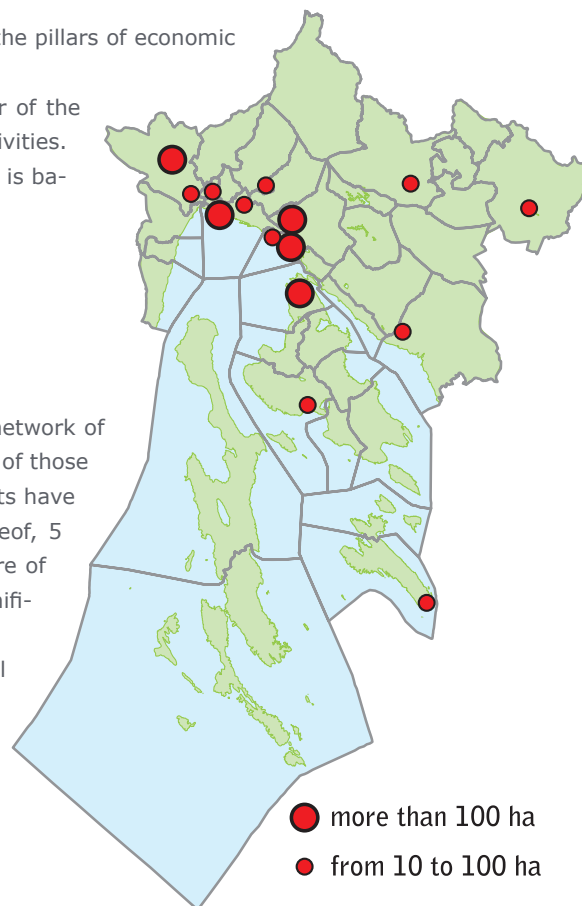
Production zones are mainly areas where activities of the secondary sector of the economy prevail, while business zones are mainly areas of tertiary sector activities. Commercial zone network development in the Primorje-Gorski kotar County is based on the following nationally significant zones:

- Miklavija Business Zone (Matulji),
- Kukuljanovo Production Zone (Bakar),
- Production Zone of littoral character in the West part of Rijeka – 3. Maj,
- Urinj Production Zone – primarily a role in the oil industry,
- Petrokemija Production Zone in Omišalj.

Alongside the network of zones of national significance, a complementary network of regionally significant zones is being planned (area of 10-100 ha), as well as of those having local significance (area less than 10 ha). Physical planning documents have determined a total of 41 production zones and 168 business zones. Thereof, 5 zones are of national significance (over 100 ha), 43 medium-sized zones are of regional significance (from 10 to 100 ha) and 161 small zones of local significance (up to a maximum 10 ha).

Together with the depicted network of commercial zones, there is exceptional potential for the development of zones by the sea, primarily for littoral purposes (shipyards, small shipyards etc.).

Existing business zone network in the Primorje-Gorski kotar County



- more than 100 ha
- from 10 to 100 ha

UNIT OF LOCAL SELF-GOVERNMENT	BUSINESS ZONE NAME	estimated m ²
1. City of Kraljevica	"Žlibina" "Vukotinovo" "Vrtača"	55,000
2. City of Krk	"Krk" "Curicta"	110,000 5,000
3. City of Rijeka	"Bodulovo"	94,000
4. City of Delnice	"K1" "K2" Lučice	115,000 274,000
5. City of Cres	"Volnik"	37,000
6. City of Crikvenica	"K 3"	10,000
7. City of Vrbovsko	"K i I"	140,000
8. City of Rab	"Mišnjak"	167,000
9. City of Kastav	"Žegoti"	276,000
10. Općina Viškovo	"RZ-5" "RZ-7" "RZ-8"	75,000
11. Općina Jelenje	"Jelenje"	30,000
12. Municipality of Čavle	"RZ-19 Soboli" "R-26 Gorica-Mavrinci" "K1-Cernik"	205,000
13. Municipality of Omišalj	"Pušća"	247,800
14. Municipality of Matulji	"R1" "R2" "RZ-10" "Miklavja"	110,000 166,000 2,000,000
15. Municipality of Mrkopalj	"Poljice" "Poljice2"	30,000

UNIT OF LOCAL SELF-GOVERNMENT	BUSINESS ZONE NAME	estimated m ²
16. Municipality of Vrbnik	"Zabrdi"	23,500
17. Municipality of Skrad	"Zeleno srce"	2,000
18. Municipality of Klana	"I1-Mariščina" "K1-Klana" "K2-Liskovac" "K3-Pod klanac" "K4-Kunfin" "K5-Klana-pilana" "K6-Škalnica" "K7-Breza-pilana" "K8-Breza"	100.000 45.000 15.200 27.500 103.200 101.900 79.200 12.600 15.400
19. Municipality of Lokve	"Sleme"	30,000
20. Municipality of Vinodolska	"Barci"	20,000
21. City of Novi Vinodolski	"Kargač"	166,000
22. Municipality of Kostrena	"Šoići"	160,000
23. City of Bakar	Kukuljanovo Industrial Zone	5,000,000

Source: Poslovne zone, stanje i perspektive (Business Zones, Situation and Perspective), RRA PORIN Ltd.

Miklavija Intermodal Logistic Centre



Type of the project: Economic zones
The leader of the project: City of Rijeka, Miklavja LC Ltd.

Location

Municipality of Matulji

Ownership

State owned – Croatian Forestry Authority 96% and privately owned 4%.

Estimated value of the project

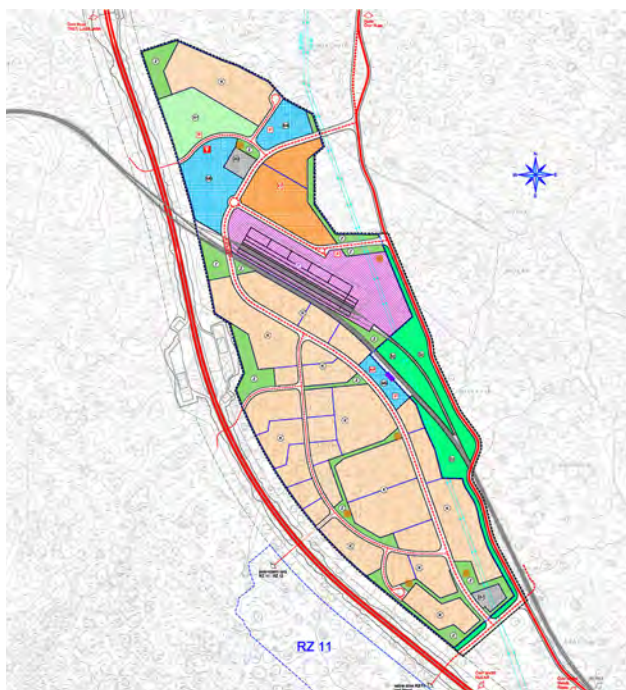
EUR 998,000,000

Significance of the project

The superb geostrategic position of the Primorje-Gorski kotar County has enabled the development of an intermodal logistics centre for the expansion of logistics, service and production activities, together with the utilization of the near-by Slovenia state border, the Port of Rijeka, the Rupa-Rijeka-Zagreb motorway and railway lines that are connected with Pan-European corridors through the Rijeka traffic node. The development of the logistics centre is planned to cover the area of 160 hectares, with the option of further expansion.

The project involves the following construction activities

- Intermodal railway terminal with 6 tracks on the area of 17 ha,
- Truck terminal with a 200-truck capacity in the area of 9 ha,



- Plateau of 115 ha for various buildings and facilities,
- 34 construction plateaus,
- Area of 89 ha for commercial use,
- Area of 43 ha for infrastructural plants and services,
- Potential to develop a 540,000 m² built gross area.

Realization model

Public private partnership (PPP).

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Contact

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Industrial Zone Bakar



Type of the project: Economic zones

The leader of the project: City of Bakar and Industrijska zona Ltd.

Location

City of Bakar, 500 ha, 40% available for the preparation of new Site, vicinity of the port, motorway, airport and railway line.

Ownership

Proprietary relations have been completely resolved. The owner of the zone is the City of Bakar and Industrijska zona Ltd. Bakar.

Estimated value of the project

EUR 8,008,000

1. Construction of a collector road B 5.2, B 5.3, B 5.4 and B 9.1.
and appertaining plateaus with complete infrastructure 1,470,000 EUR
2. Construction of a collector road F1 1,334,000 EUR
3. Collector road marked B 7.7 – E 1.1 2,800,000 EUR
4. Construction /levelling/ of plateaus marked A3, A4 and A5 1,070,000 EUR
5. SCollector road marked C1, C2, C3, C4 and C5 1,334,000 EUR

Significance of the project

The purpose is to attract investors into economic zones with a view of creating new production capacities and new employment. Bakar Industrial Zone is the most developed business zone in the Republic of Croatia, with 130 business entities operating within it, employing over 3.500 workers, being fully communally equipped with all the necessary services such as the customs, cargo terminal, freight forwarders, gas distribution, a petrol station, a concrete plant, a warehouse, parking lot, restaurants, shopping malls, insurance companies, the Financial Agency's office (FINA), a post office in the settlement of Kukuljanovo, landscaped green areas, a carwash, fitness centre, etc.

The project involves the following construction activities

Roads, having the total length of 4,270 m, as well as the construction and levelling of a plateau having the total area of 266,600 m², with the necessary infrastructure.

Realizacija projekta

The investor may buy the land or request to be provided with the right to build.

Plateau A3 sized 28,000 m², proprietary relations completely resolved, construction to start during 2012.

Plateau A4 sized 24,000 m² 90% with resolved proprietary relations, construction to start during 2012.

Plateau A5 sized 28,000 m² 80% with resolved proprietary relations, construction to start during 2012.

Ad 5/ A small portion of land requires the resolution of proprietary relations through the expropriation of a road

and repurchase from private owners, which is expected in 2013.

Developed documents

Physical planning documents:

- Project is aligned with physical planning documents.

Project documentation and construction permits:

- Ad 2/ Designing project has been completed and a location permit obtained,
- Ad 3/ Designing project has been completed and a location permit obtained,
- Ad 5/ Designing project has been completed and a location permit obtained.



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Business Zone Sljeme K1/1

Type of the project: Economic zones
The leader of the project: Municipality of Lokve

Location

Municipality of Lokve, Sljeme

Ownership

State owned – Croatian Forestry Authority, transfer of ownership rights onto Lokve Municipality ongoing.

Estimated value of the project

EUR 400,000

Significance of the project

Construction of a commercial economic zone in the area of 10.29 hectares would enable better and more favourable conditions for entrepreneurial operation, increase the number of users and the number of employees, all for the purpose of further developing the municipality and the area of Gorski kotar. It is near the Rijeka-Zagreb-Goričan motorway exit, as well as the Rijeka-Zagreb/Split railway line, with a passenger intercity terminal in Lokve.

The project involves the following construction activities

The area of zone K1/1 is intended for the construction of business facilities for service and production activities.

Realization model

Based on the Decision of the Ministry of Regional Development, Forestry and Water Management, the right of ownership over land owned by the Republic of Croatia is to

be transferred onto Lokve Municipality for the purpose of constructing the Sljeme business zone in order to enable further resale of the right to build on said land.

Developed documents

Physical planning documents:

- Town-planning scheme adopted (UPU K1/1).

Contact

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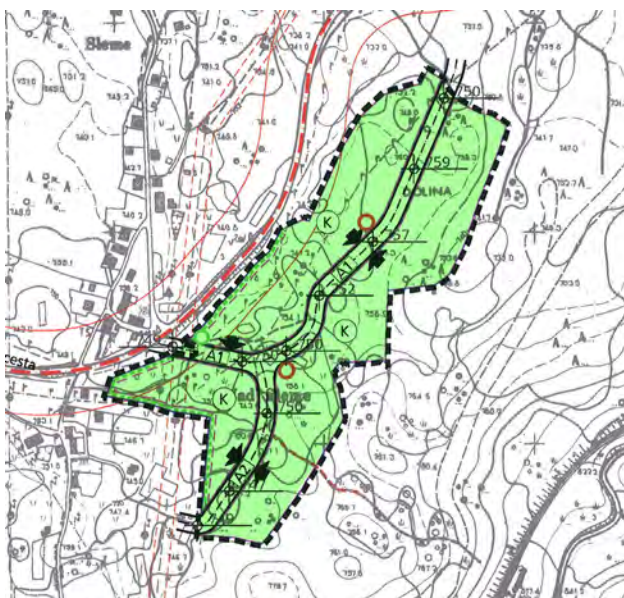
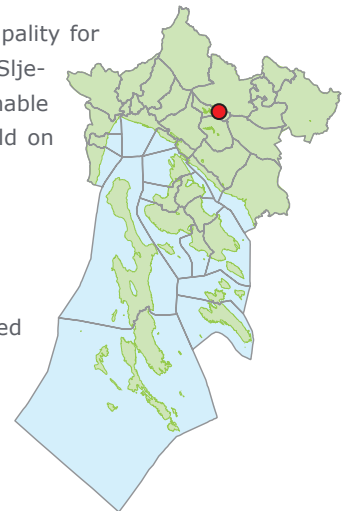
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Step2 science and technology park



Type of the project: Economic zones
The leader of the project: University of Rijeka

Ownership

State owned

Estimated value of the project

Total project value shall be determined in accordance with the selection of a final location.

Significance of the project

Step2 is a revitalization project of existing industrial, scientific and social resources for the purpose of creating the conditions to attract foreign technological companies and establish new ones, as well as knowledge-based workplaces.

Project goals are:

- Creating conditions for new workplaces,
- Attracting foreign companies that use advanced technologies,
- Encouraging and expediting the development of domestic advanced technology companies,
- Altering the technological centre of gravity of the economy of Rijeka and the Rijeka Ring.

Project Step2 aims to create conditions for the creation of additional 6,000 workplaces in the industry that bases its

operation on knowledge and new technologies.

The project involves the following construction activities

Construction/reconstruction of the potential business building with flexibly organized space:

- Office-laboratory areas consolidated into a functional whole with educational and common areas,
- Congress, educational and presentation areas and common meeting rooms, as well as catering areas,
- Communal infrastructure facilities and the necessary number of parking places in the open or in a garage.

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Punat Business Zone

Type of the project: Economic zones
The leader of the project: Municipality of Punat

Location

Municipality of Punat, Dokolovo

Ownership

95% owned by the Republic of Croatia, the rest owned by private persons.

Estimated value of the project

EUR 2,000,000.00 (communal infrastructure development and individual construction plateau preparation)

Significance of the project

The development of a business zone on an area of 6.36 ha will enable better and more favourable business conditions for entrepreneurs and increase the number of jobs in order to foster the further development of the Municipality and the island of Krk.

The project involves the following construction activities

The construction of communal infrastructure and office facilities for business and hospitality services.

Realization model

Open negotiation possibilities with a potential investor.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Project documentation:

- Preliminary design.

Construction permits:

- Location permit.

Contact

Emerik Derenčinović, Head
Municipality of Punat

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Mobile: +385 98 258 690

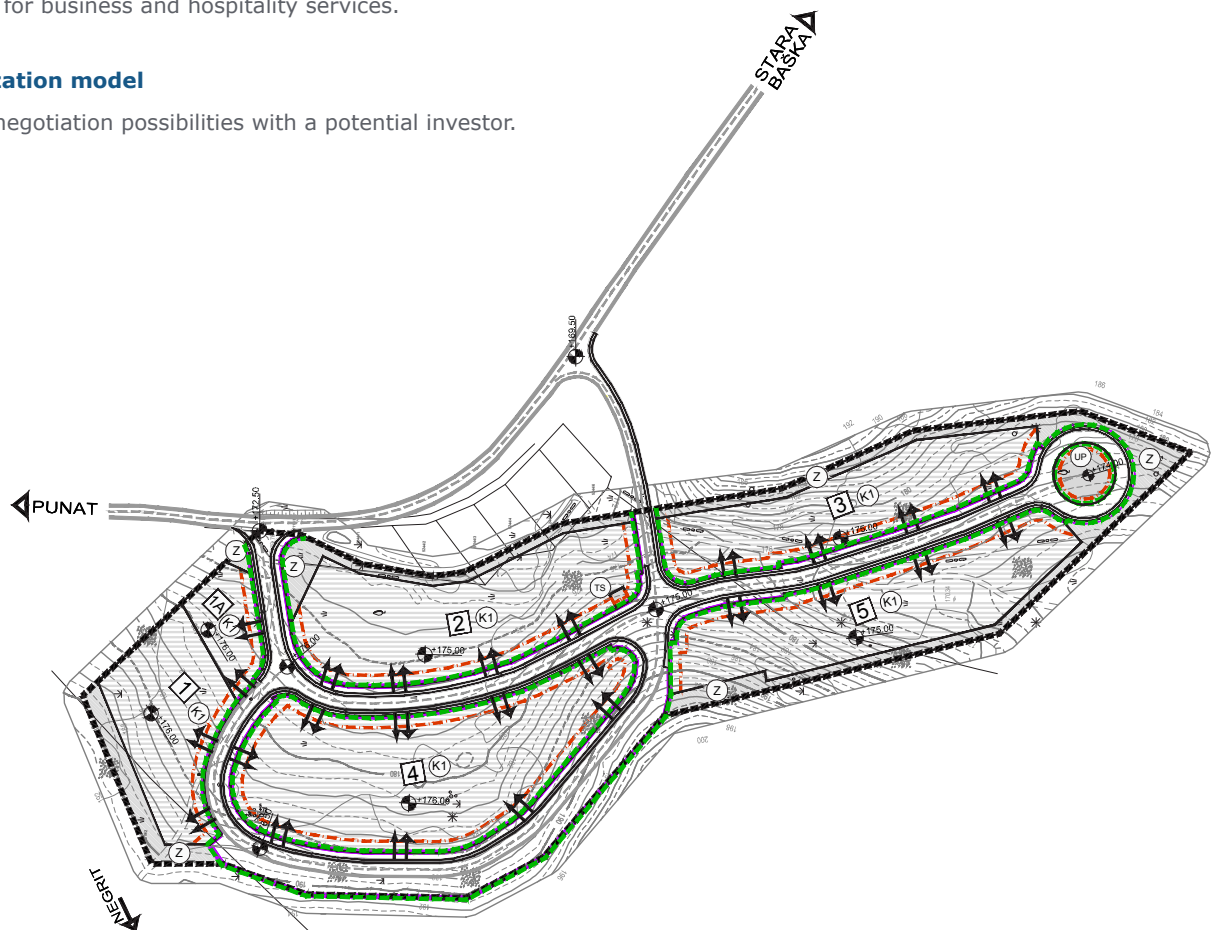
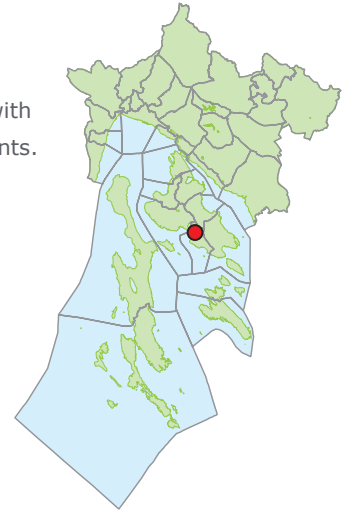
E-mail: emerik.derenčinovic@opcina.punat.hr

Daniel Strčić, referent for the property, bussiness, pre-accession funds and public procurement

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Business centres – Slatina and Tržnica



Type of the project: Business complexes
The leader of the project: City of Opatija

Location

City of Opatija: Car Park Business Centre Tržnica and Slatina

Ownership

City of Opatija

Estimated value of the project

EUR 17,740,000

- CPBC Tržnica: EUR 10,000,000,
- CPBC Slatina: EUR 7,740,000.

Significance of the project

Due to a large number of visitors, especially in the summer, Opatija has a deficient number of parking places and there are currently no public car parks. By building these car parks, this tourist destination will finally get the necessary parking spaces, thereby improving visitor reception in the city.

The project involves the following construction activities

CPBC Tržnica – The car park is to contain 324 parking places. The plan is to construct 4 underground levels to be used as car parks and 4 surface levels to be used as semi-open car parks and office space. The office space shall have around 2,200 m², of which 658 m² will become the property of the City of Opatija upon construction. In 30 years, all shall become the property of the City of Opatija.

CPBC Slatina – The car park in this location is near the large Opatija beach and should have 350 parking spaces. The plan is to construct 6 car park levels and 2 office space levels (around 1,200 m²). The land where the car park will be located is owned by the City of Opatija and the car park shall also become City property in 30 years.

Realization model

CPBC Tržnica – will be realized according to the model of establishing time-limited building rights in order to construct and commercially use a public car park with appertaining facilities.

CPBC Slatina – The project has been finalized with all constructional civil engineering works, but prior to façade works and fitting the investor declared bankruptcy. This building with established building rights is a part of the bankruptcy estate being sold in bankruptcy proceedings.



Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Contact

Ivo Dujmić, Mayor
City of Opatija

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Opatija 21 Ltd.

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Residential and Business Building with Garage in Vodovodna Street

Type of the project: Business complexes
The leader of the project: City of Rijeka

Location

City of Rijeka

Ownership

City of Rijeka and privately owned

Estimated value of the project

EUR 15,000,000

Significance of the project

By revitalizing Vodovodna Street, where once the industries of Rijeka were located, we wish to develop an attractive city centre area, together with the surrounding grounds, covering 23,700 m².

The project involves the following construction activities

Construction of a multipurpose facility that would comprise 40% of residential areas, 30% of office space and commercial areas, as well as 30% of differently

purposed areas intended for culture and entertainment, plus a car park with 300 parking places.

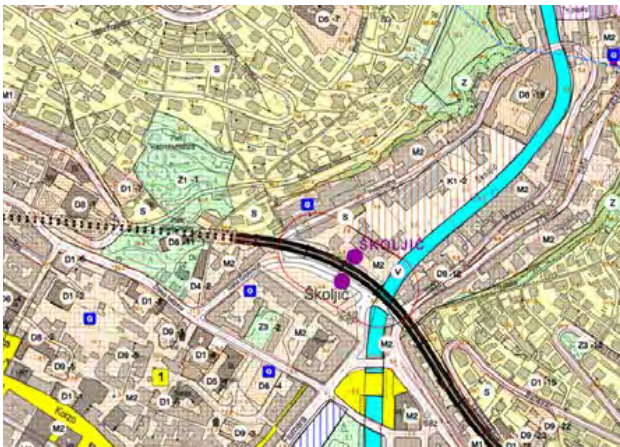
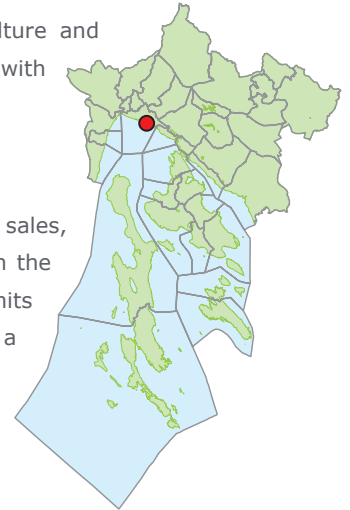
Realization model

To be realized through land sales, whereas the investor is to design the facilities and obtain the permits necessary for the construction of a multipurpose facility.

Developed documents

Physical planning documents:

- A detailed town-planning scheme must be devised for the area of Vodovodna Street and Školjić.



Contact

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Home and office building “Pod gušternu”



PRIMORJE-GORSKI
KOTAR COUNTY



MUNICIPALITY OF PUNAT

Type of the project: Business complexes
The leader of the project: Municipality of Punat

Location

Municipality of Punat, Punat town

Ownership

Municipality of Punat

Estimated value of the project

EUR 2,500,000

Significance of the project

At an attractive location in the centre of Punat, 70 m from the sea, and the surrounding area is planned to be developed into an attractive home and office complex.

The project involves the following construction activities

The project involves the construction of home and office buildings on a 5,534 m² plot, in line with the spatial planning documentation.

Realization model

Open negotiation possibilities with a potential investor.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Project documentation:

- Preliminary design.

Contact

Emerik Derenčinović, Head

Municipality of Punat

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Mobile: +385 98 258 690

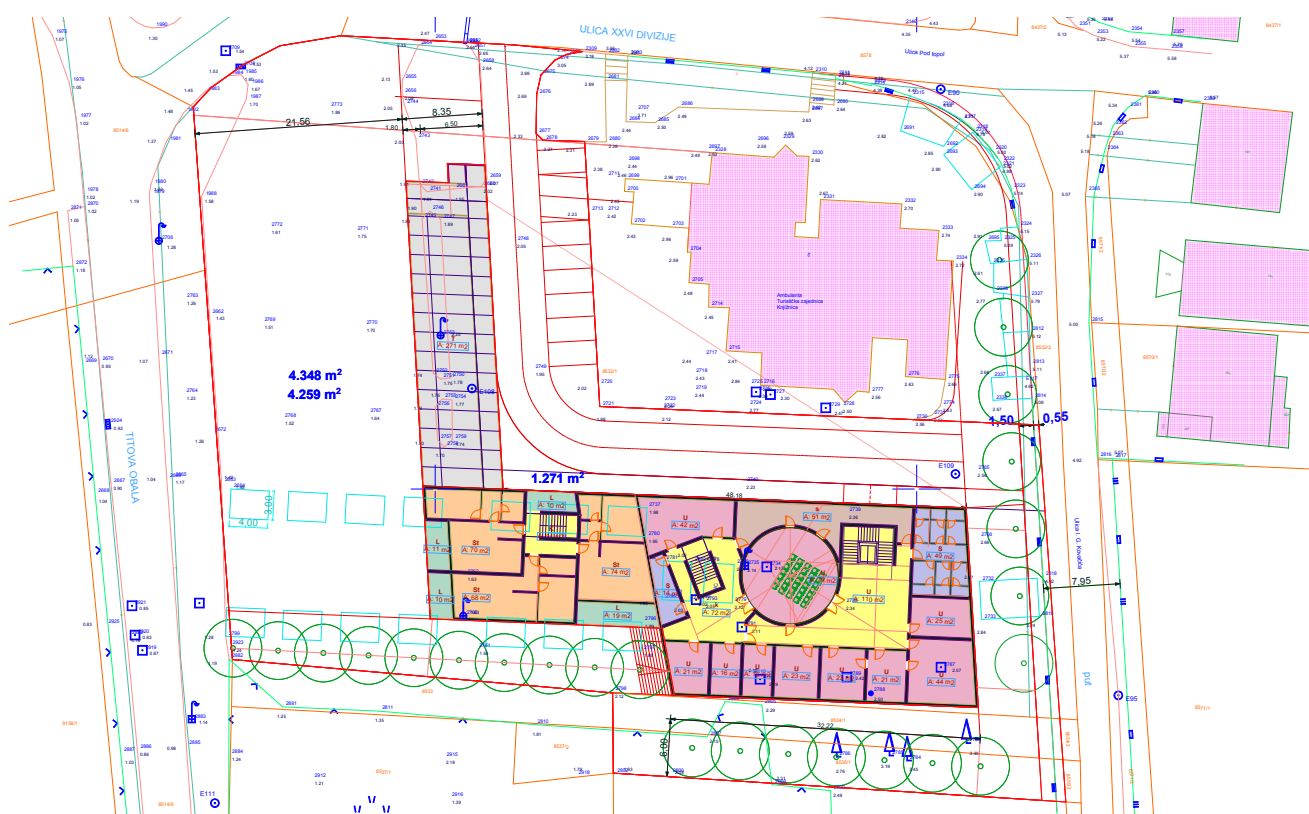
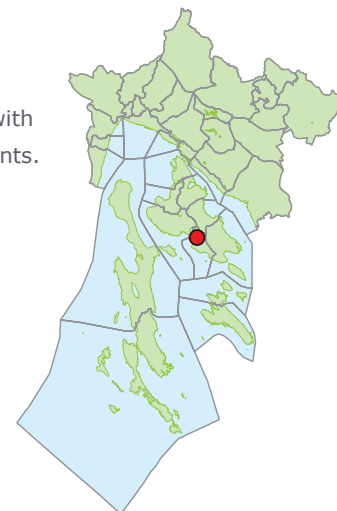
E-mail: emerik.derenčinovic@opcina.punat.hr

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Rev. 2.00_2012-11



REGIONAL DEVELOPMENT AGENCY PORIN Ltd.

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The Ex-Factory “Torpedo” Area

Type of the project: Business complexes
The leader of the project: Jedinstvo plc Krapina

Location

City of Rijeka

Ownership

Privately owned, Jedinstvo plc Krapina

Estimated value of the project:

An estimate is expected based on the final proposal.

Significance of the project

The area of the ex Torpedo plant is the second largest urban area by the sea. The goal is to create a multipurpose centre for fairs, various seaside events, service industries, to supplement the contents of the fishing harbour, etc. The area is 8.2 hectares, with an intention to connect all encompassed activities with the sea, being a checkpoint for the sale and procurement of navigation products, boats, nautical equipment and apparel, as well as other items. Enriched by its industrial legacy, with the innovative torpedo originating from here, the space has a unique torpedo-launching ramp that can be used in tourism.

The project involves the following construction activities

The City of Rijeka Physical Plan enables the development of multipurpose facilities and a parking lot.

Realization model

Open negotiating possibilities.

Developed documents

Physical planning documents:

- City of Rijeka Physical Plan.

Contact

Srdan Škunca, Head

City Department of Development, Urban Planning,
Ecology and Land Administration
City of Rijeka

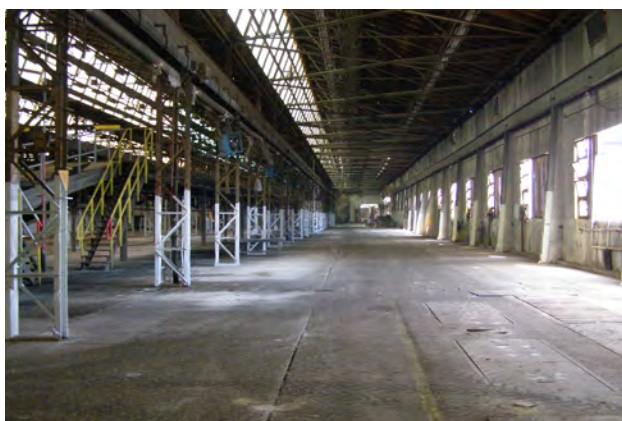
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Energy Sector Development Potentials



Type of the project: Energetics

The leader of the project: Primorsko-goranska županija

The County of Primorje-Gorski kotar is a significant traffic and energy node with an exceptional number of production power plants, electricity transmission lines, oil and gas pipelines.

The County and its existing energy infrastructure will continue to play an important role in the future development of the energy industry of the Republic of Croatia and Southeast Europe. It is a fact that the construction and annexing, i.e. modernization, of new power plants is planned precisely in the area of the Primorje-Gorski kotar County, said plants to cover all levels, from local and regional to national and European.

The energy system in the area of Primorje-Gorski kotar County is comprised of plants and facilities for the production, transfer and distribution of all levels of energy (thermal power plants, hydroelectric power plants, oil refinery, public heating plants, industrial boiler plants and city gas companies, gas pipelines, oil pipelines, oil products pipelines...). From a global perspective, the County energy system has a dual function.

Firstly, it is an integral part of the whole national energy system.

For that purpose, around 80% of capacities have been built, whereas taking account of the efficient use of said capacities is in the hands of the state. The second, but not less important, function of the County energy system is providing for the needs of final energy consumers in the County, both quantity- and structure-wise.

The following goals have been set in the energy sector domain:

- Ensure the preconditions for the affirmation of the Primorje-Gorski kotar County as a significant energy node in Croatia, as well as Southeast Europe,
- Build a terminal for liquefied natural gas,
- Continue gasification of the entire County area by building regional and thereafter local gas pipelines, paying particular attention to transferring large power plants to natural gas as an energy-generating product used as fuel,
- Instigate the use of renewable energy sources on a regional level and increase energy efficiency,
- Ensure prerequisites for the use of decentralized energy sources, cogeneration and trigeneration plants, biomass power plants, etc.

Aside from the aforementioned goals, the realization of prerequisites for goals on a local level is also a matter of

aspiration:

- Ensure quality availability of electric power systems to settlements,
- Encourage the use of natural gas as an ecologically acceptable energy-generating product,
- Encourage the use of highly efficient heat pumps with a view of decreasing energy consumption,
- Ensure prerequisites for using decentralized renewable energy sources,
- Ensure prerequisites for the implementation of energy efficiency measures (planning new plants as being solely low-energy, even passive, and additionally improving the energy traits of existing plants).

Taking into account all aforementioned facts, it should be said that the energy sector is one of the main economic sectors on which the development of Primorje-Gorski kotar County is based.

It is possible to make investments in the development of power plants of national and European significance:

1. In the construction of an LNG terminal,
2. In the modernization and/or construction of a new combined gas power plant (in the area of Urinje and/or next to the LNG terminal),
3. In the construction of the Vinodol Hydroelectric Power Plant,
4. In the construction of the Valiči Hydroelectric Power Plant and appertaining accumulation.

Projects of regional and local significance are:

1. Investments in the regional gas-distribution network through the Gorski kotar gasification project, followed by the Islands of Rab, Cres and Lošinj,
2. Building cogeneration and trigeneration plants within work zones of regional (Miklavje, Kukuljanovo etc.), as well as local nature,
3. Using wind potential by building wind power plants (analysis of potential site has been drafted),
4. Using solar energy (whether by installing solar and photovoltaic collectors on existing buildings, or by investing in solar farms for which an analysis of potential Site has been drafted),
5. Investing in cogeneration plants on wooden biomass in the area of Gorski kotar and possibly building a hydro-ionic network for the settlements of Gorski Kotar,
6. Investing in the construction of mini and micro hydroelectric power plants.

Contacts of Primorje-Gorski kotar County bodies of authority and County's associations that may be at one's disposal at any given time for the preparation and implementation of specified projects are as follows:

1. Administrative Department for Regional Development and Infrastructure

Adamićeva 10/III, 51000 Rijeka, Croatia
Phone: +385 51 351 604
Fax: +385 51 351 643
E-mail: razvoj@pgz.hr

2. Administrative Department for Construction and Environmental Protection

Riva 10/1, 51000 Rijeka, Croatia
Phone: 385 51 351 202
Fax: +385 51 351 203
E-mail: graditeljstvo@pgz.hr
Web: www.pgz.hr

3. Public Institution "Institute for Physical Planning of Primorje-Gorski kotar County"

Splitska 2/II, 51000 Rijeka, Croatia
Phone: +385 51 351 772
Fax: +385 212 436
E-mail: zavod@pgz.hr
Web: www.zavod.pgz.hr

4. Regional Development Agency PORIN

Ciottina 17 b, 51000 Rijeka, Croatia
Phone: +385 51 634 330
Fax: +385 51 634 340
E-mail: rraporin@porin.hr
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5. Regional Energy Agency KVARNER

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LNG Terminal on the Island of Krk



Type of the project: Energetics
The leader of the project: Republic of Croatia

Location

LNG terminal on the Island of Krk

Ownership

DINA - Petrokemija plc, Omišalj

Estimated value of the project

EUR 600,000,000 – 800,000,000

(excluding the gas pipeline and ships)

Significance of the project

Increased security of supply and ensuring sufficient quantities of natural gas for the Republic of Croatia and countries of the region.

The project involves the following construction activities

The LNG-terminal, covering the area of 35 hectares, has the capacity of 15 billion m³ of natural gas and the possibility to accommodate the largest LNG ships with an 18-meter draft.

Realization model

Open negotiating possibilities.

Developed documents

Studies:

- Environmental Study finalized in 2009.
- Previous Adequacy Study in 1991.

Project documentation:

- Designing project.

Contact

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Administrative Department
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Infrastructure
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Energo-Campus Power Plant

Type of the project: Energetics

The leader of the project: City of Rijeka and Energo Ltd. with partners:
University of Rijeka and Hospital Centre Rijeka

Location

University of Rijeka campus

Ownership

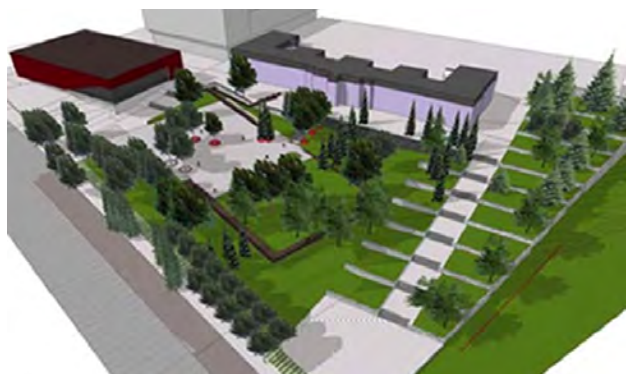
Buildings of the former military barracks on Trsat have been awarded to the City of Rijeka with a defined purpose, i.e. to be used for the Campus and by the University Hospital. The City of Rijeka and the University of Rijeka concluded an Agreement on Establishing Building Rights.

Estimated value of the project

EUR 5,700,000

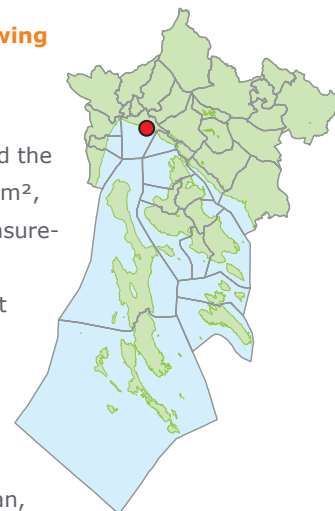
Significance of the project

By utilizing waste and renewable energy sources, as well as due to new technological equipment, the electric power plant will deliver electrical power and heating (later cooling as well) to the University Campus, the Clinical Hospital Centre and the future University Hospital.



The project involves the following construction activities

- Construction of a power plant having the area of 575 m² and the overall built-up area of 1,150 m²,
- Construction of reduction measurement station,
- Equipment for the power plant with two generators and five heating boilers.



Realization model

Open negotiating possibilities (loan, equipment lease, etc.).

Developed documents

Physical planning documents:

- Project is aligned with physical planning documents.

Construction permits:

- Building permit has been obtained.

Contact

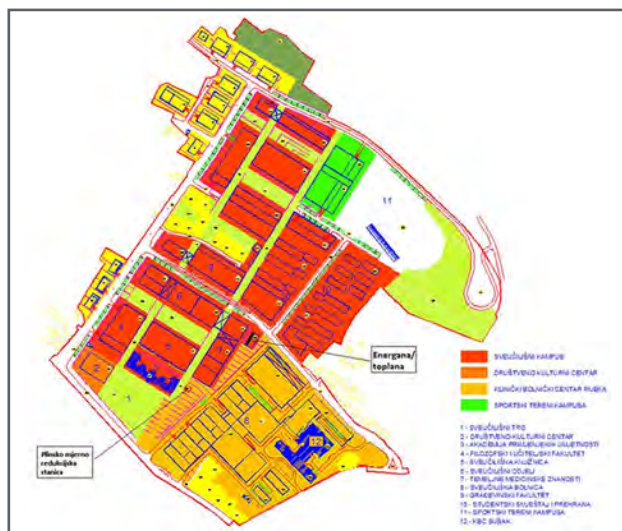
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Solar power plants

Type of the project: Energetics

The leader of the project: Primorje-Gorski kotar County

Location

Area of Primorje-Gorski kotar County

Ownership

State and privately owned

Estimated value of the project

EUR 1,200,000 – 1,500,000 for a 1 MW power set up.

Significance of the project

Renewable energy sources are a very important developmental component for the County of Primorje-Gorski kotar and are a part of all strategic documents. The goal is to achieve a high quota of renewable energy sources within the scope of sustainable County development. A high level of potential solar energy utilization can be found in coastal and insular areas.

The project involves the following construction activities

Installation of solar farms of up to 50 hectares is adequate for planned Site, having a maximum power output of 10 MW per location.

Realization model

Open negotiating possibilities.

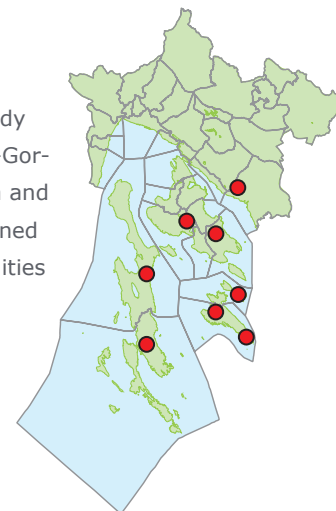
Incentive compensation

According to the Tariff System for the Production of Electric Energy from Renewable Energy Sources and Cogeneration (OG 63/12).

Developed documents

Physical planning documents:

- A portion of the site has already been defined by the Primorje-Gorski kotar County Physical Plan and the remainder will be determined by physical plans of municipalities and cities.



Contact

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Wind power plants

Type of the project: Energetics

The leader of the project: Primorje-Gorski kotar County

Location

Area of Primorje-Gorski kotar County

Ownership

State and privately owned

Estimated value of the project

Around EUR 1,400,000 for a 1 MW power set up

Significance of the project

Renewable energy sources are a very important developmental component for the County of Primorje-Gorski kotar and are a part of all strategic documents. The goal is to achieve a high quota of renewable energy sources within the scope of sustainable County development. A high level of potential wind energy utilization can be found in inland County areas, ready to be exploited based on finalized research and favourable Northeast and Southeast winds that are typical for coastal inland areas, while Southwest winds are a trait of the Kvarner Bay.

The project involves the following construction activities

Construction of windmills is planned on the selected site.

Realization model

Opened possibility of negotiating with the condition of prior connection approval.

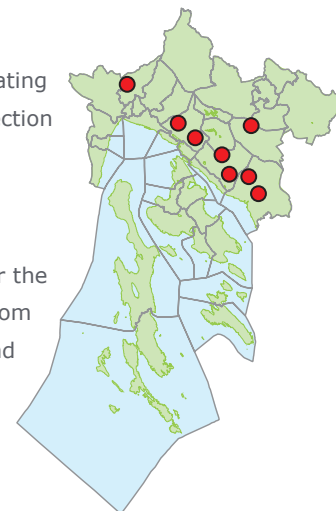
Incentive compensation

According to the Tariff System for the Production of Electric Energy from Renewable Energy Sources and Cogeneration (OG 63/12).

Developed documents

Physical planning documents:

- A portion of the site has already been defined by the Primorje-Gorski kotar County Physical Plan and the remainder will be determined by physical plans of municipalities and cities.



Contact

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Regional Energy Agency KVARNER

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Home for the Elderly – Center for Gerontology Volosko



Type of the project: Social infrastructure
The leader of the project: Primorje-Gorski kotar County

Location

Volosko, City of Opatija

Ownership

A building plot of 12,812 m² is owned by the "Home for the Elderly and Infirm Persons" Volosko.

Estimated value of the project

EUR 15,200,000

Significance of the project

Increase of accommodation capacities and improvement of social and health care of the elderly and the infirm within the framework of institutional and extra-institutional care.

The project involves the following construction activities

By building a new Home, the number of beds will increase from the existing 143 to approximately 304.



Realization model

Open negotiating possibilities.

Developed documents

Physical planning documents:

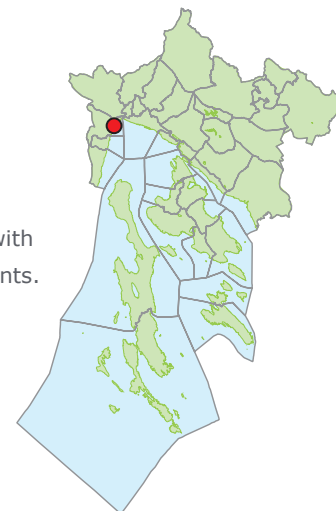
- The project is in compliance with the physical planning documents.

Studies:

- The "Feasibility Program and Investment Study" have been finalized.

Project documentation:

- Preliminary design.



Contact

Marijan Hauptert, Manager

Home for the Elderly and Infirm Persons

Andrije Štangera 34, Volosko, Croatia

Phone: +385 51 701 013

E-mail: dom.volosko@ri.t-com.hr

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Dulija Malatestinić, Head

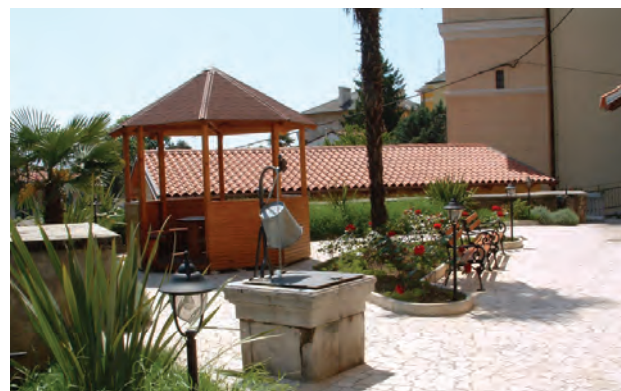
Administrative Department of Health Care and Social Welfare, Primorje-Gorski kotar County

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Student Accommodation Facilities at the University Campus-1st and 2nd Phase



Type of the project: Social infrastructure
The leader of the project: University of Rijeka

Location

University of Rijeka campus on Trsat.

Ownership

Buildings of the former military barracks on Trsat have been awarded to the City of Rijeka with a defined purpose, i.e. to be used for the Campus and the University Hospital. The City of Rijeka and the University of Rijeka concluded an Agreement on Establishing Building Rights.

Estimated value of the project

EUR 53,800,000

Significance of the project

By building 3 student accommodation facilities (Phase 1 is to cover 758 beds) and 8 new student accommodation buildings in Phase 2, with 2,400 new beds available, accommodation would be provided for University Campus students, and student exchange would be enabled, as well as the use of capacities for commercial purposes.

The project involves the following construction activities

8 new accommodation facilities, having the average gross measured area of 6,750 m² and the total gross measured area of accommodation facilities of 54,000 m². Next to the rooms (mainly twin-bedded) there will be student sitting areas (with kitchenettes and sanitary facilities), an infirmary, a fitness room, study halls, bicycle-storage rooms, etc. It should be pointed out that each building

is to also contain rooms for physically disabled persons (with decreased motor abilities, low vision), as well as apartments for teachers.

Realization model

Building rights – University of Rijeka.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Project documentation:

- Design, Master and Executive Project for Phase 1.

Construction permits:

- Building Permit for Phase 1 obtained.



Contact

Nevenka Ožanić, Rector of Science and Development
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Campus Development Service

University of Rijeka

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Social and Cultural Centre at the University of Rijeka Campus



Type of the project: Social infrastructure
The leader of the project: University of Rijeka

Location

University of Rijeka campus on Trsat.

Ownership

Buildings of the former military barracks on Trsat have been awarded to the City of Rijeka with a defined purpose, i.e. to be used for the Campus and the University Hospital. The City of Rijeka and the University of Rijeka concluded an Agreement on Establishing Building Rights.

Estimated value of the project

EUR 5,670,000

Significance of the project

The socio-cultural centre is planned to primarily cater to campus needs, as well as the needs of a wider local community. The building is planned to also offer contents that provide for the Centre's main purpose or are therewith compatible, such as catering facilities, shops, office space, etc. Construction of a socio-cultural centre shall add to the appeal of studies at the University of Rijeka and enable the organization of cultural, educational, social and sporting events, as well as the development of international university cooperation.

The project involves the following construction activities

Gross building area will be 4,452 m². The Centre's pivotal facility will be a multipurpose polyvalent hall (533 m², 495+10 seating places) with appertaining technical area and stage design. Areas of the Socio-Cultural Centre are arranged over three floors: ground floor, 1st and 2nd floor, with all the facilities, such as an Internet café, restaurant, university library, store, bank, three service spaces and technical areas with a supply yard. In addition, there are offices of the administration and student associations with service facilities and 6 halls of larger and smaller capacity.



Realization model

Building rights – University of Rijeka.

Developed documents

Physical planning documents:

- Project is aligned with physical planning documents.

Project documentation:

- Design, Master and Executive Project.

Construction permits:

- Building Permit obtained.



Contact

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Home for the Elderly and Infirm Persons in Kostrena



Type of the project: Social infrastructure
The leader of the project: Municipality of Kostrena

Location

Municipality of Kostrena, Paveki town

Ownership

Municipality of Kostrena and the Republic of Croatia

Estimated value of the project

EUR 15,000,000

Significance of the project

This project would be the realization of a part of the Kostrena Municipality social programme regarding care of the elderly and the infirm. The project will bring 76 new jobs.

The project involves the following construction activities

The project involves the construction of the home for the elderly and infirm accommodating 139 persons.

Realization model

Open negotiation possibilities.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Project documentation:

- Preliminary design.

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Home for the Elderly and Infirm Persons in Punat



Type of the project: Social infrastructure
The leader of the project: Municipality of Punat

Location

Municipality of Punat, town Punat

Ownership

Municipality of Punat

Estimated value of the project

EUR 8,500,000

Significance of the project

New and much needed accommodation for the elderly and the infirm, improvement of social and health care for the elderly and the infirm within the framework of institutional and private care, especially through the Palliative Care Centre. The project will result in new jobs, increased economic efficiency, resolving the issue of caring for the elderly and the infirm, and includes a strong humanitarian and social component.

The project involves the following construction activities

The project involves the construction of the home for the elderly and infirm persons on a 5,000 m² plot, in accordance with the spatial plan documentation.

Realization model

Open negotiation possibilities.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Project documentation:

- Preliminary design.

Contact

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Municipality of Punat

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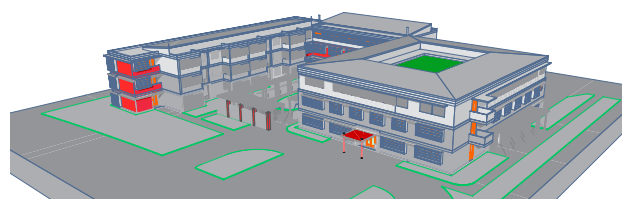
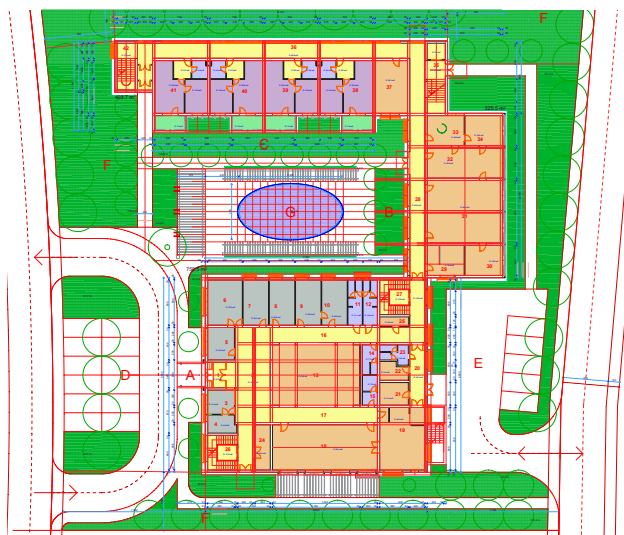
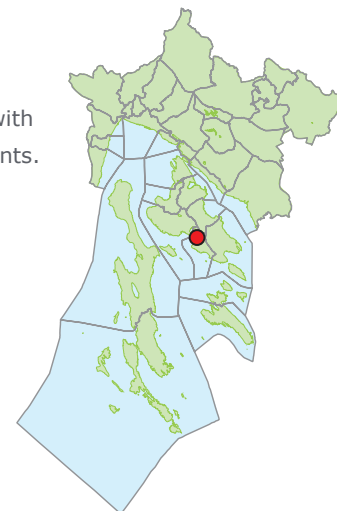
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Home for the Elderly and Infirm Persons, Gerontology-Geriatric Centre Klana



Type of the project: Social infrastructure
The leader of the project: Municipality of Klana

Location

Municipality of Klana, settlement of Klana

Ownership

The entire land and facilities owned by the Municipality of Klana

Estimated value of the project

EUR 5,900,000

Significance of the project

The conversion and reconstruction of the former military barracks in Klana will fulfil the need for new capacities for the accommodation of the elderly and infirm persons with the quality improvement and the expansion of medical services to users.

The project involves the following construction activities

The reconstruction and adaptation of the barrack in Klana into a home for the elderly and infirm persons, with a capacity of up to 150 beds and other complementary contents.

Realization model

Open negotiating possibilities.

Developed documents

Physical planning documents:

- Physical plan of the Municipality of Klana,
- Urban plan of arrangement of the settlement of Klana.

Studies:

- Programme and cost-effectiveness study for the conversion of the ex barrack into a home for the elderly and infirm persons.



Contact

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Home for the Elderly and Infirm Persons Rab



CITY OF RAB

Type of the project: Social infrastructure
The leader of the project: City of Rab

Location

Island of Rab, Banjol

Ownership

City of Rab

Estimated value of the project

EUR 3,000,000

Significance of the project

The project will be implemented in order to improve the social and health care of elderly and infirm persons. Project users will be the master population and other population interested in the services as tourists (in-patient clinic, lounge, home care). The facility is located on a very attractive location near the sea, city centre and near the health centre and other healthcare institutions.

The project involves the following construction activities

The construction of a home building with a surface of 1045.6 m² is planned. It will be consisted of the ground floor and two stories. Work is in progress.

Realization model

Open possibilities of negotiating on the financing of work completion and equipping of the facility.

Developed documents

Physical planning documents:

- The project is in compliance with the physical planning documents.

Project documentation:

- Preliminary and final project.

Building permits:

- Building permit.



Contact

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Social Activities Sector

City of Rab

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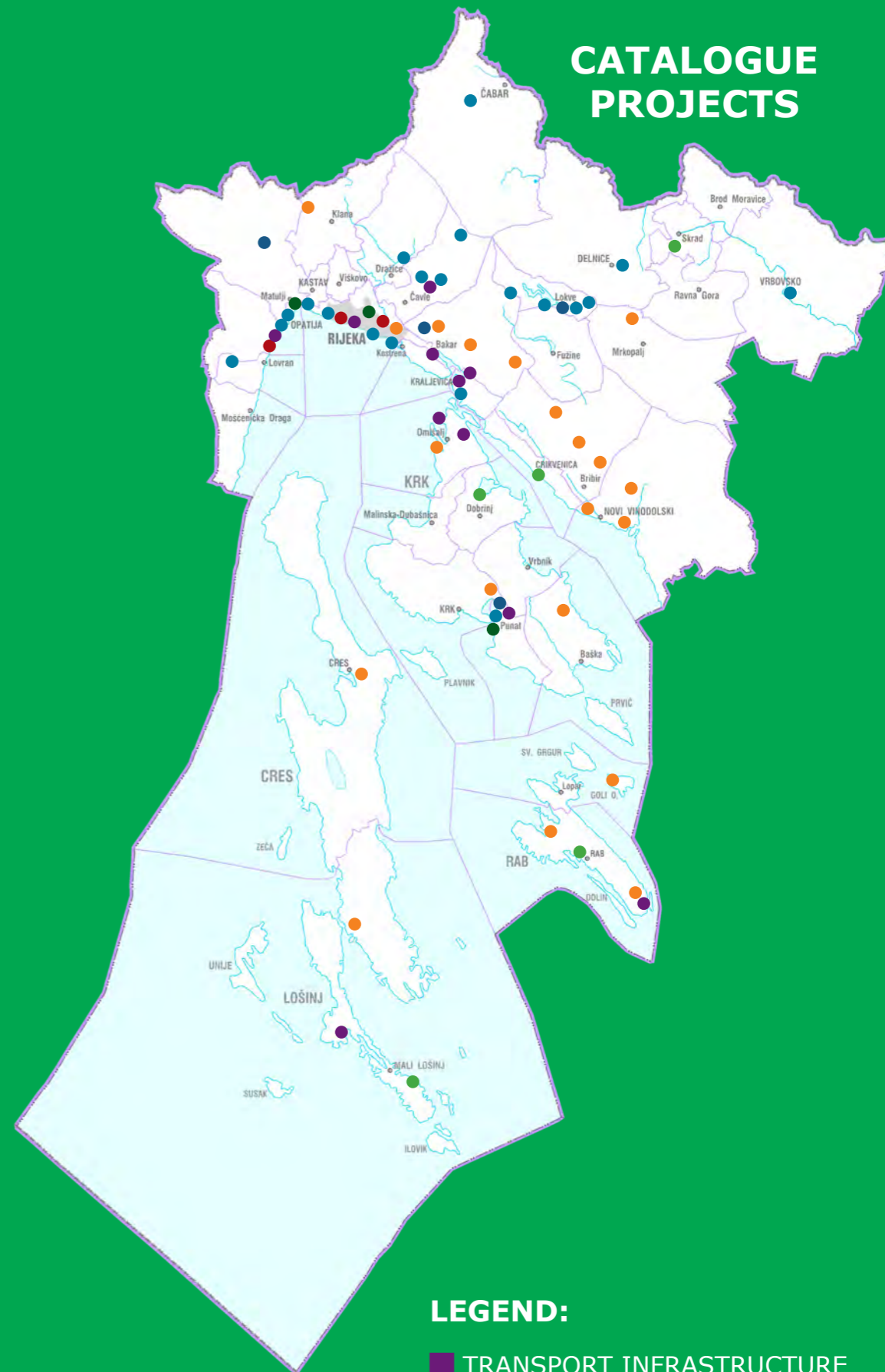
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CATALOGUE PROJECTS



LEGEND:

- TRANSPORT INFRASTRUCTURE
- TOURISM AND RECREATION
- MEDICAL TOURISM
- ECONOMIC ZONES
- BUSINESS COMPLEXES
- ENERGETICS
- SOCIAL INFRASTRUCTURE

- Transport infrastructure
- Tourism and recreation
- Medical tourism
- Economic zones
- Business complexes
- Energetics
- Social infrastructure



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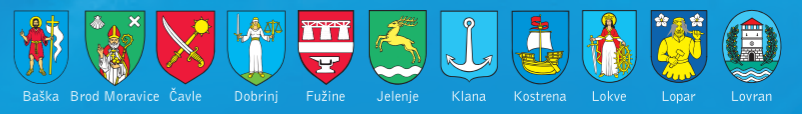


Primorje-Gorski kotar County

Cities



Municipalities



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