



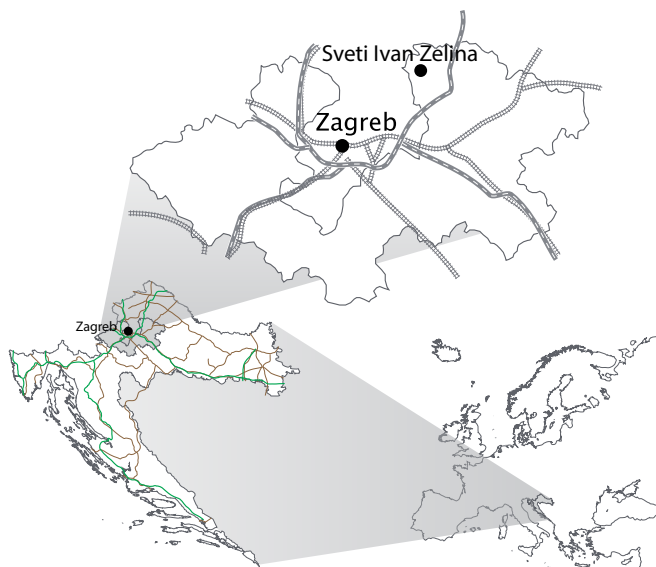
REPUBLIC OF CROATIA

AQUAPARK ZELINA, Sveti Ivan Zelina

LOCATION

The project is located in northeastern Zagreb County in the picturesque town of Sveti Ivan Zelina, the old cultural and economic center of the Hrvatsko Prigorje region. The surrounding area has been inhabited since the Bronze Age and is very rich in cultural monuments (chapels, churches, and the medieval town of Zelingrad). These sights and the region's beautiful landscape, rich gastronomic offer and opportunities for athletic and recreational activities (tennis, cycling, biking, field hockey, hiking, and fishing) provide a solid foundation for tourist development. The area is well known for its wines, the attractive wine road that crosses the vineyards of the region, and its many tourist events, the most significant of which is the International Tournament of Knights and the Wine Exhibition of Continental Croatia.

The town of Sveti Ivan Zelina is located near the Zagreb-Varaždin-Goričan highway, an important road in the Pan-European Transport Corridor Vb. The road links the capitals of Croatia and Hungary and the north and south of Croatia. Sveti Ivan Zelina is only 49 km from the capital of Zagreb and Franjo Tuđman International Airport. Because of its excellent traffic connections, the town has a strong potential for development as an important economic, traffic, tourist and cultural destination in the region.



PROJECT DESCRIPTION

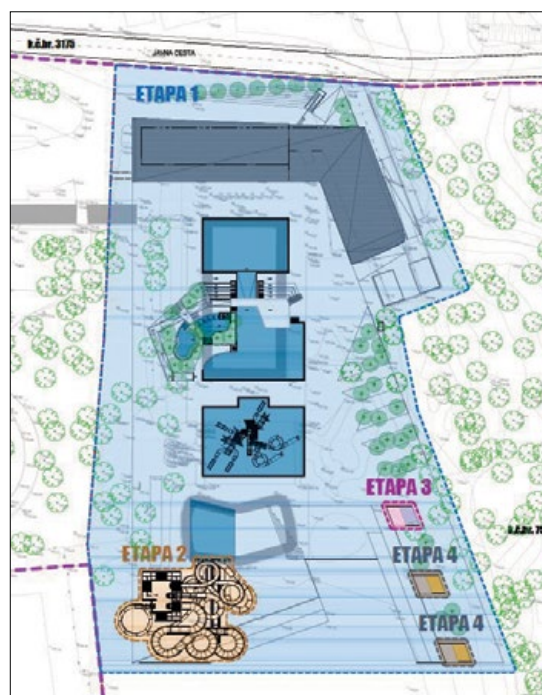
The Zelina water park project will include construction of a sports and recreation complex at the former location of the Zelina Spa. The total area of the site is 44,547 square meters. It is owned by the town of Sveti Ivan Zelina. The preliminary design calls for the construction of the following content in several phases:

- a main building that will contain a restaurant with a separate banquet hall, three smaller restaurants, a night-club, management offices, emergency services, changing rooms for staff, storage rooms, and technical and other auxiliary facilities,
- the square in front of the main building,
- five outdoor swimming pools with a sunbathing area, stands and water attractions (water castle, sliding boards with access tower),
- facilities for catering and sanitary facilities.

The swimming pool area will be used during the summer season, while the commercial and hospitality areas inside the main building are expected to be used throughout the year.

The construction of the water park will be carried out in four stages and represents the start of development of a larger tourist-sport-recreation center that will include the construction of hotels, apartments and a camp.

The goal of the project is to gradually improve the existing tourist offer and to develop new, innovative elements based on the region's natural resources, rich cultural heritage and tradition, sports, its indigenous gastronomic offer and the diversity of its natural environment.



TRANSACTION MODEL

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

ESTIMATED VALUE

The estimated value of the project is 5 million EUR.

PROJECT STATUS

The conceptual and preliminary designs are completed. The site permit has been obtained.



ZAGREB COUNTY

Population (2011): **317,606**

GDP per capita (2014): **7,894 EUR**

Unemployment rate (2016): **15.1%**

Average gross monthly salary: **1,011 EUR**

Average gross salary in the sector (tourism): **850 EUR**

Zagreb County is located in northwestern Croatia and surrounds the capital city Zagreb. A part of the county borders on Slovenia. The horseshoe-shaped county is the sixth largest in Croatia in surface area (3,078 km²) and the fourth largest in population. It is one of the most prosperous economic areas in the region.

With nine cities and 25 municipalities, Zagreb County forms a natural, cultural, scientific, financial, manufacturing and population entity. It is well connected to major roads, including the highways from Zagreb that link it to all parts of Europe and to the Adriatic coast. In addition to the highways, important rail, air and energy corridors pass through it, forming an economic ring around the city of Zagreb. Its largest city, Velika Gorica, has approximately 63,500 residents.

The county has a pleasant continental climate with warm summers and mild winters. The landscape is diverse. Its western part is primarily a hilly and mountainous region, while the south and east are mostly lowlands. The largest river is the Sava and there are many wetlands, one of which is an ornithological reserve.

Many small businesses are located in Zagreb County. Two clusters have also been developed. Two-thirds of the county's revenues are generated from industry and trade, while the remainder is mostly derived from agriculture and transport. The county has oil and natural gas deposits and a crude oil refining industry. Croatia's first communal biomass heating program was introduced in the county.

The economic potential of Zagreb County has already been recognized by the presence of many domestic and foreign entrepreneurs and companies, which contributes to attractiveness of the region as an investment destination.

The entire county is also an attractive destination for trips and recreation throughout the year. In addition to its historical buildings and events from its rich history, the county offers bike paths, farms, wine roads and many other attractions.

CONTACT

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