



# HOSPITALITY - TOURISM PROJECT TEF, Šibenik

REPUBLIC OF CROATIA

## TRANSACTION

The City of Šibenik is planning to announce a tender for development of the Hospitality-Tourism Project TEF which represents one of the most significant tourism projects in the middle part of Adriatic region and will be considered as the initiator of tourism development in the City of Šibenik.

## LOCATION AND PROJECT DESCRIPTION

One of the oldest towns in Adriatic, Šibenik is founded in the 9<sup>th</sup> century, with very rich cultural heritage and numerous historical and cultural monuments. Among many old churches from 13<sup>th</sup> and 14<sup>th</sup> century, there is the City Hall dating back to 16<sup>th</sup> century, four well-preserved fortresses (St. Michael, St. Ivan, St. Nicholas and Barone), and the Cathedral of St. Jacob (15<sup>th</sup> century), the most significant architectonic monument of renaissance in Croatia, under UNESCO protection.

Šibenik has recently started a transition from the industrial town into the attractive tourist destination. One of the projects that are in accordance with the City's orientation to the tourism development is Project TEF, where the land area is in ownership of the former Factory for production of electrodes and ferro-alloys (100% owned by City of Šibenik). The factory has been removed and the whole area has been ecologically restored.

It is easily accessible due to its location between two international airports (Split and Zadar) and near A1 highway Zagreb-Split-Dubrovnik. The Project is located in an urban town area and therefore has all the necessary infrastructure equipment. As such, the project area is highly suitable for development of accommodation and/or sports and nautical facilities.

### THE KEY DATA:

- Total **432,876 m<sup>2</sup>** of land on prime location in the Town of Šibenik, less than a kilometre from the City centre. The land is divided by the local road into two parts, covering 232,004 m<sup>2</sup> and 200,872 m<sup>2</sup> respectively.
- **880** meters of coast line in the project area, with a possibility of building a marina with up to 400 berths.
- Purpose of the land: mixed tourism/residential area.



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

According to the City of Šibenik Physical Plan, a part of the land covering 232,004 m<sup>2</sup> is in a construction zone, while the other part (200,872 m<sup>2</sup>) is currently non-construction land.

The physical plan prescribes an obligation to adopt the Urban Development Plan (UDP) of the location, determining the purpose of the land in more details.

The UDP will be designed and adopted in coordination with future investor, taking into account his needs and preferences.

The maritime domain border is currently in process of determining. It is planned that the tender will include both the project land and maritime domain.



## 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.

## CONTACT

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