



REPUBLIC OF CROATIA

# PROJECT MUZIL Marie Louise Zone

## PROJECT DESCRIPTION

The Republic of Croatia and the City of Pula, as the land owners, plan to develop a former military recruitment centre on the Muzil peninsula into a high quality multipurpose resort with several hotels, golf course, two marinas and sports port, hot balloon airfield, residential area and a number of public facilities (Military Navy Museum, cultural-congress centre, multifunctional hall, tourist office, gallery, entertainment centre and beach facilities).

It is located on the Muzil peninsula, next to the city area of Pula, famous for the Arena, a Roman amphitheatre dated from 68 AD, the best preserved ancient monument in Croatia. It spreads on approximately 170 hectares of (mostly) woodland, with a view on the well-known national park Brijuni Islands, an archipelago of 14 small islands.



## MARIE LOUISE ZONE

The Marie Louise Zone is located in the westernmost part of the Muzil peninsula. The zone consists of two parcels covering 5.8 and 10.8 hectares respectively, planned for further development. Next to these land parcels is the Marie Louise Fort, a protected cultural monument planned for the Military Navy Museum.

The first land part (No. 1 on the picture), covering 58,420 m<sup>2</sup>, is planned for the T1 zone (hotel accommodation with a total of 630 beds and quality categorization of at least 4 stars) and a garage with 200 car places. The maximum KIG (allowed construction density) is 0.4 with gross developed area of the buildings 37,800 m<sup>2</sup>.

The smaller land plot (No. 2), covering 10,772 m<sup>2</sup> is also planned for the T1 zone (a hotel with a maximum of 120 beds and quality categorization of at least 4 stars). The maximum KIG (allowed construction density) is 0.5 with gross developed area of the buildings 6,930 m<sup>2</sup>.

There are no determined archaeological sites at these land plots.



NUMBER IN THE PICTURE	LAND AREA (m <sup>2</sup> )	PURPOSE	FLOOR AREA (m <sup>2</sup> )	GROSS DEVELOPED AREA (m <sup>2</sup> )
1	58,420	Hotel, 630 beds	13,700	37,800
		Garage, 200 parking places	6,000	6,000
2	10,772	Hotel, 120 beds	2,310	6,930

Project holders: **Ministry of State Property**  
Address: **10 000 Zagreb, Dežmanova 10**  
Website: **<https://imovina.gov.hr>**

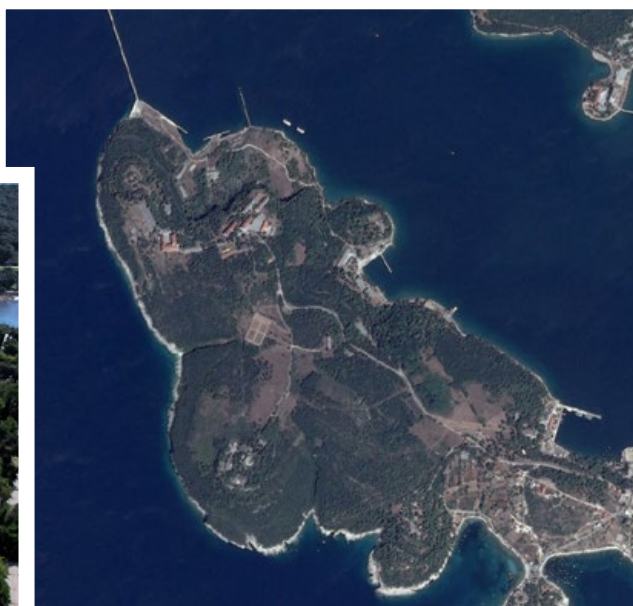
**City of Pula**  
**52 000 Pula, Forum 1**  
**[www.pula.hr](http://www.pula.hr)**

## CURRENT STATUS

The Project was initiated by the Ministry of Tourism, based on the Strategy of Tourism Development till 2020. The Public Call for the Expression of Interest for Implementation of the Project Muzil was published on November 6, 2015 and was open till February 5, 2016.

The Ministry of State Property will continue the activities in order to create conditions for announcement of a public tender for implementation of the project Muzil.

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.



## CONTACTS

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