



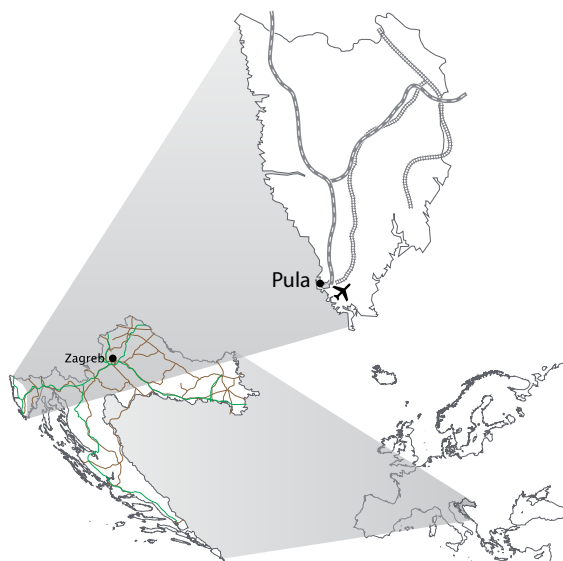
REPUBLIC OF CROATIA

PROJECT MUZIL, Pula Smokvica 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.



ZONE SMOKVICA

The Smokvica Zone consists of two land parts with a total area of 9.5 hectares, located next to the Marie Louise Zone, envisaged for development of hotel accommodation and residential area.

Within the zone there is a small port open for public transport. It is planned to be developed into two marinas, namely marina Muzil with up to 200 berths and marina Smokvica with 180.

The detailed information of the two land plots within the Smokvica Zone, including planned facilities, are presented in the following table:

| NUMBER IN THE PICTURE | LAND AREA (m ²) | PURPOSE | FLOOR AREA (m ²) | GROSS DEVELOPED AREA (m ²) |
|-----------------------|-----------------------------|----------------------------|------------------------------|--|
| 1 | 67,215 | Hotel Smokvica, 550 beds | 10,200 | 33,000 |
| | | Residential area 2 | 7,800 | 30,000 |
| | | Residential area 3 | 10,000 | 35,600 |
| | | Aquapark | 12,500 | 12,500 |
| | | Garage, 400 parking places | 12,000 | 12,000 |
| | | Garage, 260 parking places | 7,800 | 7,800 |
| 2 | 27,270 | Hotel Smokvica, 400 beds | 7,400 | 24,000 |
| | | Aquarium | 6,500 | 13,000 |
| | | Shopping mall and a cinema | 6,300 | 15,750 |
| | | Garage, 500 parking places | 15,000 | 15,000 |



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

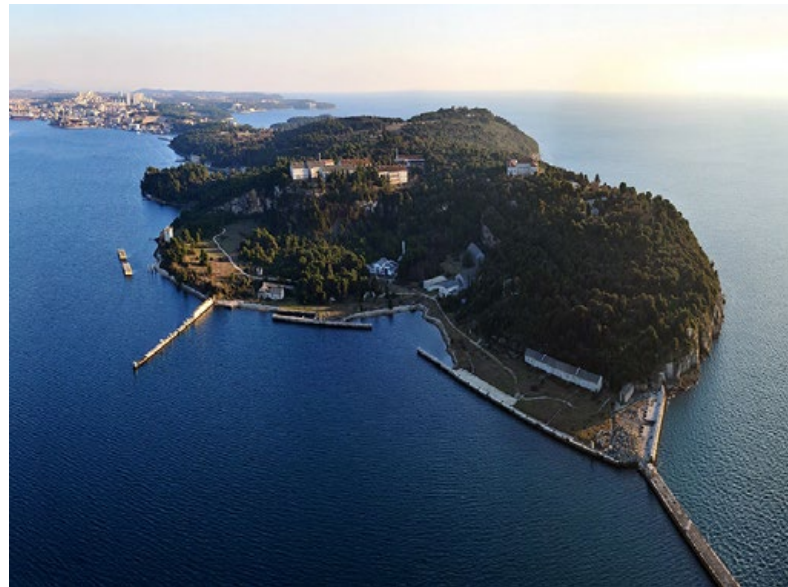
City of Pula
52 000 Pula, Forum 1
www.pula.hr

According to the General Urban Plan, the land area covering 67,215 m² (No. 1 on the picture) is intended for tourism and hospitality (T1, hotel with max 550 beds), residential facilities (S) with two garages (400 and 260 parking places), trade and services (K1), general public and social purpose (D), and sports (R1), including an aquapark.

The maximum allowed height of the buildings is 40 meters, with allowed construction density of 0.8. A part of the land is located within the protected area of the Marie Louise Fort (registered as cultural heritage), and includes buildings with a protection category 5 and 4 (the lowest protection categories; the category 5 gives a possibility of removal). Consequently, all works regarding that part require a previous approval from the Conservatory Department, as well as archaeological supervision during the works at this site.

A smaller land part of 27,270 m² (No. 2) is also intended for T1 (a hotel with up to 400 beds), trade and services (K1, shopping centre and a cinema; garage with up to 500 parking places), general public and social purpose (D), and sports (R1), including an aquarium. The maximum allowed height of the buildings is 23 meters, with construction density of 0.9. The land is partly located within the Smokvica Archaeological

Site, with preventive cultural protection. There are several buildings at the site with categories 5 (possibility of removal) and 3 (buildings that can be repaired with a possibility to restore them into the original state). Given that this is a potential archaeological site, the archaeological probing of the soil should be undertaken before commencing the works.



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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