



REPUBLIC OF CROATIA

# ECO MARINA TUČEPI, Tučepi

## PROJECT GOAL

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

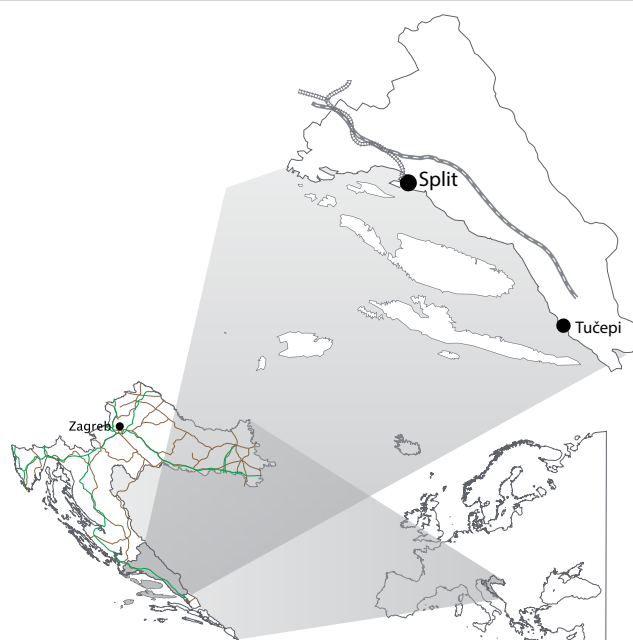
The main purpose of the eco marina concept is to establish conditions for nautical tourism development and optimization of tourist traffic through the implementation of comprehensive ecological solutions that help advance the development of tourism.

## PROJECT DESCRIPTION

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

In order to increase total revenues and the project competitiveness, the project includes the development of additional facilities and services to meet the demands of boaters (kitchen, minor repairs service, sailing courses, diving courses, fitness centers, entertainment facilities, etc.)

Additionally, the project includes developing ecological tourism infrastructure within the marine as well as creating conditions for the development of eco-nautical tourism.



## LOCATION

The project is located in a small tourist town Tučepi on the Makarska Riviera (central Dalmatia). The name of the town, which can be traced to its Illyrian origins, is a witness of its long history which goes back 4000 years. Today, Tučepi spreads along the coast of the Adriatic Sea with its modern buildings, private villas, guesthouses and hotels and is a famous and reputable tourist destination.

It is distinguished by the most beautiful and longest gravel beach on the Makarska Riviera while the mountain Biokovo surrounds it from the North. According to the 2011 Census, the Tučepi Municipality has 1,931 inhabitants. Tučepi has excellent road and sea connections to the whole Europe with the distance of only 80 km to Split Airport and 22 km to the Zagreb–Split–Dubrovnik Highway.

## ESTIMATED VALUE

The total project value is estimated at 5.5 million EUR.

## TRANSACTION MODEL

Given that the project is planned to be developed on a maritime domain, it will be necessary to obtain a concession for maritime domain after the announcement of a public tender for project development.

## CURRENT STATUS

The preliminary design needed for future location permit has been completed. The Environmental Impact Study has been finished and submitted to the Ministry. The Decision on port area border (nautical port) has been issued in accordance to the Urban Development Plan.

The Split-Dalmatia County announced a Decision on intention to issue a concession on maritime domain for construction and usage of the nautical tourism port Lučica in Tučepi. The company Tučepi Ltd. (100% owned by the Municipality of Tučepi) will participate in the tender. In case that Tučepi Ltd. is selected as a concessionaire, a potential investor will be able to enter the project as a sub-concessionaire.



## SPLIT-DALMATIA COUNTY

Population (2011): **454,798**

GDP per capita (2014): **7,808 EUR**

Unemployment rate (2016): **24.1%**

Average gross salary: **956 EUR**

Average gross salary in the sector (tourism): **905 EUR**

Split-Dalmatia County encompasses the territory of the historical region of Dalmatia, and is easily accessible via Zagreb-Split-Dubrovnik Highway and Split International Airport.

The most important economic activity is tourism. In 2016 the County achieved 2.7 million tourist arrivals (increase of 11% in comparison to the previous year) and 14.9 million overnight stays, which makes 17.6% of total overnight stays in Croatia in 2016. Traditionally, the most important markets are Germany, the Czech Republic and Poland.

There is a total of 140 hotels (4 five-star and 67 four-star hotels, while the remaining 69 are mostly three-star). In

addition to hotels, accommodation is provided in apart-hotels, tourist resorts, tourist apartments and auto camps.

According to the County's Tourist Board, the overall accommodation capacity provided accounts to 213,803 beds out of which 68.7% is in private accommodation. Total number of beds in hotels category is 66,959. There are 11 marinas with a total of 2,258 berths. The present international hotel chains in Split include the Le Meridien Lav and the Radisson Blu.

The County's tourist potential includes: a rich heritage and cultural offer, catholic pilgrimage destinations, active and sports holidays and health tourism. There are UNESCO heritage sites in Split (Diocletian Palace) and Trogir; pilgrimage destinations (Sinj, Vepric and vicinity to famous Međugorje); rafting on the River Cetina in Omiš area, and hiking, walking and cycling paths on mountains Marjan and Biokovo.

A large number of high schools offers education in the hospitality and catering sector, while the Split University provides undergraduate and graduate programs in tourism.

## CONTACT

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