



REPUBLIC OF CROATIA

WESTERN ŽABICA COMPLEX, Rijeka

PROJECT DESCRIPTION

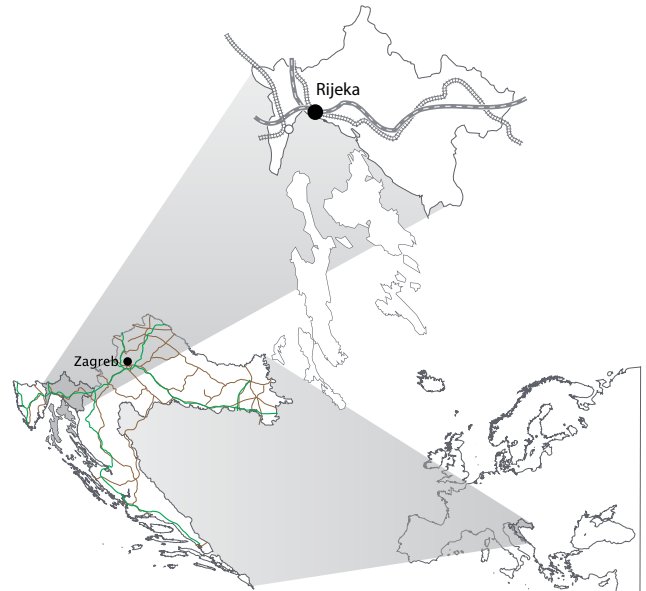
The Western Žabica Complex encompasses the construction of a new bus terminal in near vicinity of the old bus station.

In addition to the construction of a new bus terminal, the Project will include building of a public garage on 4 levels with 940 parking spaces, a shopping centre and business facilities.

THE PROJECT AIMS ARE:

- Modernization of buses' and passengers' handling service in intercity, national and international transportation and facilitating passenger's transition towards other transport means (trains, ferries), since the current bus station location does not provide safe handling of buses and passengers and does not comply with applicable laws and regulations;
- Enabling of a parking service to customers;
- Provision of additional parking/garage spaces in order to implement new traffic regulation of the City centre, whose main goal is improvement of the public transport;
- Providing other services to terminals and garage users (commercial, business and other services).

The Project does not offer a possibility of construction in phases, but there is a possibility to gradually put different parts in function.



LOCATION

The Project area is situated in the very centre of the City of Rijeka, and occupies the area of old railway warehouses. The total area of existing and future bus terminals covers 14,180 m². The location has an easy access to the City centre, the main City roads, the railway terminal and the seaport.

ESTIMATED VALUE

50 million EUR.

TRANSACTION MODEL

The owner of the project land is the City of Rijeka. There are several transaction possibilities: sale of land, right to build (lease) and public-private partnership.

PROJECT STATUS

The project documentation (preliminary, detailed and main designs) is completed. Location permit and building permits for the reconstruction of the access road and the whole Western Žabica Complex are obtained.

CAPACITIES

CURRENT CAPACITIES

- Number of bus stops: 14
- Current maximum capacity: up to 1.5 million passengers
- Other: passengers facilities covering approx. 200 m²



PLANNED CAPACITIES

- Number of international platforms: 18
- Maximum capacity: 2.2 million passengers
- One terminal with connections to railway and seaport terminals
- Administrative facilities: 8,000 m²
- Garage for buses with 15 parking slots
- Public garage with a capacity of 940 vehicles
- Shopping center covering 7,000 m²
- Commercial and business spaces: 5,100 m²



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

City of Rijeka

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