



REPUBLIC OF CROATIA

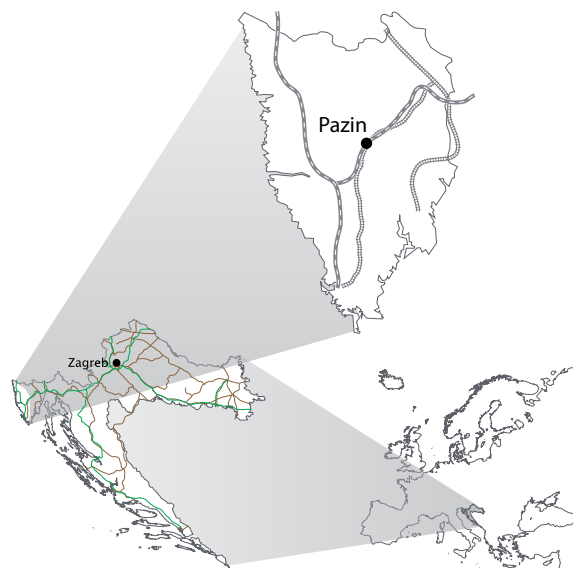
INSPIRIT FANTASY PARK, Pazin

LOCATION

The Project is located in the largest Croatian peninsula, Istria, close to the small village of Lindar, 3 kilometers from the town of Pazin, the administrative center of Istria County.

The location of the Project is a former military training site 454 meters above sea level, 30 kilometers from the Adriatic coast to its east and west, 50 kilometers from Pula airport and seaport in Rijeka as well. Lindar can be accessed by the motorway known as „Istrian Y“, connected to the highway that further connects this region with other parts of the Croatia, Slovenia and Central Europe, so therefore over 3 million inhabitants within a radius of 200 km gravitate to this area.

The Project holder is the City of Pazin and its implementation is supported by Istria County and the Ministry of Tourism, which has financed most of the required documentation.



PROJECT DESCRIPTION

Inspirit Fantasy Park is a new, unique and very attractive tourist project which includes construction of a theme amusement park on the area of approximately 10 hectares, owned by the Republic of Croatia.

The projected facilities of the park are based on the stories of Istrian, Slavic and European mythology. The Project aims to create a place where visitors play with mythical creatures. The Park, by use of modern technology, should be designed as an interactive world where legends mix with dream and reality, in which every visitor will have a sense of adventure in a magical environment.

Beside entertainment the Park has multiple roles including a scientific and educational dimension. The Park will offer performances, workshops and animations through which will be presented the intangible cultural heritage, while the buildings will be designed in authentic style of this region.



ESTIMATED VALUE

The total project value is estimated at 37.8 million EUR.

CURRENT STATUS

The conceptual design, feasibility study and cost-benefit analysis are completed. Estimated period for the completion of this phase of the Project is one to two years.

Geomechanical study and the Project for exploration of the soil are completed, as well as Geodetic project, which is given for approval to the Ministry of State Property.

The designing of Conceptual project is in process. Urban Development Plan for the Sports and Recreation Center Lindar has been in effect since April 2017.

Agency for Investments and Competitiveness, Prilaz Gjure Deželića 7, 10 000 Zagreb, Croatia

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

City of Pazin
52 000 Pazin, Družbe Sv. Ćirila i Metoda 10
www.pazin.hr

TRANSACTION MODEL

The Project will be offered to a strategic partner through a public tender. Prior to its announcement, the City of Pazin as the project holder has the obligation to regulate the issue of land property in accordance with the Act on the State Property Management of the Republic of Croatia (NN 94/13, 18/16).

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.

ISTRIA COUNTY

Population (2011): **208,055**

GDP per capita (2014): **12,724 EUR**

Unemployment rate (2016): **8.4%**

Average gross monthly salary: **1,026 EUR**

Average gross salary in the sector (tourism): **1,167 EUR**

Istria County is located on the largest Croatian peninsula of Istria, on an area of 2,820 km² and has excellent transport connections with main European motorways (Istrian "Y" motorway connects Istria with highways in Slovenia, Italy and Austria) and by air (International Airport in Pula). Istria is one of the most developed Croatian regions with dominant industry (shipbuilding, production of building materials, tobacco products, furniture, glass and electrical machinery and parts for the automotive industry), tourism (total of 23.1 million of overnights, or 29.6% of all overnight stays in 2016) and trade sector.

In recent years, great attention was paid to the revitalization of agriculture (especially olive growing and organic food production) and the related development of enogastronomic tourism (autochthonous wines Malvasia, Teran, highly esteemed white truffle) and agro-tourism, particularly in the hinterland of Istria, which is recognized as the "Tuscany of Croatia". There is a very long tradition of tourism that has been developing from the period of the Roman Empire through the Austro-Hungarian Empire (when tourist centres Umag, Poreč, Rovinj, Pula, Rabac, including the Brijuni Islands

were strongly developed). In the past decade, intensive investments in a construction of new and reconstruction of existing primarily high-class hotel facilities were made, resulting in a significant increase of five-star hotels (total of 5) and four-stars hotels (total of 42).

According to the Istria Tourist Board, in the structure of accommodation, from a total of 272,645 units, camps are the most represented (43%), followed by private accommodation (31%) and hotels (18%). Main markets in terms of overnight stays are Germany (29.9%), Slovenia (12.8%), Austria (12.6%) and Italy (8.9%). Strong domestic brands (Istraturist Umag, Maistra and Valamar) prevail but international brands such as the Park Plaza, Kempinski Hotel and Sol Melia are present as well, primarily as management companies. The wide and diversified range of facilities enables the development of various kinds of tourism: sports tourism (currently 2 out of 4 golf courses in Croatia are in Istria - Umag and Brijuni, and the International ATP tournament takes place in Umag), cultural tourism (Motovun Film Festival, performances by world-renowned artists in Vespasian's Roman amphitheatre - Pula Arena, Theatre Ulysses), nautical, convention, hunting, fishing and diving tourism.

Further development of tourism in this region will be ensured with new projects, notably the Brijuni Riviera which is to be developed on three locations (Pineta, Hidrobaza, Sv. Katarina and Monumenti), and should additionally profile the County as a tourist destination with a wide range of capacities of the highest category.

CONTACTS

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