



REPUBLIC OF CROATIA

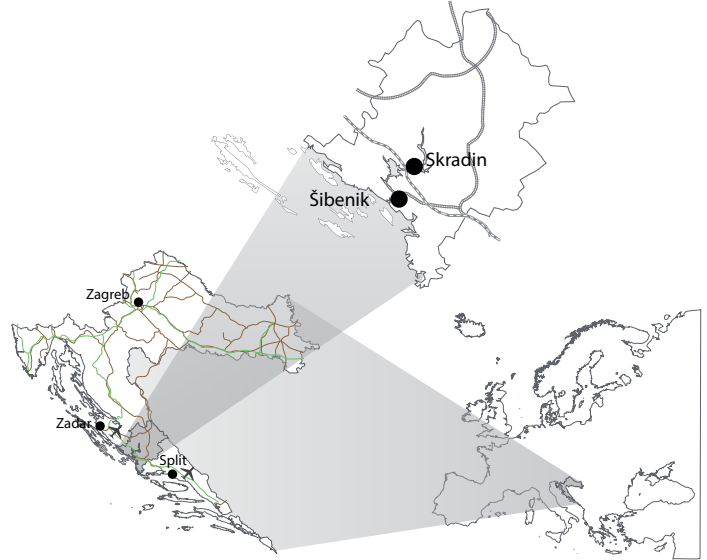
GOLF PROJECT PRUKLJAN, Skradin, Šibenik-Knin County

LOCATION

Golf Project Prukljan has been envisaged on a location with extraordinary potential for tourism development, especially golf, being situated on a lake connected with the Adriatic Sea on one side, and bordering the area of the Krka National Park on the other. The Prukljan lake is located in central Dalmatia, near the towns of Skradin and Šibenik, in the lower reaches of the river Krka and is connected to the sea by a narrow channel which leads to Šibenik harbour.

Šibenik is a political, educational, logistics and industrial centre of Šibenik-Knin County and also the 3rd largest city in the historic region of Dalmatia. Thanks to its very rich cultural heritage and numerous historical and cultural monuments, it has been rapidly developing recently as a tourist destination. The Krka National Park is one of seven national parks in the Republic of Croatia, spreading on 142 square kilometres.

The project location is very well connected via A1 Highway (Zagreb-Split-Dubrovnik), and there are two international airports nearby (Split 63 km and Zadar 70 km).



PROJECT DESCRIPTION

According to the planning documentation of Šibenik – Knin County as well as Town of Skradin, the Prukljan location consists of two separate construction zones: the hospitality-tourism zone (T1, T2 – Prukljan) and the entertainment centre zone (T5 - aqua park). The sports-recreational zone (Rgt-golf Prukljan), with accommodation capacities of type T2 has been planned outside the construction zone. The land in the scope of the project is owned by the Republic of Croatia.

The buildings within the hospitality-tourism zone (T1, T2) covering 30 hectares of land can be planned at min. 100 meters from the coastal line. The maximum allowed construction density is 30%, and allowed construction efficiency 0.8.

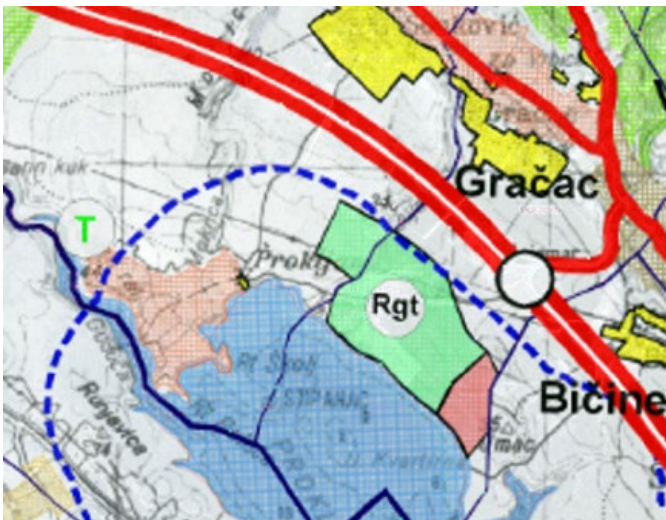
The usage density is limited to 120 beds per hectare (total 1,500). A beach has been planned within 50 m coastal belt, while all complementary beach facilities (open sports and recreational facilities, children playgrounds) will be built outside the belt.

The Entertainment centre – aquapark, covering up to 30 hectares, has also been planned outside the coastal belt. The conditions for construction will be determined by the Physical Plan of the Town of Skradin, as well as by the Urban Development Plan of the location. The maximum allowed construction density will be 30% and allowed construction efficiency coefficient of 0.8.

The sports and recreational zone (Rgt) - the golf field on a total area of 160 hectares must be constructed at least 25 meters from the coastal line, and will consist of:

1. Golf course (the natural terrain) encompassing at least 60% of total area envisaged for the golf course arranged as a park and natural greenery
2. Playing field (covering minimum 25% of total area, including the driving range and service buildings)
3. Accommodation capacities (T2) on a maximum of 15% of total area envisaged for golf.

Information regarding the accommodation capacities and detailed construction conditions within the golf course area will be determined by the Physical Plan of the Town of Skradin, as well as by the Urban Development Plan of the location.



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>

The total construction density cannot be higher than 4% of the total golf area.

The accommodation capacities can be planned in several spatial units with a single unit being in a range of 3 -5 hectares. Accommodation facilities are envisaged exclusively as the second phase of project implementation or simultaneously with the implementation of the golf course, under the condition that all buildings are built outside the 100-meter coastal belt. There is an obligation to create the landscape study with the guidelines for the development of a golf course.

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.



CURRENT STATUS

The Republic of Croatia will announce a public tender for the development of this project in order to choose the best investor.

ŠIBENIK-KNIN COUNTY

Population (2011): **109,375**

GDP per capita (2014): **8,068 EUR**

Unemployment rate (2016): **22.5%**

Average gross salary: **929 EUR**

Average gross salary in the sector (tourism): **983 EUR**

Šibenik-Knin County is located in the central part of the Adriatic coast and, along with the mainland, includes 285 islands (seven are inhabited), islets and reefs. There are two national parks (NP Krka and NP Kornati) and the Vrana Lake nature park.

Šibenik-Knin County economy is based on trade, tourism, construction and processing industry as the most important economic sectors, with developed agriculture, especially the cultivation of olive trees and vineyards.

According to the County Tourist Board, there are 97,145

beds in organized accommodation, with majority (71,092 or 73.2%) in private accommodation, as well as 13,140 places in camps and 3,630 berths in 12 marinas. There are 33 hotels in the County, 14 four-stars hotels and 15 three-stars hotels. There are no five-stars hotels in the County.

According to the Statistical Bureau, the County achieved 817,755 tourist arrivals in 2016 (an increase of 2.6% compared to the same period 2015) and 5 million overnight stays, which makes 5.2% of total arrivals and 6.4% of total overnight stays in Croatia.

Due to its geo-strategic position, very favourable climate and substantial investments in commercial and transport infrastructure, as well as the growing interest of tourists expressed through significant growth rates in tourist traffic in recent years, Šibenik-Knin County represents a very attractive location for new investments in the tourism sector.

CONTACTS

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