



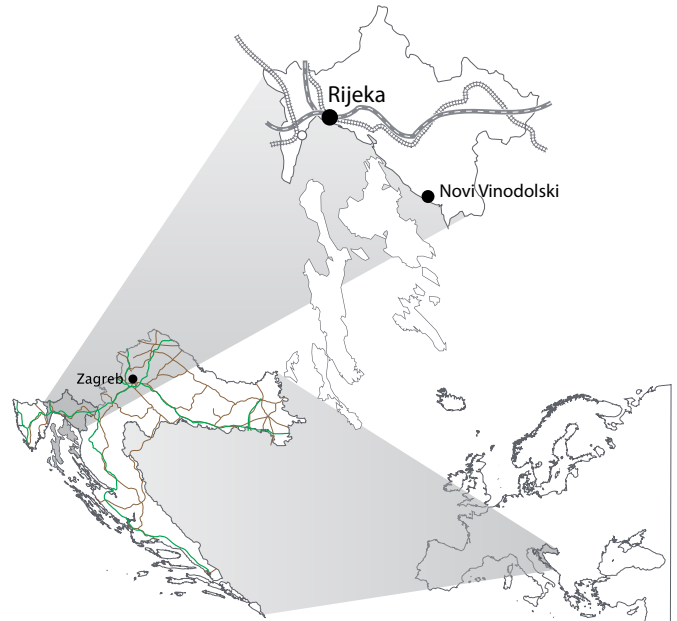
REPUBLIC OF CROATIA

RECREATIONAL-ENTERTAINMENT ZONE, Novi Vinodolski

PROJECT LOCATION

The project "Recreational-Entertainment Zone", with a surface area of around 4,422 m² is located in the central part of the northern Croatian coast, in the valley Vinodol in the Town of Novi Vinodolski. Due to the favorable Mediterranean climate, rich historical and cultural heritage, the Town has had a long tourism tradition (since 1878). The trend of the increasing number of overnight stays and arrivals has recently been recorded: 17.1% increase in tourist arrivals and 29.2% increase in overnight stays in period from 2011 to 2016.

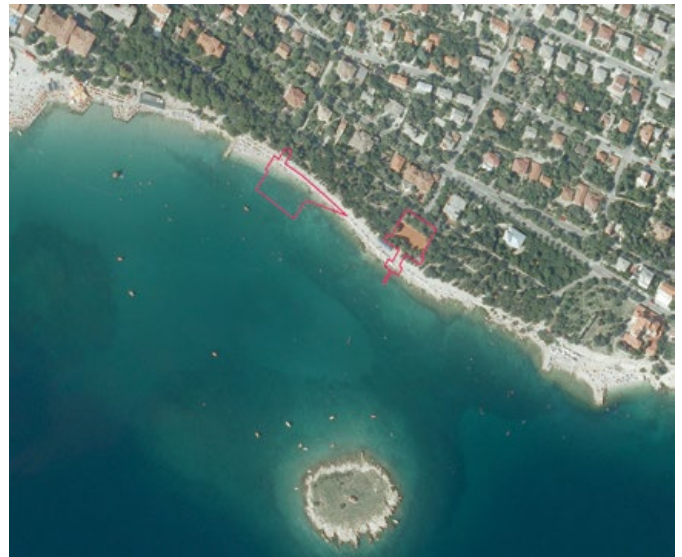
The Town itself has an exquisite geographic and spatial position and, together with the closest surroundings, it offers still untapped opportunities for further development of recreational, sports and rural tourism. Novi Vinodolski has a potential to develop into an important nautical centre. The reconstruction of the Novi Vinodolski Port and construction of a port in the nearby inlet "Muroskva", which will also be open to public transport, have commenced.



PROJECT DESCRIPTION

"Recreational-Entertainment Zone" is owned by the Town of Novi Vinodolski, and is located in the most attractive tourist part, in the near vicinity to the Town centre, the park and the beach. The project is envisaged to be developed in two zones - the land and maritime zone in six functional units with catering, beach, sports and recreational facilities.

The onshore area is planned for landscaping theme park, coastal promenades and access roads with parking. Sports and recreational facilities include the construction of two tennis courts (1,460 m²) with complementary facilities and are interpolated into a public park area. A construction of the moorings for visitors boats is planned next to the restaurant's terrace. Additionally, a swimming pool and waterslide are planned on the gross area of 2,035 m², and a catering facility on the gross area of 525 m².



ESTIMATED VALUE

The total estimated value is approx. 2.5 mil EUR with the following investment structure:

1. Beach reconstruction and development (110,000 EUR)
2. Construction of beach facilities including a terrace, swimming pool, waterslide and sunbathing area (2,188,815 EUR)
3. Construction of a new pier with a plateau in the extension of catering facilities (165,789 EUR)

TRANSACTION MODEL

Out of 4,422 m² of the Recreational-Entertainment Zone Novi Vinodolski, for 1,520 m² owned by the Town of Novi Vinodolski the public invitation for concession will be announced, while

for the part that will be developed on the maritime domain, a potential investor will have to ensure the separate concession which will be the subject of a public tender.



PRIMORJE-GORSKI KOTAR COUNTY

Population (2011): **296,195**

GDP per capita (2014): **12,548 EUR**

Unemployment rate (2016): **13.0%**

Average gross salary: **1,030 EUR**

Average gross salary in the sector (tourism): **949 EUR**

Primorje-Gorski Kotar County is situated between Slovenia in the north and the Adriatic in the south. It is comprised of woodland mountains, the sea coast and islands.

A very favorable position at the junction of important road and sea routes were the reasons why inhabitants have focused on maritime affairs and other sea-related economic and tourism activities. As a consequence, the area, and especially the county seat of Rijeka, has developed into a strong transport and maritime center. While Gorski Kotar has remained a traditional forestry and wood processing area, it has also recently developed into a strong tourism region.

Primorje-Gorski Kotar County is considered the birthplace of Croatian tourism, especially Opatija and Lovran, which

previously served as holiday destinations for the Habsburg emperors. These towns have now been high-end and health tourism destinations for more than a century.

The county's education policies mirror its historical ties with tourism, especially nautical tourism. The Faculty of Tourism and Hospitality Management in Opatija is the only Croatian university fully dedicated to the education of a specialized tourism workforce. In addition, there are two secondary education institutions dedicated to tourism or hospitality education.

The county is also especially attractive for nautical tourism. According to the Ministry of Tourism, there are 11 marinas with a total of 2,747 berths.

The county is well connected with continental Croatia and the neighboring countries. Rijeka is a major ferry port with regular connections to the nearby islands and the southern Adriatic. There are several airports within a 200 km radius (Pula, Rijeka, Zadar, Zagreb, Split, Trieste, Venice, and Ljubljana).

CONTACT

Town of Novi Vinodolski

Ms Petra Opačak, Senior Associate for Projects and EU Funds

e-mail: petra.opacak@novi-vinodolski.hr, tel: +385 51 554 366