



REPUBLIC OF CROATIA

PROJECT MUZIL, Pula Muzil Fort 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.



MUZIL FORT ZONE

Muzil Fort Zone is located in the south-western part of the Muzil peninsula. It covers the total land area of 850,468 m², planned predominantly for development of tourism and recreation facilities (a hotel, apartments and a golf course). The detailed overview of the land plots is as follows:

NUMBER IN THE PICTURE	LAND AREA (m ²)	PURPOSE	FLOOR AREA (m ²)	GROSS DEVELOPED AREA (m ²)
1	49,088	Tourism settlement (T2), 250 beds	15,000	22,500
		Garage, 100 parking places		
2,3	56,307	Hotel (T1), 550 beds	21,900	33,000
	14,607	Garage, 280 parking places	8,400	8,400
4	37,253	Residential area	7,400	14,800
5	65,263	Fort – golf house and public spaces	2,040	3,500
	431,074	Golf course	-	-
	189,065	Golf – green area	-	-
6	7,811	Business purpose	1,020	1,020
TOTAL	850,468		55,760	83,220



According to the General Urban Plan of the City of Pula, the land plot on T2 location (No. 1 on the picture) covering 49,088 m² is intended for construction of detached buildings with a maximum of 2 floors (tourist apartments with a minimum quality categorization of 4 stars) with 1-4 or 2-6 functional units, and a garage with 100 parking places. The maximum allowed height is 8 meters, with allowed construction density of 0.3. This location borders the cultural protected area (Fort Muzil).

The T1 locations (No. 2 on the picture, covering 56,307 m² and No. 3 covering 14,607 m²) are planned for construction of a hotel with a minimum quality categorization of 4 stars, a maximum of 550 beds and a garage with 280 parking spaces. The allowed construction density is 0.3. Given that this land plot borders the cultural protected area (Fort Muzil), any new buildings have to comply with the fact that they have to enable the view on a wider open space from the Fort, which should remain the highest historical and strategic point of the Pula bay.

The residential area (No. 4) covers 37,253 m² and is intended for housing, trade and services (K1), general public and social activities (D), and sports (R1). The maximum number of floors allowed is 3, with allowed construction density of 0.4.

The golf area (No. 5) envisages construction of 18-hole golf course (43 ha) with protective greenery (18.9 ha), while the wider area of the Muzil Fort with two gun batteries (6.5 ha) is planned to be used for a golf house with hospitality and club services. The location is declared as a cultural heritage of the highest category. Before undertaking any works in this area, the investor must obtain a previous approval from the Conservatory Department. The area is also recognized as an archaeological locality.

The business purpose area (No. 6) covers 7,811 m², and is intended for trade and hospitality services, as well as sports. The area also includes the Signole powder magazine, a protected cultural heritage of the highest category. Before undertaking any works on this site, the investor must obtain a previous approval from the Conservatory Department.



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.

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