



REPUBLIC OF CROATIA

HOTEL HRVATSKA, Baška Voda

LOCATION

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

Once a small and traditional fishing village, Baška Voda is today the tourist centre of the Makarska Riviera, with a number of cultural sites and entertainment facilities. Baška Voda has a well-developed tourist infrastructure, and for several years in a row has won the most prestigious tourism award in Croatia "The Blue Flower".

Baška voda is only an hour drive from International Split Airport and the Split Ferry port, and 10-minute drive from the Zagreb - Split – Dubrovnik highway.



PROJECT DESCRIPTION

The Hotel Hrvatska has 128 double rooms and 8 apartments with a total of 340 beds. All rooms and apartments have en suite bathrooms and are equipped with satellite TV systems, a fridge and balcony from which, depending on the orientation, spreads a view on the sea, islands, pine forest, mountain Biokovo or Baška Voda. 49 rooms and 4 apartments are equipped with air-conditioning.

For the purpose of holding various conferences and meetings, there is a congress hall with 250 seats. Sports facilities, game room and children's playground are additional facilities at disposal to the hotel guests. A long gravel beach stretches in front of the Hotel Hrvatska, where tourists can rent beach

equipment and use a water slide. There are also several restaurants with F&B services.

The Hotel Hrvatska is in commercial use.

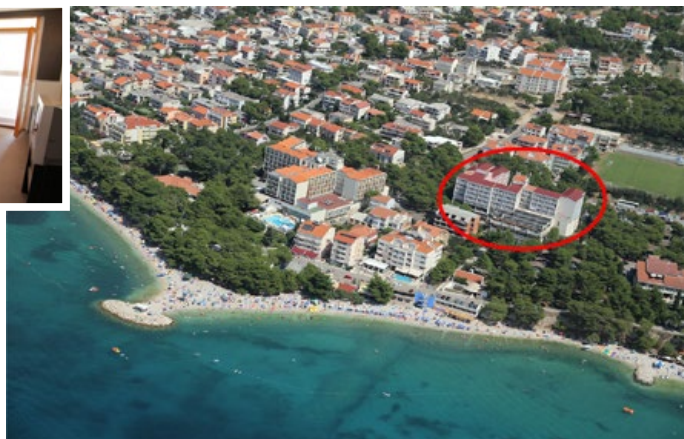
In accordance with the provisions of the Physical Plan of the Municipality of Baška Voda, the Hotel Hrvatska is situated, along with several other hotels, in the developed and partially developed area for hospitality and tourism purposes within the construction zone.

Renovation and reconstruction of existing hotels in the zone is planned in order to raise the category of accommodation facilities.

TRANSACTION MODEL

The Republic of Croatia will announce a public tender to select a preferred investor for the sale of real estate.

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



Agency for Investments and Competitiveness, Prilaz Gjüre Deželića 7, 10 000 Zagreb, Croatia

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Project holders: **Ministry of Tourism**
Address: **10 000 Zagreb, Prisavlje 14**
Website: **www.mint.hr**

Ministry of State Property
10 000 Zagreb, Dežmanova 10
<https://imovina.gov.hr>



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.

CONTACTS

Ministry of Tourism, www.mint.hr, e-mail: razvoj@mint.hr

Ministry of State Property, <https://imovina.gov.hr>, e-mail: info@midim.hr

Agency for Investments and Competitiveness, www.aik-invest.hr, e-mail: info@aik-invest.hr