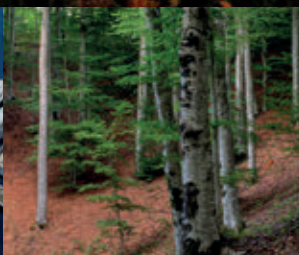


The Republic of Croatia / Primorje-Gorski Kotar County

INVESTORS CATALOGUE





Primorje Gorski-Kotar county

Total area: 7,931 km²

Land area: 3,587 km²

Sea area: 4,344 km²

Capital: Rijeka

Administration: 14 cities and 22 municipalities

Population: 296,195

Climate: Mediterranean, with the influence of the mountain

GDP per capita: 12,930 EUR

Unemployment rate: 12.4%

Average gross salary: 1,055 EUR

INTRODUCTION

Dear Business Partners, Entrepreneurs and Investors,

it is our pleasure to be able to present you with the fifth, revised edition of the **Investment Catalogue of the Primorje-Gorski Kotar County**, which contains developmental projects from various sectors that are of importance for the development of both the Primorje-Gorski Kotar County and Croatia in its entirety.

This catalogue is the result of the long-time cooperation between the Primorje-Gorski Kotar County and the City of Rijeka that aims to systematically present and stimulate investments, thus also contributing to even and comprehensive development of this region.

As a region located at the junction of Central European and Adriatic-Mediterranean routes, with the shortest maritime connections to end destinations, our aim is to become the most desirable region for potential investors in this part of Europe. These are our advantages: geographical position, a rich and diverse flora and fauna, a well-developed transport and utility infrastructure, our human resources and our readiness to accept new challenges.

This catalogue presents the City of Rijeka – the capital of the Primorje-Gorski Kotar County, the largest port in Croatia, and one of the most important ports in Europe and the Mediterranean – through projects aimed at the development of Rijeka's port capacities with the new waterfront, projects that aim to develop the transport infrastructure, tourism and housing construction, as well as other projects that have the ability to transform Rijeka into a distinctive Mediterranean city.

The history of the Primorje-Gorski Kotar County and the City of Rijeka is rooted in a centuries-long tradition in industrial manufacturing, ship construction, the production of petroleum products and petrochemical, pharmaceutical and other products, wood processing industry, tourism and the service sector, as well as the application of new technologies in cooperation with the academic community.

The Catalogue, which we attempted to fashion in a visually appealing and interesting way, contains basic information on each of the projects and provides the option of directly contacting the project proposers.

We hope that this Catalogue will help you make your business aspirations concerning the region of the Primorje-Gorski Kotar a reality.

We look forward to your arrival and your interest in investments and we firmly believe that, by working together, we can make your wishes, interests and project ideas come true, therefore justifying our **Croatian Investor Friendly Region certificate**.



Vojko Obersnel, M. Sc.
City of Rijeka Mayor

A handwritten signature in blue ink, appearing to be 'V. Obersnel'.



Zlatko Komadina, mechanical engineer
County President

A handwritten signature in blue ink, appearing to be 'Z. Komadina'.

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Primorje-Gorski Kotar County Investments Catalogue is intended for all potential investors who wish to invest in the Primorje-Gorski Kotar County, providing an overview of projects and basic information such as location, value, ownership structure and brief project description according to individual investment areas. The catalogue highlights the following investment areas:

- Transport infrastructure
- Tourism infrastructure
- Sport and recreation
- Winter sports
- Marinas and ports
- Health tourism
- Business infrastructure
- Power engineering
- Public infrastructure

The Republic of Croatia and, therefore, also the Primorje-Gorski Kotar County have attractive tax incentives, double tax avoidance agreements concluded with numerous countries and are also a part of the European Union Customs Union. Incentive measures pertaining to investment projects within the framework of which subsidies for development investment projects are realised are prescribed at the national level (www.aik-invest.hr).

Incentives for investment projects at a regional and local level are regulated by the decisions of the local self-administration units and are oriented towards reducing the cost of municipal fee and municipal contributions, land price etc.

Why invest in the Primorje-Gorski Kotar County?

Location

Due to its advantageous geostrategic location, the Primorje-Gorski Kotar County represents a crossroad of routes connecting Central and Southeast Europe and parts of West European countries with the Mediterranean Sea. It is one of seven Adriatic counties in the Republic of Croatia. From the north it is bounded by the Republic of Slovenia, from the West by the Istria County, from the east by the Karlovac County, and from the southeast by the Lika-Senj and Zadar Counties. The County also has a part of littoral sea with a state border, which is 22 mm to southwest of the island of Susak.

Its excellent geostrategic location is highlighted as an especially significant point between the Far East and Europe due to fact that it is connected by shortest sea route which, compared to north European ports, makes travel up to 7 days shorter, depending on the port of origin. The Port of Rijeka is the largest and most significant Croatian sea port and it represents a gateway to Europe and to the Far East.

Its exceptionally advantageous geostrategic position and its natural diversity through the interconnection of islands, littoral area and mountains makes the County special and unique i.e. a "Blue and Green County".

The land area of the County is 3,587 km², which corresponds to 6.3% of the total area of the Republic of Croatia, and the sea area is 4,344 km². Unlike neighbouring counties it also comprises a large number of permanently settled islands: Krk, Cres, Rab and Lošinj and the Lošinj archipelago islands: Unije, Ilovik, Susak and Srakane.

The County is marked by an exceptionally well-indented coast line, special climate advantages and its geographical proximity to Central Europe. The total length of the coast line amounts to 1,065 km, of which 133 km is the mainland coastline and 932 km is the islands coastline. There are 55 islands in total.

Administratively, the County has 36 local self-administration units, 14 towns and 22 municipalities.

Infrastructure

Maritime transport

- Port of Rijeka – a port which holds special economic interest to the Republic of Croatia, sea depth 18m. It encompasses the Rijeka, Sušak, Bakar, Omišalj i Raša basins.
- 104 ports open to public traffic (Port of Rijeka, 27 ports open to public traffic at the county level and 76 local ports)
- 4 ferry lines as the continuation of state roads

Railway infrastructure

- 160.33 km of railway in the County
- Section of the international traffic railway Zagreb – Karlovac – Rijeka – Šapjane – Ilirska Bistrica (Republic of Slovenia)

Road infrastructure

- Rijeka – Zagreb – Eastern/Central Europe
- Rijeka – Trieste – Western/North Europe
- Rijeka – Ljubljana – North Europe
- Distance by road from European centres is about 500 km

Air Traffic

- Rijeka Airport – most significant international airport in the County
- Airports: Mali Lošinj, Unije, Grobnik and Rab
- Vicinity of European international airports at 1 hour by air

Demographics

According to the 2011 census, 296,195 people permanently reside in the County, out of 52% of the population are women and 48% men, which corresponds to 6.9% of the total population in the Republic of Croatia. The median population density of the County is 83 people/km², which is more than the average population density of the Republic of Croatia, which amounts to 76 people/km². The City of Rijeka, with the population of 128,624, represents the business, administrative, economic and cultural centre of the County.

Economy

The gross domestic product of the Primorje-Gorski Kotar County in 2013 was 3,810 million EUR, which places it among the most developed counties in the Republic of Croatia. The principal

export activity of the County is the processing industry (shipbuilding, wood processing and manufacturing from wood and cork) and the manufacture of pharmaceutical products. The most important economic activities of the County are:

- Wholesale and retail
- Processing industry
- Civil engineering
- Professional, scientific and technical activities
- Transport and storage
- Accommodation services, preparing and serving food

The good geographical transport position has influenced the economy of the County, so a significant proportion of the population is employed in the economic activities related to transport and the sea. In consequence to the above, centres with developed harbour, maritime transport, shipbuilding and tourist activity developed in the County, which are significant for the entire Republic of Croatia.

Business areas

Production and business activities are the most important part of the County economy. With the objective of their development, many economic zones are active in the County area. Most are small business zones, while the biggest is the Business and Production Zone Kukuljanovo (Bakar and Čavle), with the area of around 500 ha, which is also the biggest zone in the Republic of Croatia.

Education

59 primary and 34 secondary schools operate in the area of the Primorje-Gorski Kotar County.

The University of Rijeka comprises 10 faculties, one academy and four university departments which are attended by over 16,600 students. The County is also home to the Polytechnic of Rijeka which, as an institution of higher education, organises and realises undergraduate and professional degree courses and specialist graduate degree courses which are attended by over 3,000 students.

The Business School PAR also operates in Rijeka. This is the first and only private institution of higher education in the Primorje-Gorski Kotar County, and offers students a three-year undergraduate degree course in Financial Management according to the German model which stipulates the same amount of theory and practice during the entire duration of the degree course.

Due to its natural diversity, historical heritage, quick access to Central and Eastern Europe and other EU countries, well-developed infrastructure, trained work force and centuries of rich tradition in tourism, the Primorje-Gorski Kotar County provides a rich and desirable area and environment for life and work, both in urban and in rural environments.

TRANSPORT INFRASTRUCTURE

The Primorje-Gorski Kotar County is where roads which connect Central and Southeast Europe and some countries in West Europe to the Mediterranean Sea intersect. At a national and international level, the Primorje-Gorski Kotar County has an extremely important role in integrating wide areas of Danube basin with the Adriatic and the central European (Alpine) region with Southeast Europe. There are two primary transport routes in the Primorje-Gorski Kotar County which integrate Croatian lands with the European economic and transport system. These are the Danube Basin – Adriatic – Mediterranean route, which connects central European Alpine and Danube basin area to the ports in the Adriatic and therefore to the Mediterranean, going from Budapest through Zagreb and Adriatic coastal route which connects the Alpine region to the Adriatic and the Middle East.

Such a favourable geographical transport position enables the County to achieve significant economic flows of goods and passengers and offers the possibility for economic progress, but it is yet to be exploited in a more significant measure. In addition to this, its geostrategic position gives the County an opportunity to position itself as an energy and transport hub, but also as an accessible tourist destination. In order to fully exploit its physical and geographical position, the Primorje-Gorski Kotar County must develop transport networks and other infrastructure systems in order to develop the fundamental port-transport function as well as possible. Therefore, new investments are planned, which shall, when realised, bring additional value to the geostrategic position of Croatia and this County.

Projects presented in the Catalogue are part of the strategic investment plans of the Republic of Croatia and Primorje-Gorski Kotar County, whether they are investment in new port capacities and infrastructure, new railroads and highways or in expansion of existing ports and airports.





New Terminals of the Port of Rijeka

Estimated value of the project: EUR 865,000,000

Location: Omišalj – island of Krk, Bakar port basin, Rijeka port basin – Zagreb Pier

Ownership: maritime good

Significance of the project

The objective of the construction of new terminals for general and container transport in the area of the Port of Rijeka is to increase the capacities and enable acceptance of the biggest ships.

Realization model

- Concession,
- financing with the funds from World Bank's loan,
- financing with concessionaire's own investments and EU funds,
- open negotiation possibilities within legal regulations.

Developed documents

Studies:

- Physical and transport – integral study of the Primorje-Gorski Kotar County and the City of Rijeka from 2011.

Project documentation:

- Zagreb Pier: building permits – phase 1 and phase 2.

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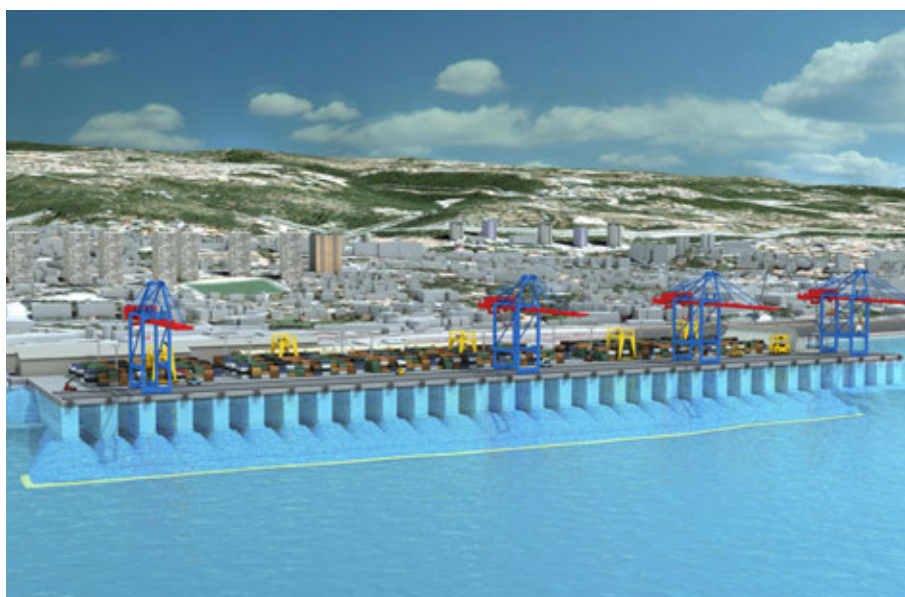
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The project involves the following construction activities

No	Description	Area (ha)	Mil. EUR
1	Rijeka port basin	20	300
	Container terminal – Zagreb Pier		
	Zagreb Pier phase 1	4,7	88
	Zagreb Pier phase 1a	9,1	80
	Zagreb Pier phase 2	3,7	100
	Construction of a railway station for the needs of the Zagreb Pier	2,5	32
2	Bakar port basin	15	65
	Terminal za generalni teret	15	65
3	Port of Omišalj – island of Krk	200	500
	Container terminal	100	340
	Economic zone	62	95
	Logistic zone 1	38	65



High-Efficiency Railway Line Botovo Rijeka

Estimated value of the project: EUR 4,732,000,000

Location: the railway on the Primorje-Gorski Kotar County territory that passes across the territory of several local self-government units – **Ownership:** state and private

Significance of the project

The Botovo – Zagreb – Rijeka High-Speed Rail and its connection to the European railways network has the purpose of ensuring competitive freight shipping services of appropriate quality from the Port of Rijeka. The connection with the EU high-speed railway network will also create enormous opportunities for passenger transport.

The project involves the following construction activities

Construction of the railway in four stages:

- I. Botovo – Zagreb 90 km of the second gauge,
- II. Zagreb Interchange 65 km of new bypass railway,
- III. Zagreb – Rijeka 177.5 km of new railway,
- IV. Rijeka Interchange 50 km of the gauge.



Realization model

Open negotiating options.

Developed documents

Physical planning documents:

- Croatian Physical Planning Strategy and Program.

Studies:

- Traffic Development Strategy of the Republic of Croatia, 1999,
- Investment Project Preliminary Feasibility Study,
- Environmental Study of section Zagreb – Drežnica,
- Tunnel Aerodynamics Study,
- The 2011 Integrated Physical and Traffic Study of the Primorje-Gorski Kotar County and the City of Rijeka.

Project documentation:

- preliminary Construction Designs.

Contact

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Project leader: Hrvatske autoceste Ltd.

Motorway A7

Križišće – Žuta Lokva

Estimated value of the project: EUR 660,000,000

Location: Križišće – Žuta Lokva

Significance of the project

The construction of the section of this motorway section will enable the development of tourism in Crikvenica – Vinodol area as well as quality and better transport links with Senj, Rab and Dalmatia.

Realization model

Concession.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Studies:

- Integrated Physical and Traffic Study of the Primorje-Gorski Kotar County and the City of Rijeka, 2011.

Construction permits:

- location permits for the Križišće – Novi Vinodolski Section,
- section, the Senj – Žuta Lokva Section – Construction Permit for the Vratnik Tunnel.

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The project involves the following construction activities

Section	Length	Mio. EUR
Križišće – Novi Vinodolski	25.2 km	266
Novi Vinodolski – Senj	15.29 km	188
Senj – Žuta Lokva	15.03 km	206

The motorway technical elements have been planned for the speed of $v_p = 120$ km/h. A four-lane traffic profile has been planned: two lanes in each direction separated by the median strip.



Western Žabica Complex

Estimated value of the project: EUR 52,000,000

Location: City of Rijeka – **Ownership:** City of Rijeka and Rijeka plus Ltd.

Significance of the project

Construction of the Western Žabica Complex enables operative activity of the bus station with the accompanying contents, such as parking and commercial contents, and the new traffic regulation and expansion of the pedestrian zone in the city centre. This Complex is near the train station and the Rikard Benčić zone, intended for the expansion of the narrow city centre zone.

The project involves the following construction activities

A) Construction of the following facilities:

- Bus terminal – 8,000 m²,
- Public car parks over 4 levels with 940 parking spaces – 29,800 m²,
- Shopping mall – 6,600 m²,
- Service facilities – 4,800 m²,
- Multi-purpose arena seating 300 – 2,500 m² approximate surface area.

B) New access from the road along the ground-floor section of the complex with an extension to the Riva Street,

C) Reconstruction and new design of the Žabica Square,

D) Reconstruction of the entrance to the Port of Rijeka area.

Realization model

The owners offer realisation according to the model of land sale and sale of the right to build, as well as the possibility of realisation through EU funds.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Project documentation:

- preliminary, basic and final designs for the construction of the complex and reconstruction of the Žabica square and construction of the extension of the Riva Street.



Construction permits:

- confirmation of the project.
- confirmation of the project for reconstruction of the Žabica square and construction of the extension of the Riva Street

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Brajda Public Garage

Estimated value of the project: EUR 2,700,000

Location: City of Rijeka – Ownership: City of Rijeka

Significance of the project

The lack of parking spaces within the city centre and the intention to revitalise the city centre resulted in the planning of the construction of an underground garage with additional contents, especially commercial contents intended for the peripheral residential area, as well as the design of public surfaces intended for the needs of citizens and nearby educational institutions.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

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The project involves the following construction activities

- Public garages with 720 spaces on 4 levels, provided that the first level is intended for commercial facilities and services,
- development of the public urban area above the garage and reconstruction of a part of the Ivana Filipovića Street (pedestrian zone, protected green areas, public green areas and a playground, partial reconstruction of the Ivana Filipovića Street).

Realization model

A Preliminary Contract has been offered for the sale of the land and construction of the underground garage. The Investor has undertaken the works of partial reconstruction of the Ivana Filipovića Street, with respect to the parking lot building access. The City of Rijeka has undertaken to prepare documents relating to ownership and legislative provisions and the construction of the Ivana Filipovića Street and the Senjskih Uskoka Street.



Rijeka Airport

Estimated value of the project: EUR 20,000,000

Location: Municipality of Omišalj, Island of Krk – **Ownership:** Rijeka Aiport Ltd. owned by: the Republic of Croatia (55%), Primorje-Gorski Kotar County (20%), City of Rijeka (10%), City of Krk (4%), City of Crikvenica (4%), City of Opatija (4%) and the Municipality of Omišalj (3%)

Significance of the project

Stronger intergration into the overall transport network. By further developing the airport, its capacity to implement new safety and air traffic regulations will be expanded, assuring its year-round utilization with increased passenger and cargo throughput.

The project involves the following construction activities

- Reconstruction and extension of the passenger terminal,
- reconstruction and extension of the aircraft parking platform (apron) and reconstruction of the runway,
- construction of storage and handling facilities for goods transported by air,
- reconstruction of existing taxi ways and construction of additional taxi ways.

Realization model

EU funding will be available for the Rijeka Airport project public-private partnership model concessions, concessions on service with the characteristics of public-private partnership.

The preliminary works in terms of legal and technical aspects of work for the comprehensive implementation of the Rijeka Airport Reconstruction, Modernization and Development Project (based on the development of preliminary designs) which are found necessary must be conducted to comply with current Croatian regulations relating to construction, environment protection, ownership and the specific regulations relating to airports and air traffic.



Developed documents

Physical planning documents:

- the project complies with the physical planning documents.

Project documentation:

- preliminary study for the construction of passenger terminal annexes.

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Mali Lošinj Airport

Estimated value of the project: EUR 29,200,000

Location: Island of Lošinj – area of Čunski, at the distance of 5.9 km from the City of Mali Lošinj – **Ownership:** state and private ownership

Significance of the project

The project aims to increase passenger numbers and other capacities at Mali Lošinj Airport.

The project involves the following construction activities

- Extension of the runway,
- extension of the apron,
- construction of the terminal,
- construction of access roads.

Realization model

EU funding will be available for the Mali Lošinj Airport project with models defined in the Airports Act (official gazette of the Republic of Croatia Narodne novine 19/98, 14/11, 78/15), the Public-Private Partnership Act (official gazette of the Republic of Croatia Narodne novine 129/08, 55/11, 78/12, 152/14) and the Concessions Act (official gazette of the Republic of Croatia Narodne novine 18/90, 61/91, 89/92, 125/08, 143/12): concessions, concessions with public-private partnership characteristics, other public-private partnership models.

Developed documents

Physical planning documents:

- the project complies with the physical planning documents.

Studies:

- environmental study.



Grobnik Airport

Estimated value of the project: EUR 14,800,000

Location: Municipality of Čavle – **Ownership:** Republic of Croatia

Significance of the project

Vibrant tourist destinations are found across the entire county. Therefore, the reconstruction, extension of the runway and construction of the administrative building will allow the use of the airport both for business purposes and for tourism.

Grobnik Airport is situated in the immediate proximity of the Grobnik Automotodrom, the Platak Regional Recreational Sports and Tourist Centre, Golf Course Dubina and Kovačine Shooting Centre.

The project involves the following construction activities

- Reconstruction to achieve a serviceable runway for charter flights for 30 to 50 passengers,
- construction of the terminal (administrative building) with accompanying facilities and necessary services to ensure safe conditions for charter flights,
- runway with light signals and landing equipment, as well as taxiways,
- development of a car park with approximately 500 parking spaces for the airport administrative building.

Realization model

Open negotiating options.

Developed documents

Physical planning documents:

- the project complies with the physical planning documents.

Project documentation:

- the preliminary design.



Contact

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Rab Airport

Estimated value of the project: EUR 14,000,000

Location: Island of Rab – area of Mišnjak – **Ownership:** City of Rab, Republic of Croatia and private

Significance of the project

The project will connect the island of Rab, an important tourist destination, further develop the tourism industry on the island and in the wider region. The Rab Airport project is based on the Air Traffic Development Strategy of the Ministry of Maritime Affairs, Transport and Infrastructure and it has been approved by the Government of the Republic of Croatia.

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The project involves the following construction activities

Based on the micro-site conditions and topographic characteristics, the runway has been designed at a length of 1,700 m, 45.0 m wide, with 7.0 m shoulder width. According to the preliminary design, in addition to the terminal building, which would meet all international flight requirements in compliance with ICAO and IATA standards, a bus station would also be developed, with a car park with the capacity of 500 vehicles, in addition to the apron and hangars.

Realization model

Open negotiating options.

Developed documents

Physical planning documents:

- the project complies with the physical planning documents.

Project documentation:

- preliminary design.



TOURISM INFRASTRUCTURE

The Primorje-Gorski Kotar County is one of the most developed tourist regions in Croatia, known as Kvarner. The first hotel was built in Opatija more than 165 years ago, marking the starting point of tourism development. According to the tourism turnover figures (arrivals and overnight stays), the Primorje-Gorski Kotar County holds the second place in Croatia. Kvarner is an environmentally clean area, abounding in cultural and historic assets, with marvellous tourist programmes and options for an active vacation.

Kvarner offers accommodation in top-of-the-range hotels, apartment resorts, nautical centres, camps and in private accommodation; it also offers slow-food restaurants, wine cellars and cafés.

In the structure of accommodation capacities, the most represented is private accommodation, with a share of 47% of overall capacities. It is followed by campsites with a share of 26%, and hotels with a share of 12%. Other types of accommodation capacities (tourist resorts, boarding houses, inns, hostels, treatment resorts, etc.) account for 15% of overall capacities.

The Primorje-Gorski Kotar County has a total of 113 hotels, of which 43 are categorised with four stars, while 10 are categorised with five stars, which places the County at the very top of high quality offer of hotel services compared to other counties in the Republic of Croatia.

Kvarner is in the immediate proximity of Slovenia, Italy, Austria, Germany, Hungary etc. and within easy reach by car, by air, by sea and by the train.

On the territory of the Primorje-Gorski Kotar County there are planned 160 tourist zones, with accommodation capacities consisting of 157,250 beds on the total surface area of 1,466 ha.





Project leader: Port of Rijeka Authority, City of Rijeka

Delta and Porto Baroš – Rijeka Waterfront

Estimated value of the project: EUR 500,000,000

Location: Delta and Porto Baroš – **Ownership:** port area – maritime domain

Significance of the project

Repurposing the port capacities into municipal capacities is based on the long-time public and professional need of integrating urban, residential and commercial capacities in this area i.e. on the need for the port to actively coexist with the city.

With the relocation of activities from Delta and Porto Baroš to other locations, the spatial and location potential of this area is channelled toward the creation of a new and recognisable part of the city centre which will, with its facilities, appearance and quality become a public place and bearer of the new identity of the city – one that actively coexists with the city, its citizens with the sea, while also exceeding local limits and positioning Rijeka as an example of the successful transformation of Mediterranean port cities.

To achieve the aforementioned goals, the possibility for the construction of around 200.000 m² gross developed area of new buildings was opened in the South Delta alone, with additional 50.000 m² within the Baroš Marina.

The project involves the following construction activities

- A central city park with an area of 4 ha in the area of the North Delta,
- various municipal facilities (residential, business, trade, hospitality, entertainment, city multipurpose hall, aquarium) in the South Delta, on an area of 10 ha,
- the Baroš Marina, area of around 10 ha.

Realization model

According to the current status of the area (maritime domain) and the existing legal framework, it is possible to issue an international public tender for granting a concession.

Developed documents

Physical planning documents:

- an International Public Bid was called for urban-architectural solution for the Delta and Porto Baroš area. Three equal-value works were selected, which represent the stipulated framework and the necessary basis for elaboration of space planning documents were selected for the investors which will submit bids for concession in the Delta and Porto Baroš area.

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Vrata Jadrana Shopping Centre

Estimated value of the project: EUR 200,000,000

Location: City of Kastav – **Ownership:** Tre-Invest Ltd. Kastav

Significance of the project

Development of a centre with public, cultural, entertainment, hotel, and residential facilities which would contribute to the development of Kvarner as a tourist destination.

The project involves the following construction activities

The project involves the following construction activities: shopping centre including commercial premises, bars and restaurants, parking lot, hotel with a wellness centre, multiplex movie theatre with a congress centre, leisure activities, and many other amenities. The project includes the construction of a section of a road, as well as the construction of a supermarket and two car dealerships in a later phase. The total surface of the plot for newly constructed shopping mall is 108,300 m².

Realization model

Open negotiation options.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Project documentation:

- design project.



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Preluk Tourist Complex

Estimated value of the project: EUR 120,000,000

Location: City of Rijeka – area of Preluk Bay – **Ownership:** City of Rijeka and private

Significance of the project

In order to develop year-round tourism industry in the area known as the point of deepest penetration of the Adriatic Sea in the European mainland and the popular wind surfing point in the Preluka Bay, a hotel resort will be built on the surface area of 65,500 m² with attractive facilities for conferences, various events, concerts, etc., as well as a marina for sports and leisure on the surface area of 24,500 m². Beaches cover the surface area of 15,000 m².

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The project involves the following construction activities

Construction of a 400-bed hotel, a 2,000-seat conference hall, a multi-purpose arena for sports, concerts, fairs and similar events with 4,000 – 5,000 seats, a wellness and beauty centre, 25-meter pool, a parking lot with 1,000 – 2,000 spaces, an outdoor theatre with 1,000 seats, 8 – 12 tennis courts, basketball, volleyball playgrounds and an outdoor pool, a marina with 80 – 120 berths.

Realization model

Sale of the land, construction rights or other models.

The City of Rijeka is willing to sell its share in the land ownership and help as intermediary in the sale of the remaining land. A concession needs to be obtained for use of the beach.

Developed documents

Physical planning documents:

- drafting of an urban development plan is necessary.



Torkul Tourist Zone

Estimated value of the project: EUR 55,000,000

Location: City of Krk – Ownership: private

Significance of the project

The zone is located at the south-west coast of the island of Krk (Šotovento), approximately 1 kilometre from the settlement of Pinezići, across the canal from the island of Cres. The average distance between the zone and the coast is approximately 150 m, and the southernmost part is some 80 meters from the sea. Total surface area is 14.95 ha. The shape of the zone is irregular, approximately 300 m wide, and 500 m long. The area included in the Plan is currently not developed, covered in thick and tall wild vegetation. The area is surrounded by natural landscape (pine forest), and the area to the south-west is categorised as a special forest reserve in the town planning scheme of the City of Krk. To the south east from the zone is the Torkul Cove with mooring and a beach.

The zone has relatively good connections with other parts of the island of Krk and the wider area through the near-by ferry port Valbiska and with highway no. D 104 passing 1.5 km to the west of the zone.

The project involves the following construction activities

The zone comprises entrepreneurial areas, areas for hospitality and tourism, and areas where the construction of hotels, villas, amenities, recycling yard, facilities for sports and recreation, infrastructure system surfaces, roads and a parking lot is planned.

Realization model

Open negotiation options.



Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

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Kantrida Multipurpose Sports, Hotel and Marina Facility

Estimated value of the project: EUR 50,000,000

Location: City of Rijeka – **Ownership:** Tekol-Teri Ltd. and City of Rijeka

Significance of the project

In order to raise the quality of accommodation capacities and develop nautical tourism, a hotel will be built and new berths added in a specialized marina. The site is near the Swimming Pools Kantrida complex, the football stadium Kantrida and the athletics sports hall Kantrida.

The project involves the following construction activities

- Construction of a multipurpose facility with a 4-star hotel with 93 rooms, a garage, and sports, nautical, catering and commercial facilities on a gross surface area of 11,584 m²,
- parking lot with 112 spaces (96 inside the garage and 6 in front of the garage), plus 43 spaces on the outdoor parking lot and 3 spaces on the garage roof,
- 60 berths for boats of various sizes,
- breakwater with hospitality industry facilities, partly underwater.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Project documentation:

- the preliminary design for construction of the hotel.

Construction permits:

- location permit for the construction of the hotel.

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Realization model

It is necessary to obtain a 20-year concession from the Primorje-Gorski Kotar County or a concession from the Government of the Republic of Croatia for a period longer than 50 years.



Kanajt Hospitality and Tourist Zone

Estimated value of the project: EUR 50,000,000

Location: Municipality of Punat, settlement Punat – **Ownership:** mostly private and Republic of Croatia

Significance of the project

The Kanajt Hospitality and Tourist Zone will be built to increase accommodation capacities and tourist offer in the Punat Municipality. The plan is to increase the capacities by 650 beds (the existing capacity is 50 beds). The Kanajt Hospitality and Tourist Zone will be spread over a total of 18 hectares.

The project involves the following construction activities

The plan is to construct new buildings – hotels, hotel annexes, supporting buildings and facilities (shopping, service, hospitality, sports, entertainment, etc.) – as well as to reconstruct the existing building of the Kanajt hotel. The construction, reconstruction, and interior setup of the hospitality facilities will commence on plots which may be construction plots. A total of 14 plots have been scheduled for this, all with similar construction conditions. Several plots may make up one construction unit, or there may be more than one construction unit on one plot, as is determined in the preliminary design developed for the construction of the buildings in accordance with the above.

Realization model

Open negotiation possibilities with a potential investor.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.



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Mala Krasa – Konobe Hospitality and Tourist Zone

Estimated value of the project: EUR 50,000,000

Location: Municipality of Punat, 5 km from the Punat town in the direction of Stara Baška – **Ownership:** mostly owned by the Republic of Croatia and private

Significance of the project

The intention of the Mala Krasa – Konobe Tourist Zone has been determined with the goal of developing the space as a tourist town, with designation T2a, and a car camp with designation T3a. The existing capacities of the car camp can accommodate a total of 1,200 campers. The goal is to expand the construction area intended for tourist purposes and ensure an additional total capacity of 1,500 beds. The plan includes a sports and recreation zone.

The project involves the following construction activities

Town planning scheme involves the development of the construction area for hospitality and tourism purposes T2a/T3a with the pertaining construction area for sports and recreation R6b. Apart from the development of the existing camp site, the plan includes the development of new accommodation units in the tourist resorts (capacity: 1,500 beds), roads, infrastructure network, green surfaces, the coastal belt, and sports and recreational facilities.

Realization model

Open negotiation possibilities with a potential investor.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

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Škrila Hospitality and Tourist Zone

Estimated value of the project: EUR 30,000,000

Location: Municipality of Punat, settlement of Stara Baška – **Ownership:** mostly owned by private persons

Significance of the project

The plan is for the Zone to accommodate a hospitality and tourist camp (T3), 3.79 ha in total surface, and a 2.29 ha tourist resort for hospitality and tourism purposes (T2), as well as a sports and recreation zone on land, 3.25 ha in surface, and a sports and recreation zone in the sea 20.09 ha in surface. The capacity of the existing camp is 750 beds; after the expansion, the camp would have 920 beds. The tourist town is completely undeveloped. Accommodation capacity of 280 beds is planned.

The project involves the following construction activities

Preparation for the accommodation of various mobile equipment intended for guests (tents, mobile homes), construction of camp buildings to cater for other guest needs (restaurant, café, store, sanitary facilities, washing and ironing space, power substation, etc.) and temporary buildings (sanitary facility-kiosk, store-kiosk and mobile sanitary facility). The construction of a hotel and tourist villas is also planned in the tourist resort.

Realization model

Open negotiation possibilities with a potential investor.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.



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Project leader: Mediteraneo Porto Re Ltd. Rijeka

Porto Re Complex Kraljevica

Estimated value of the project: EUR 25,000,000

Location: City of Kraljevica – **Ownership:** City of Kraljevica, Republic of Croatia, Primorje-Gorski Kotar County, County Port Authority of Bakar – Kraljevica – Kostrena and private

Significance of the project

The construction of the complex would enable the employment of the local population and revitalisation of the tourist contents.

The complex would provide the possibility of holding football and other sports tournaments, primarily for the younger categories, holding of nautical regattas and fairs, as well as the preparations of professional sports clubs.

Realization model

Open negotiating possibilities.

Developed documents

Physical planning documents:

- the project is aligned with the physical planning documentation.

Project documentation:

- preliminary design

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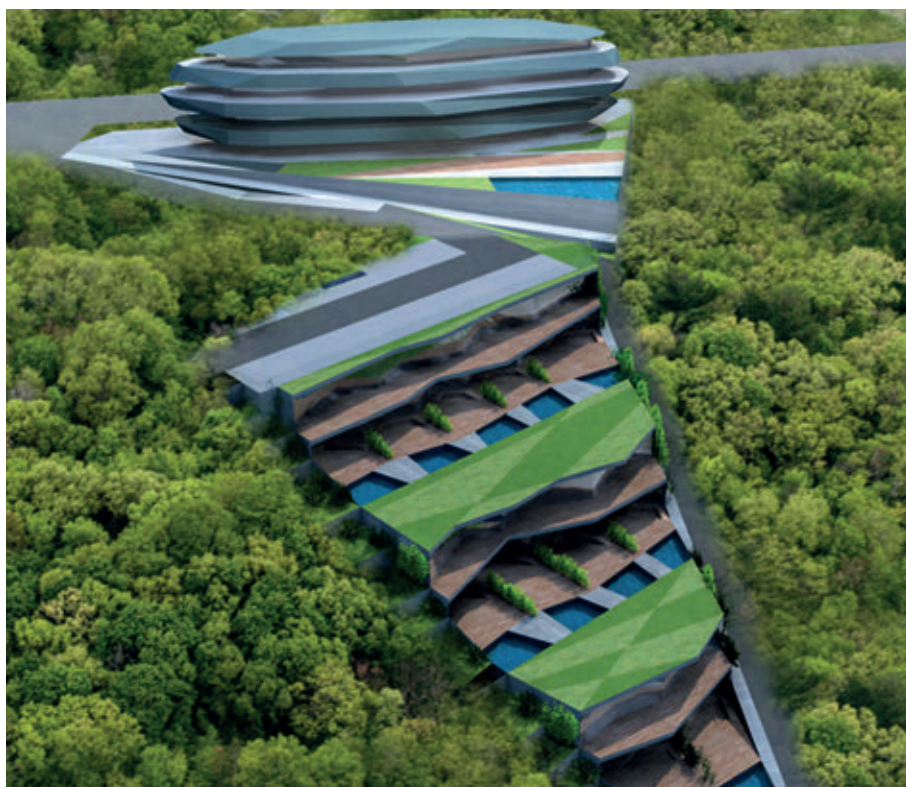
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The project involves the following construction activities

The construction of the following facilities is planned:

- a four-storey hotel with a gross area of 1,540 m²,
- thirty three villas with pools covering a gross area of 4,330 m²,
- beach facility with a gross area of 200 m² intended for hospitality and as a management building of the two moorings,
- pontoon bathing area of 360 m²,
- pool complex with two pools with gross developed area of 300 m² and an accompanying facility of 144 m²,
- polyvalent hall with gross area of 3,204 m²,
- football camp with three big and six small football courts and accompanying contents,
- two moorings with a total of 130 berths.



Croatian Wine House in the Nova Kraljevica – Frankopan Castle

Estimated value of the project: EUR 1,430,000

Location: City of Kraljevica, Nova Kraljevica – Frankopan Castle

Ownership: City of Kraljevica



Significance of the project

Project objectives are to give scientific, tourist and commercial value to the diversity of the Croatian wine growing areas, the history and the current wine production organizing wine tasting and wine culture courses for wine lovers, showing the charming ambiance of the castle, raising the quality of the tourist destination.

The project involves the following construction activities

Refurbishing the castle premises to be used for museum expositions/exhibitions, educational and hospitality industry purposes. The area for exhibitions would be placed on the second floor of the castle with tasting premises and a gift shop with rooms for lectures and presentations on the total surface area of 1,080 m². The ground floor would accommodate the information and educational centre on the surface area of 107 m², with a 312 m² restaurant in the basement and a large terrace.

Based on the Investor's interest, negotiations would be initiated regarding lease conditions and details and the establishment and operation of the Croatian Wine Boutique.

Realization model

A long-standing lease or concession are proposed.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Project documentation:

- master project.

Construction permits:

- main design verification.

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Development of the Dražica Cove

Estimated value of the project: EUR 700,000

Location: City of Krk – Ownership: City of Krk

Significance of the project

The bathing area Dražica is one of the oldest developed areas at the beach, dating from the beginnings of the tourist era at the City of Krk. Improvements to the ambience and recreation standards of the coastal area at the Dražica cove by means of extending high-quality beach area enables the amplification of tourist offer for visitors, which will have an indirect impact on increased profits for local shareholders.

Developed documents

Physical planning documents:

- the project is in accordance with the physical planning documentation.

Project documentation:

- design project.

The project involves the following construction activities

Floor surface reconstruction at the plateaus – terraces by adding new concrete layers and articulating the pedestrian path next to the pebble beach, as well as the reconstruction of the pedestrian path to be connected with the main promenade.

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Realization model

Open negotiation options.



Opatija Summer Theatre

Estimated value of the project: the investment will be assessed after the development of design documents

Location: City of Opatija – **Ownership:** City of Opatija

Significance of the project

Raising the quality of the Summer Theatre physical capacities, allowing a larger number of visitors and a more representative auditorium, thereby improving Opatija's competitive advantages with the effect on further development of Kvarner and wider area destinations.

The project involves the following construction activities

The Summer Theatre roofing will have a significant effect on its functionality and usability. The roofing will include the placement of a movable roof structure on the surface area of 3,300 m² out of the total area of 7,200 m², all as recommended by and subject to the consent of the competent Cultural Heritage Conservation Authority in Rijeka. The roofing of the Opatija Summer Stage will allow stage, music and entertainment performances of national and international character for a large audience – regardless of weather conditions. The large theatre roofed under this project has an auditorium of 2,500 seats.



Realization model

Open negotiating options.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Project documentation:

- master project.

Construction permits:

- building permit.

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Slatina Bathing Area

Estimated value of the project: the investment will be assessed after the development of design documents

Location: City of Opatija – **Ownership:** state property, maritime domain

Significance of the project

Slatina, a historical bathing establishment is an entity in the heart of the City of Opatija that has not been consolidated in terms of physical properties and intended use and it requires a new design to become a new Opatija Waterfront – a new place of encounter and a new centre of Opatija; it will also influence the further development of Opatija's tourism, Kvarner and wider area destinations.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Project documentation:

- urban and architectural design concept.

Studies:

- program-spatial study.

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The project involves the following construction activities

New facilities will complement, improve and highlight Slatina's natural physical features and new construction work will be done in stages beside the existing bathing establishment. The planned extension with physical features and facilities added to the existing bathing site will be flagged with a combination of stone, wood, natural materials and natural organic forms. The space will be of a polyvalent character for all days and seasons: with new lines of trees, parallel promenades, groups of shrubs and trees, focal points for public events, squares, micro and macro zones of the bathing place, for events and encounters. The final zone on one side of the bathing place, the so-called "Pančera", will be additionally highlighted at its unique natural position and its facilities will be adapted.

Realization model

Concession awarded by the Primorje-Gorski Kotar County.



Malik's Fairytale Park – Interpretation and Visitor Centre

Estimated value of the project: EUR 500,000

Location: City of Crikvenica – **Ownership:** City of Crikvenica

Significance of the project

With this project, the Crikvenica Riviera will receive new entertaining tourist contents in the capacity of the interpretation and visitor centre, which brings a series of innovative interactive and multimedia contents, unique in Croatia, through which visitors will experience the interpretation of the Croatian legend about Malik. The significance of the project is reflected in the expansion and raising the quality of the tourist offer, primarily directed to families with children, to which the interpretation centre will be the main or strong motive to come to the Crikvenica Riviera.

The estimated number of visitors on the annual level is up to 36,000 children and youth, and 35,000 adults, which would mean an income from tickets and contents which the project offers in the amount of around HRK 2,100,000, which would ensure the coverage of costs and sustainability of the project.

If the project is realised with the participation of a private investor, the return on the investment is ensured, and the interest of the City of Crikvenica would be realised with an increase in the competitiveness of the destination, increase in income and preservation of the tradition, which would be regulated by a mutual agreement on project financing and project management.

The project involves the following construction activities

- Park infrastructure (municipal infrastructure, info-point, paths, bridges, fences...),
- park furnishing (stage, sculptures, seats, lamps, swings...).

Realization model

Open negotiation possibilities.



Developed documents

Physical planning documents:

- the project is in compliance with the physical development documents of the City of Crikvenica.

Project documentation:

- concept design.

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Ronjgi Tourist and Hospitality Zone

Estimated value of the project: a potential investor will finance the drafting of an Urban Development Plan and define their needs, on which the overall value of the project and dynamics of realisation depend

Location: Municipality of Viškovo – Ronjgi Tourist and Hospitality Zone

Ownership: Municipality of Viškovo

Significance of the project

The objective is to arrange the existing tourist and hospitality zone in Ronjgi in the municipality of Viškovo and attract additional visitors to the municipality, increase the number of overnight stays and visits. The birth house of Ivan Matetic Ronjgov is located in the direct proximity of the zone, and the plan is to arrange the Ronjgi interpretation centre, for which a building permit has been obtained. The objective is to connect the said contents and place Ronjgi as a cultural and tourist centre of the Municipality of Viškovo.

The project involves the following construction activities

Depending on the investor's needs.

Realization model

Open negotiation possibilities.

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International Shooting Centre Grobnik

Estimated value of the project: EUR 24,000,000

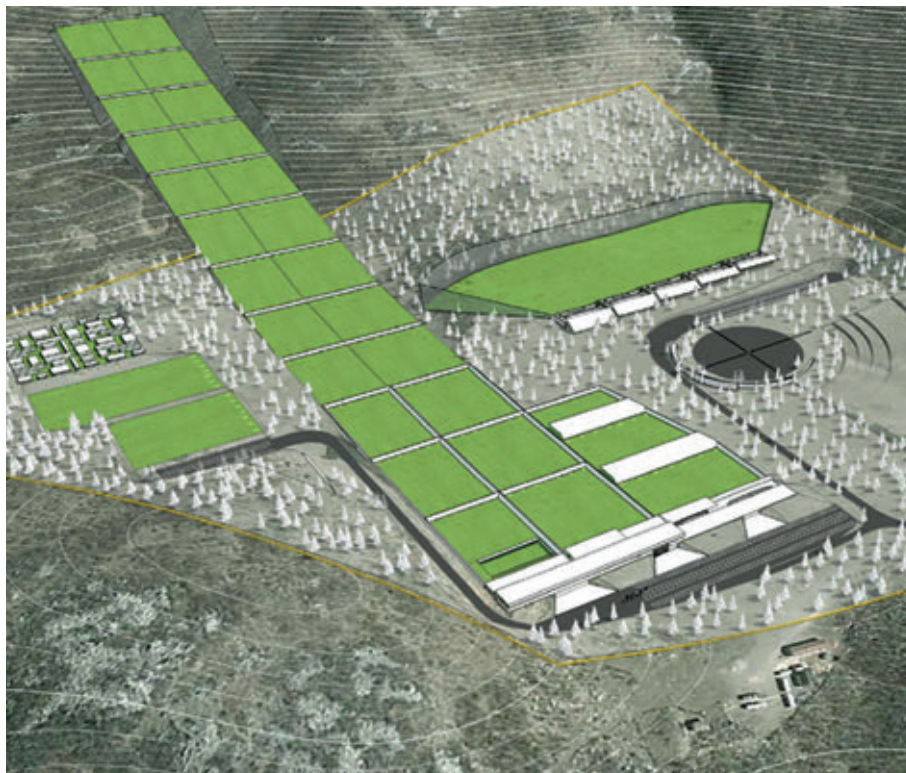
Location: Municipality of Čavle – **Ownership:** Republic of Croatia, Ministry of Defence

Significance of the project

The Grobnik Shooting and Multipurpose Centre would allow the operation, training and organization of shooting competitions in compliance with such standards that would meet all international and Olympic standards, as well as organizing shooting competitions such as Mediterranean Games, world and European championships, international, national and local competitions etc. Its surface area of approximately 65 ha offers all shooting disciplines at one place, including crossbow as a new discipline and archery (bow and arrow).

The project involves the following construction activities

The Grobnik shooting centre will comprise 9 fields for flying targets has been planned for, 2 fields for clay pigeon launching, 2 racing wild boar fields – MK 50 m rifle, and two moving target fields for 10 m air rifle. Also, shooting ranges have been planned for international and national disciplines (300 m rifle, 50 m rifle/gun and 25 m rifle), national disciplines (VK 100 m rifle, PAP 100 m, MK serial production rifle and ZP 10 m) and for non-standard disciplines (dynamic shooting). The construction of 500 seats for spectators is planned in the final phase. The existing shooting distance (shooting line) of 800 m would be kept during Project implementation (in order to allow Croatian Army and Ministry of the Interior staff training).



Realization model

Based on an agreement of the Ministry of Defence, the Ministry of the Interior and the Primorje-Gorski Kotar County, the terms of use and financing will be defined for further negotiating options.

Developed documents

Physical planning documents:

- the Project is in compliance with the Physical planning documents.

Project documentation:

- the Preliminary Technical/Engineering Solution for the construction of the International Shooting Centre Grobnik.

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Učka Cable Car

Estimated value of the project: EUR 18,470,000

Location: Municipality of Lovran and City of Opatija

Significance of the project

A cable car connecting the coast, settlement of Medveja, to the mountain Učka area thus improving the quality of tourist offer and extending the tourist season of Kvarner to the entire year.

The project involves the following construction activities

The construction of the cable car from Medveja to Vojak, with a total length of 4,694.40 m, on 5 pylons with a height of 14 m, 17 m, 25 m, 43 m, 45 m. The cable car would have a cabin with a capacity for 60 passengers, with a travel speed of 7 m/s and a transport capacity of 310 passengers per hour. Investment includes starting station, routes, final station, access roads and a panoramic restaurant on Vojak with a capacity of 200 seats.

Developed documents

Space planning documents:

- the project complies with the regional planning documents.

Project documentation:

- conceptual design,
- preliminary design,
- 1st stage of main project.

Studies:

- environmental impact study,
- preliminary feasibility study,
- feasibility study,
- cost/benefit analysis.

Construction permits:

- location permit.

Contacts

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Fužine Sport Park

Estimated value of the project: EUR 8,500,000

Location: Municipality of Fužine – **Ownership:** Private ownership of S.P. Fužine Ltd.

Significance of the project

Development of Gorski Kotar, employment of local residents, increase in the tourist offer throughout the year.

The project involves the following construction activities

- Resting areas by the motorway,
- hospitality and accompanying facilities by the resting area,
- cableways and ski paths,
- sports facilities and courts,
- hotel.



Realization model

Public-private partnership.

Developed documents

Physical planning documents:

- physical plan,
- urban development plan.

Project documentation:

- concept design,
- location permit.

Studies:

- financial elaborate,
- elaborate of project cost-effectiveness.

Construction permits:

- for the resting area.

Contact

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Project leader: City of Čabar

Jezero Vode Tourist and Recreational Sports Centre

Estimated value of the project: EUR 7,260,000

document development cost: EUR 160,000

land purchase: EUR 430,000

construction of the artificial reservoir and the Centre: EUR 6,670,000

Location: City of Čabar, village of Vode

Ownership: City of Čabar, Primorje-Gorski Kotar County

Realization model

Open negotiating options.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Studies:

- Environment Protection Strategy of the Primorje-Gorski Kotar County and Environment Protection Actions for the Period from 2006 to 2009
- hydrogeology Analysis.

Contact

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Significance of the project

Construction of the Jezero Vode Tourist and Recreational Sports Centre for the purpose of highland area tourist and sport facilities development. The planned construction development would include the creation of a polyvalent, multidisciplinary centre with options for a number of activities on water and on land, in a natural environment, on the surface area of 38.80 ha.

The project involves the following construction activities

- An artificial reservoir (lake) in the Sušica moorland, near the village of Vode,
- bathing zones with facilities intended for bathers (summer), sport hunters and anglers (year-round),
- a camp in a natural environment, as separate tourist/hospitality industry zone with infrastructure and accompanying facilities (a reception area, a restaurant, leisure facilities, sanitary facilities etc.) according to the applicable regulations for the corresponding category of tourist/hospitality industry facilities,
- a sports/recreational zone with structures of outdoor and indoor type that may be used for multiple purposes,
- outdoor playgrounds and tennis courts, multipurpose halls for several sports (handball, basketball, volleyball, futsal etc.).



Učka Hospitality and Sports Complex

Estimated value of the project: EUR 2,000,000

Location: City of Opatija – settlement of Vela Učka – **Ownership:** Vladimir Gortan plc. Pazin

Significance of the project

The Učka complex is located in the Učka Nature Park, near the Opatija Riviera, and has an enormous potential for sports preparations or certain forms of health tourism. The facilities are built on a developed construction land of the total area of 56,000 m². The access to the facility is good, and the investment concerns the reconstruction and adaptation of the existing facilities of the hotel and restaurant, and the sports and recreational complex at 860 metres above sea level. The central facility, the hotel, has 27 rooms, i.e. 70 beds, 2 restaurants for 150 guests, grill terraces, an appetiser bar, a club, a café with a fireplace, a conference hall, a trim hall and a sauna. The complex features all appropriate energy and drive facilities, such as a substation and an aggregate station, boiler room, bio disc. All facilities are ready for the purpose.

The project involves the following construction activities

- Reconstruction/adaptation of the central facility (hotel) with the gross building area of 2,291.10 m²,
- reconstruction/adaptation of the depandanse with the gross building area of 152.35 m²,
- reconstruction/adaptation of the hotel annex, facility for the containers, wardrobes and props, canopy and gas station with the gross building area of 599.36 m².

Realization model

Open negotiation possibilities.



Developed documents

Physical planning documents:

- physical planning documentation is in accordance with the project.

Contact

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Hotel Sport Delnice

Estimated value of the project: EUR 1,670,000

Location: City of Delnice – **Ownership:** the facility is owned by the City of Delnice

Significance of the project

Expansion of accommodation capacities in Delnice with respect to the existing sports infrastructure and the need for development of sport, recreational and health tourism (a multifunctional hall for skating, football field, jumps, a basketball court, trim tracks, cycling tracks, the city park, the Japlenški Vrh Forest Park).

The project involves the following construction activities

Reconstruction and additional work on the old Health Centre and change of its intended use into a 39-room and 84-bed hotel. The construction of accompanying facilities is planned near the site, i.e. parking lots, playgrounds, a smaller park and walking paths.

Realization model

Depending on the investor and market demands, various realization models may be applied: construction rights, public-private partnership, lease, sale, etc.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Project documentation:

- the design documents have been developed for the said project.

Studies:

- cost-effectiveness study.

Construction permits:

- building permit.



Zone of Special Characteristics of the Kupa River Valley

Estimated value of the project: EUR 400,000

Location: City of Delnice – area of Brod na Kupa, Gusti Laz – **Ownership:** private

Significance of the project

Kupa river valley is the border area with the Republic of Slovenia and its natural characteristics and beauty attract a large number of hikers and tourists, as well as recreational and professional athletes. A need has been shown for the arrangement of natural beaches and construction of parking lots and camp resting areas in order to improve the offer quality and increase tourist capacities, which would also complete the tourist offer of the City of Delnice and connect other cultural, natural and tourist contents in one whole.

The project involves the following construction activities

It is necessary to carry out the works on the construction of the resort, parking lot or camp resting area with all the necessary infrastructure and smaller structures that are in the function of the camp and the resort, and smaller hospitality or service structures (info point, souvenir shop, canopies for hikers' rest, etc.).

Realization model

Open negotiation possibilities.

Developed documents

Physical planning documents:

- physical development plan of the City of Delnice.

Project documentation:

- it is necessary to build projects in accordance with the investor's requests and in accordance with the Physical development plan of the City of Delnice.



Studies:

- a potential investor will individually obtain building permits in accordance with their plan and programme and in accordance with the Physical development plan.

Contact

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Lokve Auto Camp

Estimated value of the project: EUR 280,000

Location: Municipality of Lokve, the tourist zone at the foot of the Mount Špičunak, at 774 m above sea level – **Ownership:** Republic of Croatia (Hrvatske šume Ltd.)

Significance of the project

Development of tourist facilities and accommodation capacities along the Lokvarsko Lake on the surface area of 3.30 ha, of which camp accommodation units spread across the area of approximately 0.47 ha.

The project involves the following construction activities

Construction of camp accommodation units – plots of the total surface area of 4,797 m² (mobile homes and a camping site) and construction of other facilities: an info-point, a hospitality facility, a shop, a barbecue area, a leisure area, a disco club, road, green areas and a parking lot.

Realization model

Right to build, concession, land purchase or public-private partnership.

Developed documents

Physical planning documents:

- amendment to the physical plan is underway,
- detailed plan of development for the “Pod Špičunkom” tourist zone adopted.

Contacts

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Sunger Tourist Resort

Location: Municipality of Mrkopalj, settlement of Sunger

Ownership: Municipality of Mrkopalj

Significance of the project

The planned tourist resort in Sunger is a unique opportunity to present the project “Goranska drvena kuća” (“Wooden House in Gorski Kotar”). The objective of the project is the development in the economic and tourist sense, by realising the wooden brand of Gorski Kotar, as well as the preservation of the autochthony of the ethnological and construction heritage of the area of Mrkopalj.

The project involves the following construction activities

Within the tourist resort that covers 1.3 ha, construction of hospitality-tourist, recreational, cultural, educational and similar contents is planned.

The construction of nine wooden houses with one accommodation unit-apartments for 6-8 persons.

Realization model

Open negotiating possibilities.



Developed documents

Physical planning documents:

- detailed plan of arrangement of the tourist resort T2 in Sunger.

Project documentation:

- preliminary and main design.

Contact

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SPORTS AND RECREATION

Sports and recreation form an extremely important part of leisure time and represent a human need that is all too often lost in the pace of modern life.

The goal of engaging in sports and recreational activities is for the citizens to gain and use knowledge, skills and habits in doing various forms of physical activity, and for exercise to become a cultural need for the improvement and preservation of health and for the improvement of the overall quality of life. There are 110 sport recreation clubs/associations in the County, and it is estimated that around 10 percent of active citizens are involved in sports and recreational programmes, which is still below European standards and needs.

The natural diversity and the favourable climate of Primorje-Gorski Kotar County provide opportunities for engaging in all types of sport and recreational activities including water sports and winter sports. Therefore, the construction of sports and recreational infrastructure represents one of the bases for the overall development and progress of sport in the County, with more people engaging in sport and recreation.

Among the most important sports facilities in the County that are already in use are the Kantrida Swimming Pools, Kantrida Football Stadium, Kantrida Athletics Hall, sports halls in numerous cities and municipalities, the Platak picnic resort and other resorts, Grobnik motordrome and many others.

Since sport and recreation facilities are unevenly distributed in the County, there is a need for the construction of new facilities as presented by this Catalogue, most significant of which are Platak Regional Recreational Sports and Tourist Centre, Grobnik Motordrome, Grobnik International Shooting Centre, projects for ski slopes, sport and recreation centres, the adrenaline park and water sports centre, sport hall and many others.



Regional Recreational Sports and Tourist Centre

Estimated value of the project: EUR 150,000,000

Phase 1 – EUR 30,000,000; Phase 2 – EUR 120,000,000

Location: Municipality of Čavle, Platak Mountain – **Ownership:** Republic of Croatia

Significance of the project

Construction of a mountain tourism centre with sports, recreational and other facilities allowing year-round utilization. The mountain center spreads a total area of 426.32 ha.

The project involves the following construction activities

Phase 1:

- reconstruction of the Platak home, road, and parking lot
- reconstruction of Radeševo and Tešnje cable cars
- reconstruction and annexing of ski paths, with snowmaking, rehabilitation of the existing and construction of new water accumulation, as well as accompanying facilities of the Radeševo ski resort
- construction of the accompanying infrastructure.

Phase 2:

- construction of the new cable car, ski paths with snowmaking
- construction of other sports areas, cabin cable cars
- construction of the accommodation capacities with 1,700 beds.

Realization model

Open for negotiation.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Studies:

- pre-investment study,
- cost-benefit analysis.



Project documentation:

- preliminary designs for: the reconstruction of the parking lot and a part of the road by the parking lot; the 1st phase of the reconstruction of the Platak mountain refuge; Radeševo ski field (ski trails, ski lift); hospitality facility with mountain lodge for skiers; accumulation units 1 and 2; artificial snow system
- master project for: parking lots; accumulation unit 2; ski trails of Tešnje.

Construction permits:

- location permit for: the reconstruction of the parking lot and a part of the road by the parking lot; construction works in the zone of Radeševo, Radeševo ski lift, ski trails 12, 13 and 14 and accumulation units and substations,
- master project confirmed for parking lot and part of the road.

Contacts

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Grobnik Automotodrome

Estimated value of the project: EUR 14,280,000

Location: Municipality of Čavle – **Ownership:** Municipality of Čavle

Significance of the project

Achieving a more diversified offer of tourist activities in Kvarner, in the first place for racing track users, auto and motorcycle racing fans that combine racing at Grobnik with leisure time at nearby destinations. The new facilities will raise racing track site standards, allowing car/motorcycle industry tests, workshops, safe driving courses or the organizing of major world competitions.

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The project involves the following construction activities

- Track,
- building 1 (main building with pits and stands),
- building 2 (completion of the existing building),
- plants and equipment,
- promotion and marketing.

Main building Phase 1: 10 pits, main building Phase 2: 32 pits.

Realization model

Open negotiating options.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Construction permits:

- in 2009 a construction permit for main building Phase 1 with 10 pits.



Josip Pepi Uravić Sports Centre

Estimated value of the project: EUR 30,000,000

Location: by the main Slavko Nikolić road, which leads directly to Krk city centre

Ownership: City of Krk

Significance of the project

The development of the City of Krk through an increase in the number of tourist and sports capacities that will have a developed business infrastructure, and creation of recognisability of the City for its economic development and success in tourism. Innovations and growth in entrepreneurship are an indirect effect of the expansion of tourist capacities, increased number of overnight stays and employment. There will be more events, exhibitors and visitors within the congress centre.

The project involves the following construction activities

A hotel with accommodation capacities, pool and open space, as well as a wellness centre, business centre with accompanying contents, congress hall, restaurant, cafe, shopping centre, business premises and underground garages (191 parking spaces per floor), sports centre (main court, running track, secondary court, five-a-side football, indoor football, boccia court, boccia club, club premises, dressing rooms, VIP zone and stands).

Realization model

Public-private partnership, potential investors and future entrepreneurs in the business zone. Open negotiating possibilities.



Developed documents

Physical planning documents:

- project aligned with the physical planning documentation.

Studies:

- pre-investment study of Josip Pepi Uravić Sports Centre.

Project documentation:

- preliminary design.

Contact

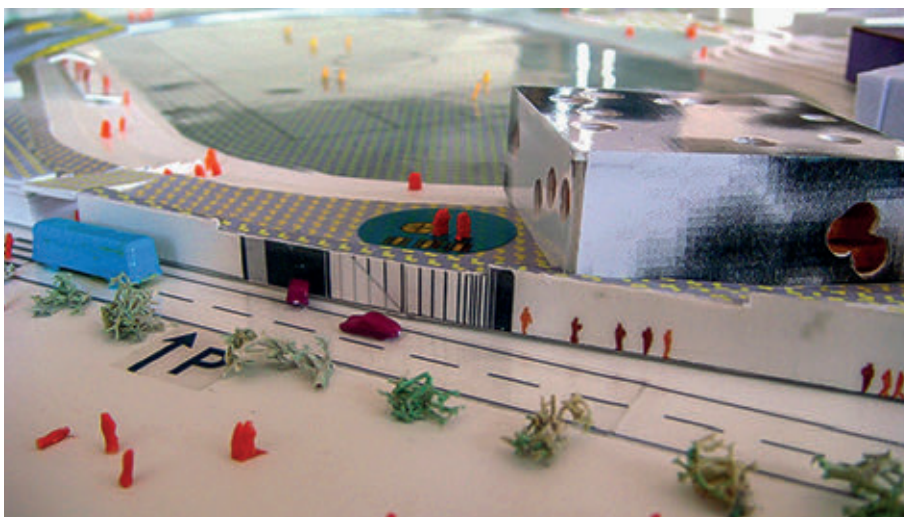
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Golf Course Dubina

Estimated value of the project: EUR 10,500,000

Location: Municipality of Jelenje – **Ownership:** the major part of the land is owned by the Republic of Croatia, and some parts by the Jelenje Municipality and private owners

Significance of the project

A new resort in Kvarner that will contribute to the development of the County's tourism as increasing popularity has turned golf into a sport enjoyed on a more massive scale. The golf course site is situated near the Grobnik race tracks, the Grobnik Airport and the Platak Regional Recreational Sports and Tourist Centre. The site is at the Dubina gravel pit spreading on 97 ha. Further 34 ha are intended for accommodation capacities.

Contact

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The project involves the following construction activities

An 18-hole golf course or 18-hole golf course for competitions with supporting facilities, including accommodation facilities.

Realization model

Open negotiating options.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Studies:

- an environmental study.

Project documentation:

- preliminary design.



Sports Recreational Centre of the City of Bakar

Estimated value of the project: EUR 6,000,000

Location: City of Bakar, settlement of Škrlevo – **Ownership:** City of Bakar and private

Significance of the project

With the objective of improving the sports infrastructure in the city area and creating better conditions for the development and improvement of sports and recreation, the plan is to build a sports complex in one location. It should become a daily destination for all citizens of Bakar and the surrounding areas, as well as one of the focus points of the public and social life of the suburban area of the City of Bakar.

The project involves the following construction activities

Apart from the basic contents of a sports court (basketball, handball, volleyball...), the plan is to include a fitness area, recreational areas for zumba, aerobic, dance courses, squash courts, bowling, boccia court, and outdoor tennis and five-a-side football courts into the centre covering an area of 6 ha. The centre will also include polyvalent playgrounds with children's parks and accompanying equipment. The project also plans a recreational running trim path freely laid in the area, and a family part that would include an area for gathering, recreation on outdoor courts and the possibility of a family picnic. Apart from the sports-recreational contents, around 10 business spaces, of office, hospitality and similar purpose, are planned in the centre, as well as a space for the accommodation of a fire-fighting unit for fire-fighting activities in the area of the City of Bakar and the Industrial zone Kukuljanovo.

Realization model

Financing the construction of the centre is planned from the budget funds of the City, loan funds and EU funds. Co-financing of the construction through public investor in exchange for a share in the ownership of the sports centre is possible.



Developed documents

Physical planning documents:

- Physical plan of arrangement of the City of Bakar.

Project documentation:

- preliminary design of the traffic solution for the access road to the centre.

Contact

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Punta de bij Sports and Recreation Zone

Estimated value of the project: EUR 5,000,000

Location: Municipality of Punat, settlement of Punat, Punta de bij beach – **Ownership:** mostly owned by private persons, and a minority owned by the Republic of Croatia

Significance of the project

The Punta de bij Sports and Recreation Zone will be developed with the aim of improving the tourist and sports facility offer in the Municipality of Punat. The development of the planned zones would form a polyvalent, multidisciplinary zone with the possibility of engaging into a multitude of activities at sea and on land.

Contacts

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The project involves the following construction activities

The town planning scheme for the 21.84 ha area includes the following:

- entertainment and service centre (R), 0.87 ha in surface,
- sports facilities (R1), 1.81 ha in surface,
- developed beach (R3), 3.39 ha in surface (2.05 ha of land and 1.34 ha of sea),
- protective green surfaces (Z), 0.24 ha in surface,
- infrastructure facility surface (IS), 0.02 ha in surface,
- traffic surfaces (roads and pedestrian areas), 0.71 ha in surface,
- car park (P), 0.42 ha in surface,
- water included in the town planning scheme (sports and recreational activities, waterway), 14.38 ha in surface.

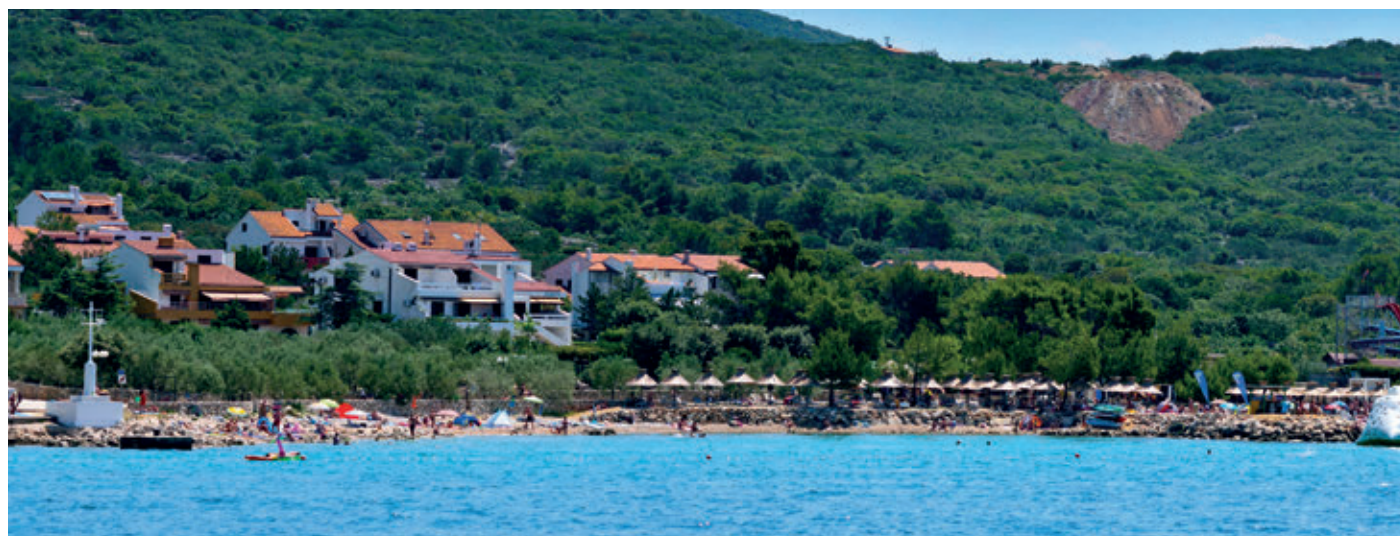
Realization model

Open negotiation possibilities with a potential investor.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.



Lovački dom Sports and Recreational Zone

Estimated value of the project: EUR 5,000,000

Location: Municipality of Punat, 2 km from the settlement of Punat towards the settlement of Stara Baška – **Ownership:** in majority state ownership and minority private ownership

Significance of the project

The Lovački dom Sports and Recreational Zone shall be constructed for the purpose of tourist and sports offer development in the Municipality of Punat. The construction of the scheduled project would result in a polyvalent, multidisciplinary zone offering possibilities for a number of activities.

The project involves the following construction activities

The town planning scheme schedules the following surfaces to have the following purposes:

- sports and recreation – closed-type buildings (R1-z), 0.59 ha in surface,
- sports and recreation – open-type buildings (R1-o), 0.93 ha in surface,
- hospitality facilities (R1-1), 0.22 ha in surface,
- belvedere (R1-2), 0.12 ha in surface,
- green surface protection (Z), 0.16 ha in surface,
- infrastructure facility surface (IS), 0.05 ha in surface,
- traffic surfaces, 0.52 ha in surface,
- car park (P), 0.11 ha in surface.

Realization model

Open negotiation possibilities with a potential investor.



Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

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Vrata Adrenaline Park

Estimated value of the project: EUR 1,500,000-5,000,000

Location: Municipality of Fužine, settlement of Vrata – **Ownership:** Municipality of Fužine

Significance of the project

This project will provide an opportunity for demographic recovery, faster development of entrepreneurship and employment of workers in the territory of Gorski Kotar and the Primorje-Gorski Kotar County. With its year-round operation, the adrenaline park would enable the expansion of the tourist and culinary offer of the area of Fužine.

Developed documents

Physical planning documents:

- project complies with the physical planning documentation,
- urban development plan for the R 12 zone.

Studies:

- cost-effectiveness study.

Project documentation:

- Alpine Coaster master project (bobsled track).

The project involves the following construction activities

The construction of a 990-metres-long bobsleigh track – Alpine Coaster is planned, as well as a luge track on an artificial 200-metres-long surface with the accompanying restaurant, café and parking lot in phase one, all the way to the construction of a ski track on an artificial 400-metres-long surface, a monkey track and a central facility. The advantage of the project is the phase construction in which the Investor decides on the dynamics of their own investment through the contracted period of time.

Realization model

Open negotiating options.

Contact

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Kastav Water Sports Centre

Estimated value of the project: EUR 3,700,000

Location: City of Kastav – **Ownership:** private

Significance of the project

The construction of the Kastav Water Sports Centre and the formation of the sports and recreational zone would meet the capacity and quality needs for existing activities as well as open the possibility to start new activities and use the area for other social and sports activities.

The project involves the following construction activities

The Water Sports Centre offers a number of sports amenities (pool, trim track, walking trails, sports fields, children's playgrounds, rest areas, sundeck) with other auxiliary facilities such as hospitality, health, commercial, business, social and infrastructure facilities, as well as all other auxiliary amenities.

Realization model

Open negotiation options.



Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

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Novi Vinodolski Recreation and Entertainment Zone

Estimated value of the project: EUR 2,500,000

Location: City of Novi Novi Vinodolski, direct proximity of the main town beach of Lišanjski

Ownership: City of Novi Novi Vinodolski, maritime good

Significance of the project

The project will contribute to the increase in the beach capacity, expansion of the tourist offer and diversification of services. This project will achieve the recognisability of the City of Novi Vinodolski as one of the tourist destinations that offers recreation, history and culture through diversification of services.

The project involves the following construction activities

- Beach development,
- construction of a facility on the beach, including a terrace, pool and sunbathing area,
- construction of the new dock with a plateau and a hospitality facility.

Realization model

Private investor.

Developed documents

Physical planning documents:

- urban development plan.



Punat Sports Centre

Estimated value of the project: EUR 2,000,000

Location: Municipality of Punat, settlement of Punat – **Ownership:** Municipality of Punat

Significance of the project

The project will create new jobs, increase economic efficiency, raise tourist quality, serve as a venue for various types of events, as well as accommodate a number of associations.

The project involves the following construction activities

Polyvalent sports facilities.

Realization model

Open negotiation possibilities with a potential investor.

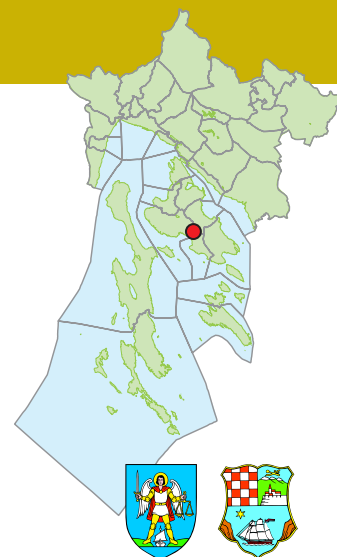
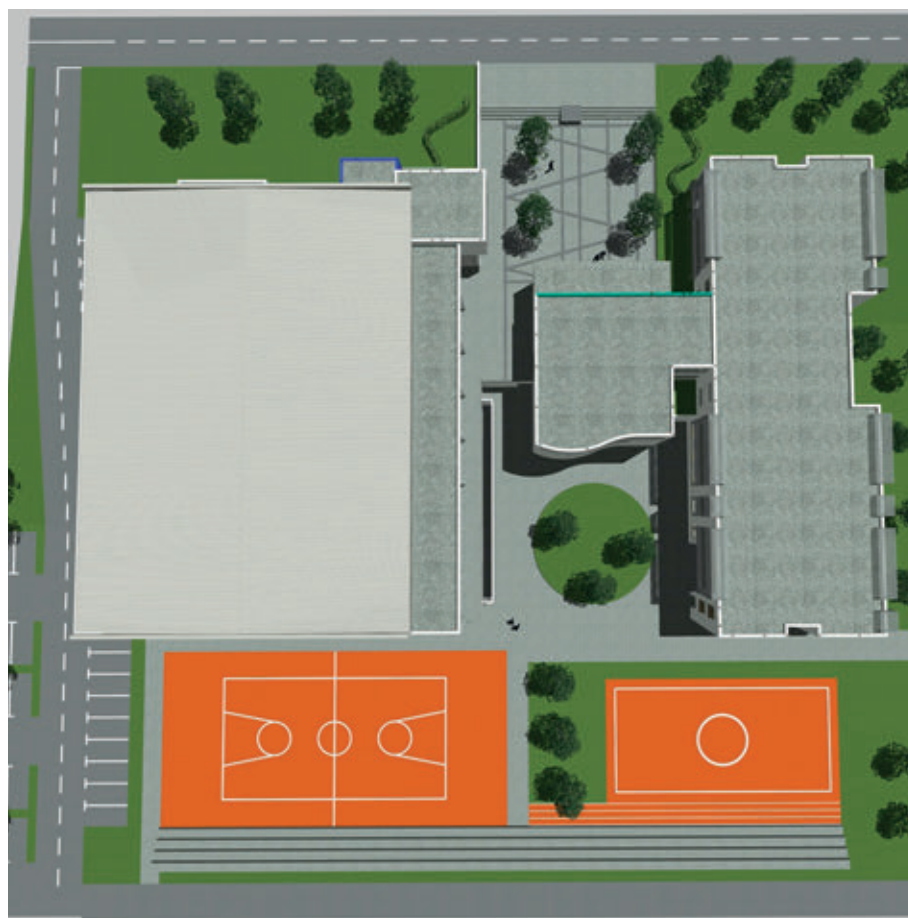
Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Project documentation:

- preliminary and main design.



Construction permits:

- location permit and main design verification.

Contacts

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Multipurpose Hall in the Sports and Recreational Zone of Halubjan

Estimated value of the project: EUR 5,330,000

Location: Municipality of Viškovo – Halubjan Sports and Recreational Zone

Ownership: Municipality of Viškovo

Developed documents

Physical planning documents:

- Detailed development plan for the Sports and recreational zone of Halubjan (R-1) /DPU 8/.

Project documentation:

- concept design.

Contact

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Significance of the project

The objective of the project is to increase the capacities for holding sports, cultural and similar manifestations and procuring new business premises for accompanying activities.

The project involves the following construction activities

The proposed concept design for the construction of a multipurpose hall connects the function of business premises and sports contents. The building consists of four floors. In the basement floor, there are parking spaces and the playing area with the wardrobe part. The ground floor features the main entrance into the sports part, with the stands and accompanying rooms for viewers. The remainder of the ground plan comprises business premises. The sports part of the first floor includes rooms intended for VIP guests and media, with two rows of stands. The remainder of the ground floor is intended for business premises. The second floor includes parking spaces and vertical communication to other floors.

Realization model

Open negotiation possibilities.



Gornji Kraj Bocce Court

Estimated value of the project: EUR 1,233,000

Location: City of Crikvenica – area of Gornji kraj Ladvić – **Ownership:** City of Crikvenica

Significance of the project

The construction of a bocce court would contribute to the development and construction of sports and recreational capacities and facilities indirectly connected to the tourist capacities for the purpose of increasing the quality of the tourist offer, but also the expansion of the economic structure. The project contributes to the appeal of the destination, reduction in seasonality and increase in tourist results. The project also contributes to the quality of life, protection and improvement of health of the local population.

The project involves the following construction activities

- Multifunctional complex with a purpose bocce sports hall,
- accompanying commercial facilities (hospitality and trade),
- premises for local gatherings (celebrations, workshops, conventions, etc,
- pertaining infrastructure.

Realization model

Open negotiation possibilities.



Developed documents

Physical planning documents:

- project compliant with the physical planning documentation.

Project documentation:

- concept design,
- master project.

Construction permits:

- in the process of issuing a building permit.

Contact

Jasminka Citković, Head

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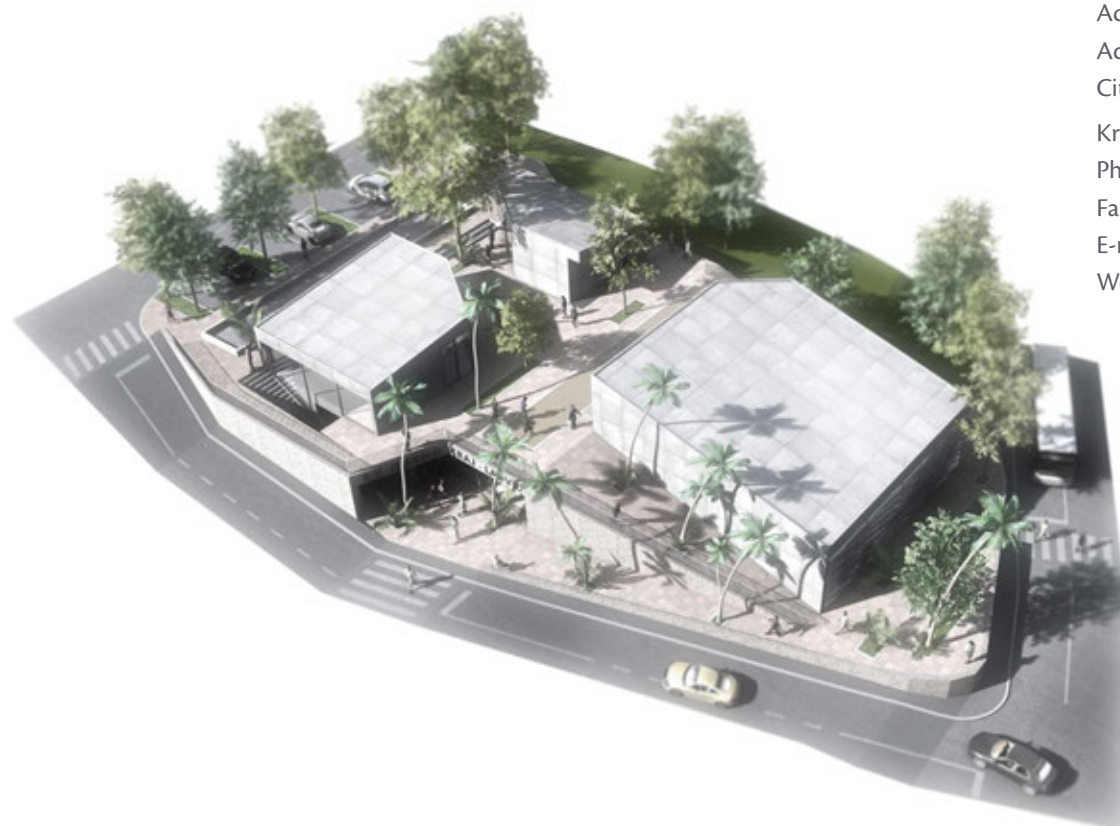
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Ronjgi Sports and Recreational Zone

Estimated value of the project: EUR 660,000

Location: Municipality of Viškovo – Ronjgi Sports and Recreational Zone

Ownership: Municipality of Viškovo

Significance of the project

The objective is to develop the existing sports and recreational zone in Ronjgi in the municipality of Viškovo and attract additional visitors to the municipality, increase the number of overnight stays and visits. The birth house of Ivan Matetić Ronjgov is located in the direct proximity of the zone, and the plan is to arrange the Ronjgi interpretation centre, for which a building permit has been obtained. The objective is to connect the said contents and set Ronjgi as the starting location for tourists and visitors in the municipality of Viškovo. By developing the zone, additional recreational and sports contents will be provided and the tourist value of the municipality will be increased.

Developed documents

Physical planning documents:

- Detailed development plan for the Sports and recreational zone of Ronjgi (R-2) – DPU 9.

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The project involves the following construction activities

- Resting areas for campers,
- adrenaline park,
- trim paths,
- pedestrian and driving surfaces,
- accompanying contents (reception, bathroom facilities, hospitality contents), etc.

Realization model

Open negotiation possibilities.



County's main ski resort

• PLATAK Regional Recreational Sports and Tourist Centre

The existing tourist/sports structure complex of relevance for the entire County, situated on the territory governed by the Municipality of Čavle – has been planned to be adapted for a year-round use – reconstruction of the existing status has been planned with the extension of recreational sport and tourist/hospitality industry capacities. The total planned surface area of the future centre will be 426.30 ha, and, subject to the amendment of the legislative provisions, further extension of the centre has been planned to the territories of Snježnik, Guslica and Planina (at the Risnjak National Park) – if these areas are attached to the County's main ski resort, conditions would be created for top-quality recreational skiing and Olympic skiing disciplines.

Smaller ski resorts

- **Sports Centre Petehovac** - include the existing ski Male i Velike Polane. The Centre's planned new ski total area of 393.35 ha,
- **Sports Centre Mrkopalj** - ski resort on the territory of the Mrkopalj Municipality – includes the existing Čelimbaša and Klobučarev vrh ski resorts and the Zgornja Biathlon Centre – new ski area Prenka (at Brestova Draga) and Maj (at Tuk Mrkopaljski and Tuk Vojni) have been planned as part of the resort, as well as Jukina Kosa, Pod Višnjevicu, Mlačice and Bijela Kosa (at Begovo Razdolje) – with a total ski area of 388.42 ha,
- **Sports Centre Vrbovsko** - ski resort in the area of the City of Vrbovsko, of the total surface area of 268.80 ha – including the planned Bijela Kosa 1 and Bijela kosa 2 ski areas – preliminary works on the construction of the Bijela Kosa 1 ski area are ongoing, in compliance with the amendment of the Town-Planning Scheme,
- **Sports Centre Čabar** - ski resort in the area of the City of Čabar – including the existing Rudnik ski area (Tršće) and planned new ski areas Farbežari/Crni Lazi and Kovačev hrib (Prezid) – with a total ski area of 184.99 ha.

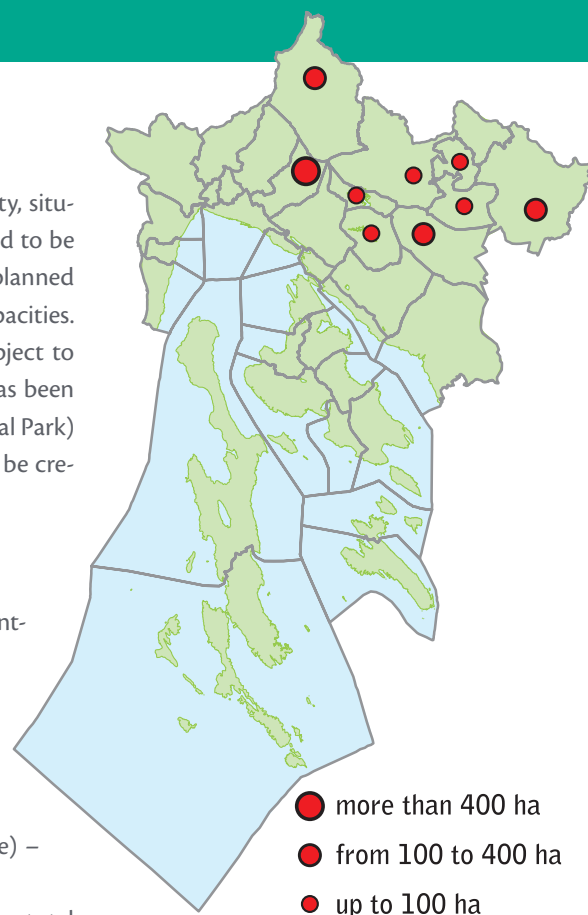
Individual ski areas

- Planned Jelenča and Plase ski areas, on the territory of the Municipality of Fužine, total surface area of 138.94 ha,
- planned Suhi Vrh ski area, on the territory of the Municipality of Ravna Gora, total surface area of 77.18 ha,
- planned Veliko Selce ski area, in the Municipality of Skrad, total surface of 17.68 ha,
- planned Suhe Rečine ski area, in the Municipality of Lokve Municipality of.

A summarized presentation of construction zones intended for recreational sports purposes, planned as ski area, in municipalities and towns, and the total ski slope surface area at Gorski Kotar and the Municipality of Čavle (as the nearby area)

Designation	Municipality of/City of	Total surface (construction zone) intended for recreational sports-ski areas:
1	ČAVLE	426,30 ha
2	DELNICE	393,35 ha
3	ČABAR	184,99 ha
4	FUŽINE	138,94 ha
5	MRKOPALJ	388,42 ha
6	RAVNA GORA	77,18 ha
7	SKRAD	17,68 ha
8	VRBOVSKO	268,80 ha

Total surface (construction zone) intended for recreational sports-ski areas at Gorski Kotar (including Platak):
1895.66 ha





Bijela kosa Ski Centre in Vrbovsko

Estimated value of the project: EUR 23,000,000

Location: City of Vrbovsko, village of Jablan, Gluše Drage route

Ownership: the Republic of Croatia and the City of Vrbovsko

Significance of the project

A modern centre with a complete array of winter and summer facilities allowing sustainable management of natural resources of the Vrbovsko area, with the aim to raise the quality of living and expand the range of tourist services and activities in Gorski Kotar. The Project covers the surface area of 186 ha and is situated at 1,300 m above sea level.

The project involves the following construction activities

Construction of two ski pistes in Phase 1 in the length of 2,200 m, and another three pistes in Phase 2, each 800 m long. The vertical transport of skiers will be provided with two 4-seater cable cars and two ski lifts, and the development of the artificial snow system has been planned with a water retention area and night skiing lights. A hotel with 40 rooms and 80 beds is planned to be built at the foot of the ski slope along with 10 bungalows, restaurants, service facilities and other facilities.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Project documentation:

- the main and final design.

Construction permits:

- main design verification.

Contact

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Realization model

Open negotiating options.



Zagmajna Biathlon Centre

Estimated value of the project: EUR 5,000,000

Location: Municipality of Mrkopalj, 1.5 km away from the centre of Mrkopalj

Ownership: Republic of Croatia

Significance of the project

The Zagmajna Croatian biathlon centre is mostly situated in a pinewood and on 900 m above sea level. It has disposal of 4.5 km of arranged cross-country ski trails, as well as a biathlon shooting range. In the past few years, it was the host of several big and important competitions, such as: the Open Balkan Biathlon Championship 2005, in which nine countries participated, and a series of regional and state championships in biathlon and Nordic disciplines.

However, the Zagmajna Croatian biathlon centre is not only a winter destination. In summer, the existing ski trails become mountain-bike trails or trails for pleasant walks in the shade of the pinewood. The centre is of a polyvalent character and is appropriate for holding big open-air concerts for 20,000 participants. It is also ideal for camping and there are meadows and cattle pastures nearby, rich in flora and fauna.

The project involves the following construction activities

The plan includes the construction of the entire infrastructure which will ensure the elementary conditions for normal preparations and competitions of Nordic and biathlon athletes, as well as all other interest sports and recreational groups, both in summer and winter. The area is ideal for the construction of tourist and hospitality capacities, holding of open-air concerts, gatherings of bikers, youth, pensioners, athletes and all other interest groups. In the direct proximity of the Zagmajna centre, there is a 2.5 ha area of the T1 tourist zone, intended for the construction of a hotel. This area offers a beautiful view of Mrkopalj and the Čelimbaša recreational centre, which has 3.5 km of arranged Alpine ski trails with a ski lift and a football field at the foot of the ski track.

Realization model

Open investment possibilities in view of ensuring an appropriate loan, own investment, joint ventures, right to build, long-term concession, etc.



Developed documents

Physical planning documents:

- project complies with the physical planning documentation of the Municipality of Mrkopalj,
- detailed development plan.

Contact

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Petehovac Sports Centre

Estimated value of the project: EUR 4,000,000 for the construction of a chairlift, construction of trim trails, hiking trails, and sports grounds

Location: City of Delnice – **Ownership:** private

Significance of the project

Expansion of the tourist offer by adding sports amenities and connecting with nearby ski centres in Mrkopalj and Vrbovsko.

The project involves the following construction activities

The expansion of existing capacities consisting of a privately-owned hotel with 50 beds, alpine skiing piste and hiking trails. The zone encompasses 390 ha. The project includes the construction of chair lifts, surface lifts, trim trails, Nordic and alpine skiing pistes, sports and recreation facilities for the purpose of sports team training (football, handball, basketball, volleyball, etc.) and the construction of accommodation capacities and other amenities.

Realization model

Open negotiating options.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

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MARINAS AND PORTS

The development of nautical tourism is an important milestone in the development of the Primorje-Gorski Kotar County. In addition to the existing nautical tourism ports, there are exceptional physical potentials and a demand for new marinas to be developed as the way towards a distinctive nautical destination, having taken into consideration the conditions in the area, its functional, social and economic organization, and environmental conditions.

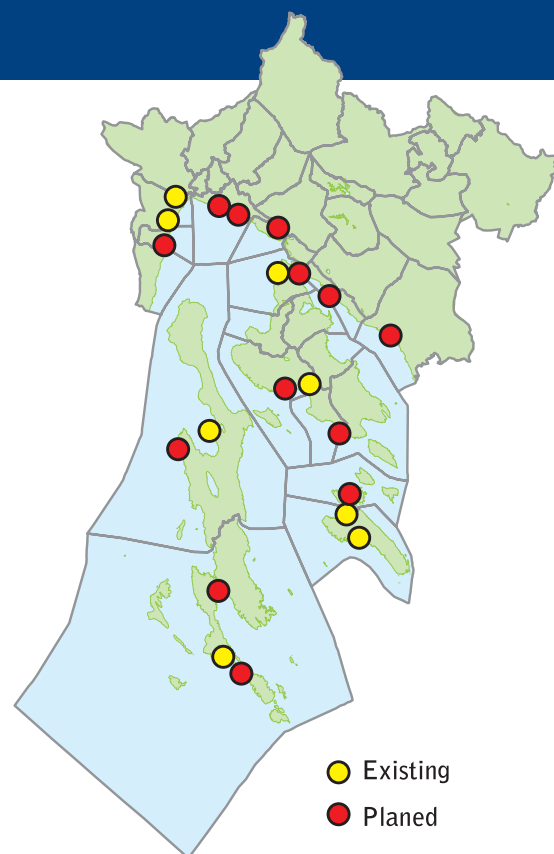
There are eight marinas in the Primorje-Gorski Kotar County of the total capacity of 3,400 berths and fifteen additional nautical tourism marinas have been planned with the capacity of over 5,000 berths.

In addition to the development of such marinas specialized for the accommodation of nautical tourists, nautical capacities may also be developed within ports opened for public traffic, in their especially designated nautical sections.

The Physical Planning and Construction Act has provided an option of having berths in front of separate construction areas intended for hospitality industry and tourism.

The following table shows the existing nautical ports with their capacities and future new nautical ports in the Primorje-Gorski Kotar County:

Existing nautical ports	
Opatija – Admiral	200 berths
Marina Opatija – Ičići	500 berths
Punat – Punat	850 berths
Cres – Cres	460 berths
Mali Lošinj – Mali Lošinj	400 berths
Rab – Rab	250 berths
Supetarska Draga – Rab	400 berths
Omišalj	200 berths
Future nautical ports	
Lovran – Lovran	250 berths
Rijeka – Brajdica	300 berths
Rijeka – Baroš	1000 berths
Bakar – Bakar	300 berths
Crikvenica – Crikvenica	250 berths
Krk – Krk	400 berths
Stara Baška – Punat	400 berths
Nerezine – Mali Lošinj	300 berths
Velopin – Mali Lošinj	400 berths
Novi Vinodolski	400 berths
Peškera – Omišalj	500 berths
Lopar	400 berths
Martinšćica – Cres	400 berths





Crikvenica Marina

Estimated value of the project: EUR 14,475,000

Location: City of Crikvenica – **Ownership:** a part of the location is defined as maritime good, while the remainder is in the ownership of the City of Crikvenica

Significance of the project

Crikvenica Marina is characterized by a favourable geostrategic position and the proximity of the main markets related to nautical demand, proximity of the airport and motorway and availability of the tourist infrastructure in the city centre. Contents outside of the maritime good border in the planned business construction zone give additional value to the project. They include a multifunctional centre with trading, business and entertainment contents, and a garage.

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Stanka Car, Head
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The project involves the following construction activities

The construction of the primary breakwater, piers, secondary breakwater, coastal wall and a facility for sailors is planned. Construction of a service part of the marina is planned as a special part (in the location of the Port of Podvorska). The construction should provide 200 berths.

Realization model

Open negotiation possibilities.

Developed documents

Physical planning documents:

- the project is aligned with the physical planning documentation,

Study documentation:

- environmental influence study,
- cost-effectiveness study,
- market feasibility study with a proposal of a business-management model,

Project documentation:

- preliminary design,

Construction permits:

- location verification.



Velopin Eco Marina

Estimated value of the project: EUR 12,470,000

Location: City of Mali Lošinj – Ownership: maritime domain

Significance of the project

Expanding nautical tourist offer and increasing total economic income.

The project involves the following construction activities

The construction of a floating pontoon with anchoring chains for 200 moorings at sea. On land, the construction of a beach club, reception office, entertainment amenities and accommodation capacities.

Realization model

Open negotiation options.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Project documentation:

- design project.



Contact

Gari Cappelli, Mayor

City of Mali Lošinj

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Bakar Marina

Estimated value of the project: EUR 6,700,000

Location: City of Bakar – **Ownership:** maritime domain

Significance of the project

Construction and development of maritime infrastructure on a sustainable development principle, starting to use the devastated part of the maritime good for its intended purpose, development of tourism and sports, and the generation of new jobs. The construction of a port for nautical tourism – marina in Bakar would contribute to the development of local economy. The development of nautical tourism should be regarded as an impetus for overall development since it fosters the development of a wide range of activities (trade, production, traffic, education, services, communication, healthcare, new jobs, etc.). Taking into consideration the fact that the plateau of a former coke plant, their coordinated development would result in the generation of a tourist and economic centre of the City of Bakar and its wider area.

The project involves the following construction activities

The surface of the pertaining waters is 3.9 ha, and the surface of the land area is 1 ha. The plan is to erect a marina with a maximum of 300 moorings and a building intended for hospitality services, the maximum surface of which will be 400 m².

The waters of the marine will be protected by vertical and semi-porous breakwaters, and the disposition of moorings will be resolved with floating jetties in marina waters. The land area of the marina will comprise amenities such as: reception area and exchange office, cash machine, restaurant, café, laundry service, nautical equipment store, nautical fashion wear store, charter agencies, vessel insurance and sales, toilet, lift, parking lot, gas station, and other commercial facilities.

Realization model

Open negotiation options.

Developed documents

Physical planning documents:

- project complies with the Physical Development Plan of the City of Bakar and the Urban Development Plan 1 – Bakar.

Project documentation:

- conceptual design.

Contact

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Pećine Marina

Estimated value of the project: EUR 6,000,000

Location: City of Rijeka – Ownership: maritime domain

Significance of the project

For the purpose of increasing the number of berths in specialized marinas and achieving higher figures of nautical tourist arrivals to Kvarner destinations, a marina will be built near the city centre next to the Brajdica Container Terminal.

The project involves the following construction activities

- Construction of a breakwater next to the container terminal,
- 118 commercial and 80 non-commercial berths for boats of various sizes on 63,000 m²,
- four smaller service buildings in the marina with the total gross area of 2,700 m²,
- petrol station,
- parking lot with 125 spaces for cars and 20 spaces for motorcycles.



Realization model

A 20-year concession should be obtained from the Primorje-Gorski Kotar County, and a Croatian Government concession should be obtained for a period exceeding 50 years.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Project documentation:

- preliminary design.

Contacts

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Kraljevica Yacht Centre

Estimated value of the project: EUR 1,014,000

Location: City of Kraljevica – **Ownership:** City of Kraljevica

Significance of the project

The Project enables the development of nautical tourism as an additional element of quality of the destination.

The project involves the following construction activities

The construction of a hangar is planned to accommodate and furnish sailing boats, fitness premises, premises for lectures, meetings and sail measuring, club premises and luxurious hospitality industry premises. The total planned surface area of the indoor premises is approximately 530 m², of which a restaurant will take up approximately 160 m².

Realization model

Financing has been proposed for the completion of design documents and the construction of the facility in exchange for hospitality industry premises building rights (it has been planned to surrender the second floor of the building to the Investor, based on the condominium division).

Developed documents

Physical planning documents:

- town-planning scheme for the centre of Kraljevica in progress.

Project documentation:

- preliminary design.



Port of Opatija

Estimated value of the project: the investment will be assessed after the development of Project documentation

Location: City of Opatija – Ownership: state property, maritime domain

Significance of the project

Extension works and increasing the capacity of the Port of Opatija will allow larger boats and yachts to dock, resulting in the further development of nautical tourism in the Kvarner region.

The project involves the following construction activities

Reconstruction of the existing port, construction of the breakwater and additional jetties for the berthing of boats, in addition to works on the access to the port. The protected port sea area will be extended and the cruise ships will be able to dock.



Realization model

Concession awarded by the County Port Authority of Opatija – Lovran – Mošćenička Draga.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Studies:

- the environmental study has been developed.

Project documentation:

- design concept.

Contacts

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Web: www.portopatija.hr



Breakwater of Krk

Estimated value of the project: EUR 10,000,000

Location: City of Krk – centre – **Ownership:** City of Krk and maritime domain

Significance of the project

Better conditions for fishing, passenger-tourist transport, nautical tourism, and sports and recreational boats accommodation. Economic effects in tourism and sea transport will be increased, which primarily implies a higher quality offer of ports. This will mostly benefit nautical tourists. More berths mean economically profitable business and more sailors stimulate small and medium-sized entrepreneurs in tourism to raise the standard of their offer and enable other service and cultural contents. Better tourist offer and its financial effects will affect the entire island, and partly the county.

Developed documents

Physical planning documents:

- project is aligned with the physical planning documentation.

Studies:

- environmental influence study.

Contact

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The project involves the following construction activities

The project provides for the prolongation of the primary and construction of the secondary breakwater, construction of operative passenger and fishing coast, mooring piers and a petrol station.

Realization model

Open negotiation possibilities.



Small Port of Carevo

Estimated value of the project: EUR 5,400,000

Location: City of Kraljevica, entrance to the Bay of Bakar

Ownership: state property, maritime domain and City of Kraljevica

Significance of the project

Increasing the number of nautical and municipal berths and the extension of the operating waterfront at the Bay of Carevo for the purpose of nautical tourism development in the area of the City of Kraljevica and in the wider area.

The project involves the following construction activities

Construction of the breakwater and pontoon structure closing the basin with a total of 233 new nautical and 137 municipal berths. Construction of the operating waterfront has been planned to include a travel-lift of the maximum bearing capacity of 50 t, with handling and servicing areas and premises, a parking lot and a hospitality facility.

Realization model

Financing and construction of the Port under a Concession Agreement.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Project documentation:

- preliminary design.



Contact

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Port of Cres

Estimated value of the project: EUR 6,600,000

Location: port area of the Port of Cres (western part of the port) – **Ownership:** County Port Authority of Cres

Significance of the project

The said project is aimed at completely building and developing the western part of the port of Cres, while promoting the City of Cres as a desirable nautical destination. Furthermore, the development of the said project will enable side berthing of larger cruising yachts and sailboats. This will ensure a great capacity for the acceptance of different sizes of boats and promote Cres as the most important northern port desirable for all sailors. The result of the project is the complete development of the port area of the port of Cres by constructing a new maritime suprastructure and infrastructure, as well as the promotion of the City of Cres into the most important nautical port of the north Adriatic. Also, the said project would enable the opening of new workplaces.

The project involves the following construction activities

The development of the complete coast on the western part of the port of Cres with the external pier and internal dock. The pier is 185 m long and 6 m wide, partially permeable for sea circulation and set on a double line of piles driven into the solid rock of the sea bottom. The internal dock is 110 m long and 2 m wide, permeable and set on one line of piles driven into the solid rock of the sea bottom. The marginal part of the coast is covered and consists of full embankment.

The accompanying building with the environment stretches on a plot of 1,110.00 m². The accompanying building consists of three floors with the total area of approximately 840.00 m². It comprises a basement, ground floor and roof (viewpoint).

Realization model

Concession on construction.

Developed documents

Physical planning documents:

- Urban development plan for the settlement of Cres – building areas of the settlement of NA7 and areas with separate purposes.

Project documentation:

- reconstruction and annexing of the western part of the Port of Cres: Map A – “Building project of maritime buildings”; Map B – “Master architectural project of landscape development”; Map C – “Master electrical installation project”;

- construction of the accompanying building: Book 1 – “Architectural project”; Book 2 – “Construction project”; Book 3 – “Project of hydro installations”; Book 4 – “Electrical engineering project”; Book 5 – “Project of machine engineering (thermo-technical) installations”; Book 6 – “Fire protection elaborate”.

Studies:

- Study of the impact on the environment with the aimed contents for the intended project of “Reconstruction and annexing of the western part of the port of Cres”
- feasibility study for the reconstruction and annexing of the western part of the port of Cres.

Construction permits:

- confirmation of the master project – Reconstruction and annexing of the western part of the port of Cres
- confirmation of the master project – Accompanying building.

Contact

Anton Opatić, Director
County Port Authority of Cres

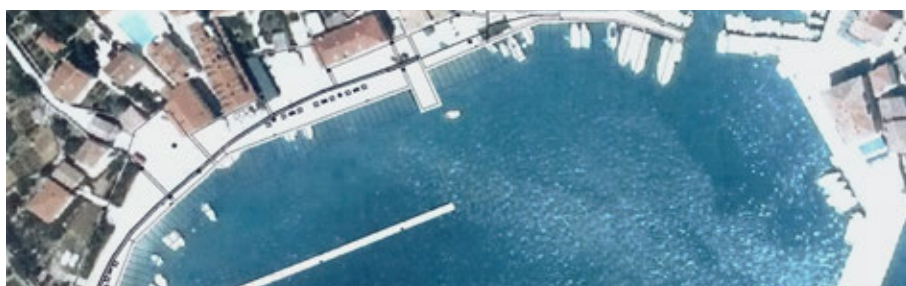
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County Port Authority of Crikvenica Projects

Estimated value of the project: EUR 5,586,500

Location: City of Crikvenica – Ownership: maritime good

Significance of the project

The projects of the County Port Authority of Crikvenica are of great significance for the development of nautical tourism and completion of the quality of the entire destination. The projects include the construction of new nautical and municipal berths, with the objective of increasing the safety of vessels in the port and increasing the offer and traffic availability of the City of Crikvenica. The increased number of nautical berths, and thus sailors, will stimulate small and medium-sized entrepreneurship in tourism to raise the standard of their offer and enable other service and cultural contents. A better tourist offer and its financial effects will have a positive impact on the City of Crikvenica, as well as on the Primorje-Gorski Kotar County.

The project involves the following construction activities

The annex of a total of three ports open for public transport – Črni mul, Perčin, and especially the port open for public transport of county significance, the Port of Crikvenica – would create better conditions for the development of nautical tourism, passenger transport, and better conditions for providing quality accommodation for sports and recreational vessels.



Realization model

Concession.

Developed documents

Physical planning documents:

- projects are compliant with the physical planning documentation.

Project documentation:

- master building project of maritime structures, for the ports of Crikvenica and Črni mul,
- civil engineering concept design for the port of Perčin.

Studies:

- maritime study, for the ports of Crikvenica and Črni mul,
- elaborate on environmental protection with a request for an assessment of the need for an estimate of the impact on the environment, for the ports of Crikvenica and Črni mul.

Construction permits:

- building permit, for the ports of Crikvenica and Črni mul.

Contact

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Port of Klenovica

Estimated value of the project: EUR 1,500,000

Location: Port of Klenovica, City of Novi Vinodolski – **Ownership:** maritime good

Significance of the project

The second phase of construction of the Port of Klenovica will primarily enable berthing of fishing boats and ensure the unloading of fish throughout the year, and it will also create the preconditions for the development of nautical tourism because the construction of pontoons for around 30 nautical berths is planned. The continuation of the construction of the port also increases the safety of vessels, as well as the availability of the port and the City of Novi Vinodolski. The construction of the pontoon for berthing boats will create better conditions for the development of nautical tourism, more quality accommodation of sports and recreational vessels, as well as enable the development of other tourist activities.

Realization model

Concession, EU funds.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Project documentation:

- in development.

Studies:

- not necessary.

Construction permits:

- in development.

Contact

Velimir Antić, Director
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The project involves the following construction activities

- Secondary pier,
- construction of a pontoon for berthing boats for nautical and municipal berths,
- expansion of the operative coast,
- annex of the coast for fishing ships.



HEALTH TOURISM

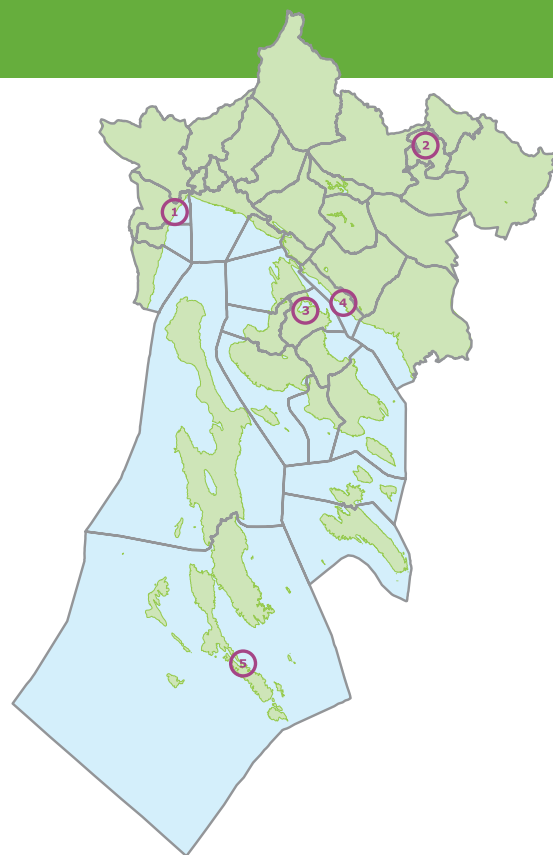
Owing to Kvarner's exceptionally favourable climatic features, traffic connections, and natural beauty, health tourism started developing here rather early and encouraged Kvarner's first steps towards becoming a tourist destination. Climate therapy health resorts in Opatija, Crikvenica, Veli and Mali Lošinj, on the island of Rab and in the highland health resorts of Skrad and Delnice have existed since late 19th and early 20th centuries.

Whether you want to cure a medical condition or, better yet, prevent it, the health resorts of Kvarner will welcome you with excellent climatic conditions, top professional medical service, as well as recreational programmes of various types.

Kvarner's medical institutions and wellness centres combine the best professional medical services and beauty science services, allowing you to choose among a number of programmes for the wellbeing of the body and spirit.

Just spending time on the islands, on the coast and in the mountains, walking along the beach or in the forest, will greatly benefit your health. Kvarner is aromatherapy in the open!

The map shows tourist locations for potential investors.



Legend:

- 1 – Thalassotherapy Opatija
- 2 – Natural Health Center Skrad
- 3 – Health Center Meline
- 4 – Thalassotherapy Crikvenica
- 5 – Health Care Centre Veli Lošinj





Developed documents

Space planning documents:

- the project complies with the regional planning documents.

Study documentation:

- cost/benefit analysis.

Project documentation:

- conceptual design.

Contact

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Thalasso Medical Centre Crikvenica

Estimated value of the project: EUR 18,500,000

Location: City of Crikvenica, Thalassotherapia Crikvenica

Ownership: Primorje-Gorski Kotar County

Significance of the project

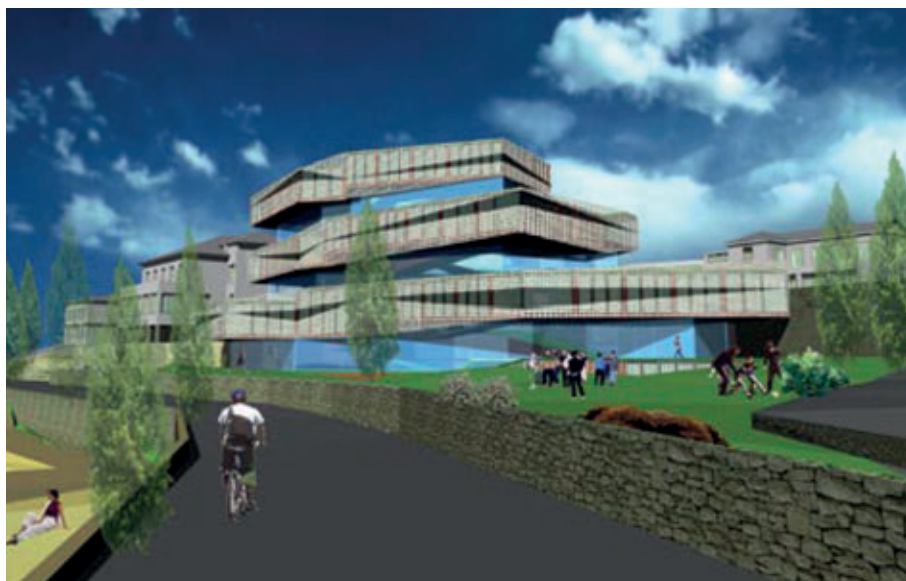
Thalassotherapia Crikvenica is a hospital specialised in medical treatment and the rehabilitation of the respiratory organs, locomotor system, skin diseases, allergic diseases and diet disorders. Investments in the construction of new facilities and equipping such facilities with state-of-the-art equipment shall improve the quality and scope of the health services provided by using natural medicinal factors and the employment of new professional staff. Bringing the service to a higher level directly contributes to the recognisability of the destination as a centre of medicinal tourism and enables the marketing of the services to the tourism market independent of the institutional status of the hospital. Through the realisation of this project, Thalasso Medical Centre Crikvenica Thalassotherapia will become a centre of excellence for prevention, treatment and rehabilitation of respiratory and locomotion organs.

The project involves the following construction activities

Construction of the object E- medical rehabilitation centre within the complex of the Special Hospital for Medical Rehabilitation Thalassotherapia Crikvenica (9,500 m² gross floor area), construction of the object Parking Garage G (4,350 m² gross floor area), construction of connecting warm corridors between the new object and existing objects (1,440 m² gross floor area), and construction of necessary energy infrastructure and development of a beach in front of the hospital.

Realization model

Public-private partnership or other form of cooperation.



Veli Lošinj Health Care Centre

Estimated value of the project: EUR 9,600,000

Location: Veli Lošinj – **Ownership:** Primorje-Gorski Kotar County

Significance of the project

The revitalisation of the Veli Lošinj Health Care Centre will create the basic preconditions for the development of the island of Lošinj as a year-round health tourism destination. With the development of existing facilities, expansion of capacities and raising the quality of services, the Treatment Centre will continue to develop the tradition of health tourism that is more than 130 years old.

The construction of the treatment and tourist complex will reach the European standard in the provision of services of preventive health protection, specialist and consultation health protection, and medical rehabilitation in basic activities: pulmonology, allergology and immunology, otorhinolaryngology, paediatrics, dermatology with medical cosmetology, physical medicine and rehabilitation, and dental medicine with implantology.

The project involves the following construction activities

Reconstruction of existing buildings and construction of new ones for accommodation capacities of a maximum of 300 beds in the 4-star category. Reconstruction of existing buildings for accompanying services and development of space for health and recreational, cultural and congress contents.



Realization model

Open negotiating options.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Studies:

- preliminary justifiability study.
- feasibility study.
- cost/benefit analysis.

Contacts

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Health Center Meline

Estimated value of the project: EUR 6,000,000

Location: Municipality of Dobrinj, Soline Cove, Island of Krk

Ownership: public and private

Significance of the project

The new hospitality and tourism zone in the area of Blato, where the construction of a health tourism centre based on healing mud is planned. Ever since positive effects of healing mud from the beach in Meline have been confirmed, numerous tourists are choosing Soline, Klimno and Čižići for their vacation, precisely due to the vicinity of the beach whose healing mud has general positive health benefits, especially when it comes to rheumatic and skin ailments. The Soline Cove, home of pre-Roman saltworks, an oasis of peace, beauty and health, shall contribute to the development of health tourism on a county level through the construction of accommodation and other capacities in a 3-hectare area.

The project involves the following construction activities

After the Physical Plan for the Primorje-Gorski Kotar County has been adopted, as well as the Physical Plan for the Dobrinj Municipality, drafting of necessary documents shall be initiated for the hotel facility intended for health tourism, having the capacity of up to 400 beds, 100-300 accommodation units with other accompanying services and programmes.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Project documentation:

- preliminary design.

Contact

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Realization model

Open negotiation possibilities.



Skrad Health Care Centre

Estimated value of the project: EUR 4,000,000

Location: Municipality of Skrad, at 700 m above sea level

Ownership: the land is owned by the Municipality of Skrad and Republic of Croatia

Significance of the project

After the reconstruction and change of the intended use of former military facilities and the construction of new facilities, this will be the first natural health care centre (Traditional Chinese Medicine Centre) in the Croatian highland region and its existing natural assets will contribute to the tourist and rural development of Gorski Kotar. Skrad is located on the Skradski Vrh slopes, situated in an exceptional natural area, surrounded by evergreen and deciduous forests, rising above the Zeleni Vir and Vražji Prolaz canyons, rare and exceptional phenomena of natural beauty.

The project involves the following construction activities

- Reconstruction of existing buildings into two 80-bed hotels,
- construction of a wellness centre,
- construction of tennis courts,
- construction of a multipurpose hall,
- infrastructure improvements,
- landscaping.



Developed documents

Physical planning documents:

- Municipality of Skrad Physical Plan
- need to make Urban Development Plan.

Contact

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Municipality of Skrad

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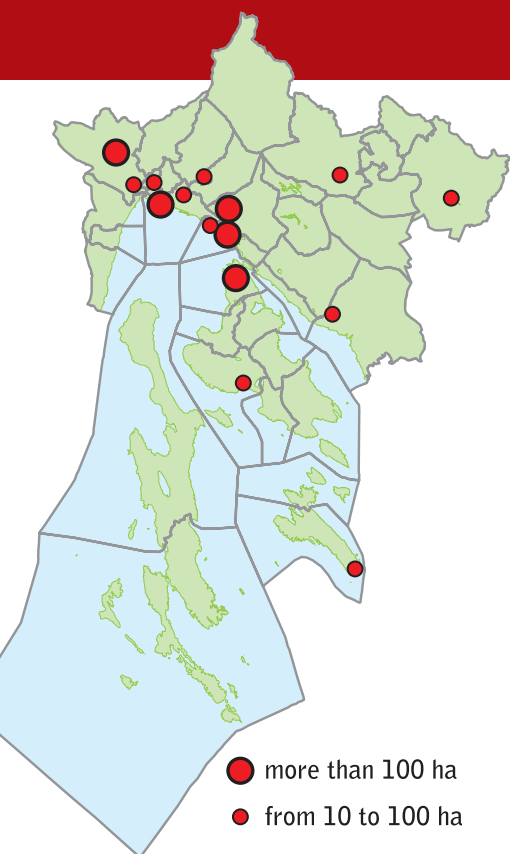
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BUSINESS INFRASTRUCTURE



A quality network of commercial zones (production and business) is one of the pillars of economic development.

Production zones are mainly areas where activities of the secondary sector of the economy prevail, while business zones are mainly areas of tertiary sector activities.

Commercial zone network development in the Primorje-Gorski Kotar County is based on the following nationally significant zones:

- Miklavija Business Zone (Matulji),
- Kukuljanovo Business and Production Zone (Bakar and Čavle),
- Production Zone of littoral character in the West part of Rijeka – 3. Maj,
- Urinj Production Zone (Kostrena and Bakar) – primarily a role in the oil industry.

Alongside the network of zones of national significance, a complementary network of regionally significant zones is being planned (area of 10-100 ha), as well as of those having local significance (area less than 10 ha). Physical planning documents have determined a total of 41 production zones and 168 business zones. Thereof, 5 zones are of national significance (over 100 ha), 43 medium-sized zones are of regional significance (from 10 to 100 ha) and 161 small zones of local significance (up to a maximum 10 ha).

Together with the depicted network of commercial zones, there is exceptional potential for the development of zones by the sea, primarily for littoral purposes (shipyards, small shipyards etc.).



Traffic and Logistics Center and Business Zone Miklavija

Location: Municipality of Matulji – **Ownership:** Municipality of Matulji (95.19%), private (3.43%), HŽ – railway Rijeka – Šapjane – Ilirska Bistrica (1.38%)

Significance of the project

The excellent geostrategic position of the Primorje-Gorski Kotar County provides an opportunity for the development of a transport and logistics centre and an entrepreneurial zone for the development of logistics, service and production activities, while using the proximity of the Slovenian border, the Port of Rijeka, the Rupa – Rijeka – Zagreb motorway and the railways connected to the pan-European corridors in the Rijeka transport junction. The transport and logistics centre and the entrepreneurial zone are planned to be developed on an area of 158.5 ha with the possibility of further expansion.

The project involves the following construction activities

- A plateau for the construction of facilities for economic, business and production purposes, with an area of 77.31 ha,
- an intermodal terminal with surfaces for container transshipment and transport, surfaces for container and storage area handling, 6 marshalling yards, roads with cranes with an area of 17.73 ha,
- truck terminal with an area of 9.08 ha and a capacity of up to 500 trucks – heavy vehicles,
- public transport areas (collector and access roads in the zone, railroad, industrial track) with an area of 17.06 ha, and infrastructural structures (110 kV TS and a heliport) with an area of 2.01 ha,
- joint contents (public, service, hospitality and tourist) with an area of 17.37 ha and green surfaces spanning the area of 17.90 ha.

The total area of the plateaus in the work zone on which the construction of facilities is possible amounts to 115.017 ha. It is possible to realise the maximum gross construction of 540,680 m² on this area.



Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Contact

Astra Gašparini, senior adviser for economy and development projects support

Municipality of Matulji

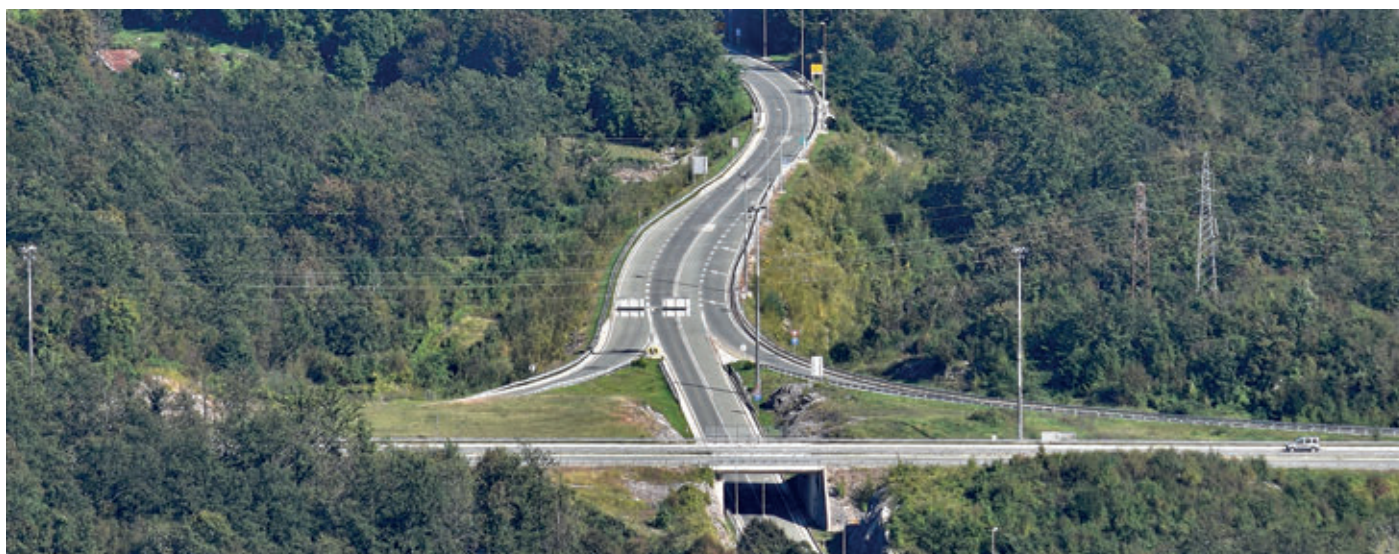
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Bakar Industrial Zone

Estimated value of the project: EUR 7,464,000

- | | |
|---|---------------|
| 1. construction of road and plateaus B 5.2, B 5.3, B 5.4 and B 9.1. | EUR 1,470,000 |
| 2. construction of road F1 | EUR 1,334,000 |
| 3. construction of roads B 7.7 – E 1.1 | EUR 2,800,000 |
| 4. construction of roads C1, C2, C3, C4 and C5 | EUR 1,334,000 |
| 5. construction of road and plateau B 6.2 | EUR 526,000 |

Location: City of Bakar, area of 500 ha, 40% free for the preparation of new locations, located in the vicinity of the port, motorway, airport and railway – **Ownership:** legal issues pertaining to ownership have been settled for the most part, active effort is being invested to settle the rest. The majority owner of the zone is the City of Bakar

Developed documents

The entirety of the project has been harmonised with spatial planning documents, i.e. urban plans, and the preliminary designs have been drafted. There already exist location permits for several of the aforementioned 5 /five/ locations, while parcelling has been completed and construction permits are anticipated. Once construction permits are obtained for each of the aforementioned micro locations, construction will begin and the conditions will have been created for the arrival of new investors.

Contacts

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Significance of the project

Attracting investors to the commercial zone with the aim of creating new production capacities and new workplaces.

Industrijska zona Ltd. Bakar is the most developed business zone in the Republic of Croatia. Approximately 150 business subjects with over 3,500 directly employed staff operate within it. The zone is infrastructurally complete and contains: 12 km of built roads, sanitary and fire-resistant plumbing, sanitary and rainwater sewer system, industrial railway track, electricity and TT grid, street lighting, pipeline.

Furthermore, there exists an array of additional services in the zone: customs, goods terminal, freight forwarders, petrol stations, concrete mixing plant, warehouses, parking lots, restaurants, shopping centres, police station, ATMs, fitness centre, etc.

The project involves the following construction activities

A road with complete infrastructure with a length of 4,360 m and the construction, i.e. preparation of a plateau with a total area of approx. 400,000 m².

Realization model

With the gradual realisation of all 5 separate units that comprise this project, more than 4 km of new roads with complete infrastructure will be built. After the completion of the project that is expected until 2020, new investors will have disposal of more than 50 ha of completely equipped plateaus intended for economic activity.



The Ex-Factory Torpedo Area

Estimated value of the project: an estimate is expected based on the final proposal

Location: City of Rijeka – **Ownership:** private, Jedinstvo plc. Krapina

Significance of the project

The area of the ex Torpedo factory is the second largest urban area by the sea. The goal is to create a multipurpose centre for fairs, various seaside events, service industries, to supplement the contents of the fishing harbour, etc. The area is 8.2 hectares, with an intention to connect all encompassed activities with the sea, being a checkpoint for the sale and procurement of navigation products, boats, nautical equipment and apparel, as well as other items. Enriched by its industrial legacy, with the innovative torpedo originating from here, the space has a unique torpedo-launching ramp that can be used in tourism.

The project involves the following construction activities

The City of Rijeka Physical Plan enables the development of multipurpose facilities and a parking lot.

Realization model

Open negotiating possibilities.

Developed documents

Physical planning documents:

- Physical Development Plan of the City of Rijeka,
- General Urban Plan of the City of Rijeka.



Contact

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Project leader: Bononia 3M građenje Ltd.

Residential-Business Complex Gomila

Estimated value of the project: EUR 45,000,000

Location: City of Rijeka – area of the Old Town – **Ownership:** Bononia 3M građenje Ltd.

Significance of the project

The area of Gomila, a part of the Old Town historical core of the City of Rijeka, almost completely lost its original character and appearance during the 20th century. However, the recent urban planning of that area was directed towards the reconstruction of the historical environment and this was the basis for the project of construction of the residential-business complex with the underground garage, which unifies the idea of sustainable life and work in modern conditions with the reconstruction of the historical matrix and environment.

The realisation of the project also realises the benefits for a wider community because it creates preconditions for an increase in the share of residential contents in the Old Town and its development as a complete pedestrian zone.

The project involves the following construction activities

- Underground public garage with the capacity of 800 vehicles on 5-6 levels, with an area of 8000 m²,
- 15 residential, residential-business and business-residential buildings with the height of P + 3, with gross developed area of 17,100 m², of which residential areas account for around 6,200 m², and business contents for around 10,800 m²,
- public surfaces – pedestrian streets, staircases and smaller squares (obligation of the City of Rijeka).

Realization model

The City of Rijeka concluded a preliminary agreement on building right with the company Bononia 3M građenje Ltd. Based on this preliminary agreement, it is possible to include partners interested in the realisation of the entire project or certain parts of the project.

Developed documents

Physical planning documents:

- Old Town detailed development plan,
- concept design.

Contact

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Srđan Škunca, Head
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for Development, Urbanism, Ecology
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The Primorje-Gorski Kotar County is a significant traffic and energy node with an exceptional number of production power plants, electricity transmission lines, oil and gas pipelines.

The County and its existing energy infrastructure will continue to play an important role in the future development of the energy industry of the Republic of Croatia and Southeast Europe. It is a fact that the construction and annexing, i.e. modernization, of new power plants is planned precisely in the area of the Primorje-Gorski Kotar County, said plants to cover all levels, from local and regional to national and European.

The energy system in the area of Primorje-Gorski Kotar County is comprised of plants and facilities for the production, transfer and distribution of all levels of energy (thermal power plants, hydroelectric power plants, oil refinery, public heating plants, industrial boiler plants and city gas companies, gas pipelines, oil pipelines, oil products pipelines...). From a global perspective, the County energy system has a dual function.

Firstly, it is an integral part of the whole national energy system. For that purpose, around 80% of capacities have been built, whereas taking account of the efficient use of said capacities is in the hands of the state. The second, but not less important, function of the County energy system is providing for the needs of final energy consumers in the County, both quantity- and structure-wise.

The following goals have been set in the energy sector domain:

- ensure the preconditions for the affirmation of the Primorje-Gorski Kotar County as a significant energy node in Croatia, as well as Southeast Europe,
- build a terminal for liquefied natural gas,
- continue gasification of the entire County area by building regional and thereafter local gas pipelines, paying particular attention to transferring large power plants to natural gas as an energy-generating product used as fuel,
- instigate the use of renewable energy sources on a regional level and increase energy efficiency,
- ensure prerequisites for the use of decentralized energy sources, cogeneration and trigeneration plants, biomass power plants, etc.

Aside from the aforementioned goals, the realization of prerequisites for goals on a local level is also a matter of aspiration:

- ensure quality availability of electric power systems to settlements,
- encourage the use of natural gas as an ecologically acceptable energy-generating product,
- encourage the use of highly efficient heat pumps with a view of decreasing energy consumption,
- ensure prerequisites for using decentralized renewable energy sources,



- ensure prerequisites for the implementation of energy efficiency measures (planning new plants as being solely low-energy, even passive, and additionally improving the energy traits of existing plants).

Taking into account all aforementioned facts, it should be said that the energy sector is one of the main economic sectors on which the development of Primorje-Gorski Kotar County is based.

It is possible to make investments in the development of power plants of national and European significance:

- in the construction of an LNG terminal,
- in the modernization and/or construction of a new combined gas power plant (in the area of Urinje and/or next to the LNG terminal),
- in the construction of the Vinodol Hydroelectric Power Plant,
- in the construction of the Valiči Hydroelectric Power Plant and appertaining accumulation.

Projects of regional and local significance are:

- investments in the regional gas-distribution network through the Gorski Kotar gasification project, followed by the Islands of Rab, Cres and Lošinj,
- building cogeneration and trigeneration plants within work zones of regional (Miklavje, Kukuljanovo etc.), as well as local nature,
- using wind potential by building wind power plants (analysis of potential site has been drafted),
- using solar energy (whether by installing solar and photovoltaic collectors on existing buildings, or by investing in solar farms for which an analysis of potential Site has been drafted),
- investing in cogeneration plants on wooden biomass in the area of Gorski Kotar and possibly building a hydronic network for the settlements of Gorski Kotar,
- investing in the construction of mini and micro hydroelectric power plants.

Contacts of Primorje-Gorski Kotar County bodies of authority and County's associations that may be at one's disposal at any given time for the preparation and implementation of specified projects are as follows:

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2. Administrative Department for Planning, Construction and Environmental Protection
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Web: www.pgz.hr
3. Public Institution Institute for Physical Planning of Primorje-Gorski Kotar County
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E-mail: zavod@pgz.hr
Web: www.zavod.pgz.hr
4. Regional Energy Agency Kvarner Ltd.
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E-mail: darko.jardas@reakvarner.hr
Web: www.reakvarner.hr



LNG Terminal on the Island of Krk

Estimated value of the project: EUR 405,000,000 – 630,000,000

excluding the gas pipeline and ships

Location: LNG Terminal on the Island of Krk

Ownership: DINA-Petrokemija plc. in liquidation Omišalj

Significance of the project

Increased security of supply and ensuring sufficient quantities of natural gas for the Republic of Croatia and countries of the region.

The project involves the following construction activities

The LNG Terminal, covering the area of 35 hectares, has the capacity of 15 billion m³ of natural gas and the possibility to accommodate the largest LNG ships with an 18-meter draft.

Realization model

Open negotiating possibilities.

Developed documents

Studies:

- environmental Study.

Project documentation:

- designing project.



Contact

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Ruševo Krmpotsko Wind Farm

Estimated value of the project: EUR 50,342,000

Location: City of Novi Vinodolski – area of Krmpote – **Ownership:** Republic of Croatia

Significance of the project

The main purpose of the facility is wind power production. The construction of a wind farm as an ecologically acceptable and available energy source would contribute to an increase of renewable energy source share in the Republic of Croatia, which is one of the priorities of EU 2020 growth strategy.

Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Contact

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Web: www.novi-vinodolski.hr

The project involves the following construction activities

The project includes the construction of an energy conversion plant, as well as the construction of individual plants connected with electric power production from the wind, such as one or more wind turbines with pertaining substations and power lines, as well as control and other facilities for the wind farm. The maximum allowed height of auxiliary facilities is 10 m, the allowed number of floors being P+1.

The permitted area for wind farm development is 30 km², and the maximum allowed power of the Ruševo Krmpotsko wind farm will be 90 MW. The power of single wind turbines will be limited to 3 MW.

Realization model

Open negotiation options.



Solar Power Plants

Estimated value of the project: EUR 1,200,000 – 1,500,000 for a 1 MW power set up

Location: area of Primorje-Gorski Kotar County – **Ownership:** state and privately owned

Significance of the project

Renewable energy sources are a very important developmental component for the Primorje-Gorski Kotar County and are a part of all strategic documents. The goal is to achieve a high quota of renewable energy sources within the scope of sustainable County development. A high level of potential solar energy utilization can be found in coastal and insular areas.

The project involves the following construction activities

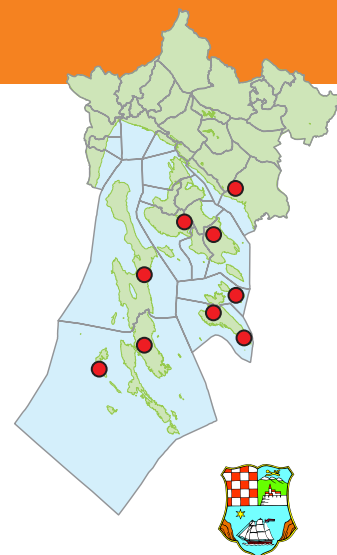
Installation of solar farms of up to 50 hectares is adequate for planned Site, having a maximum power output of 10 MW per location.

Realization model

Open negotiating possibilities.

Incentive fee

According to the Tariff System for the Production of Electric Energy from Renewable Energy Sources and Cogeneration (official gazette of the Republic of Croatia Narodne novine 133/13, 151/13, 20/14, 107/14, 100/15).



Developed documents

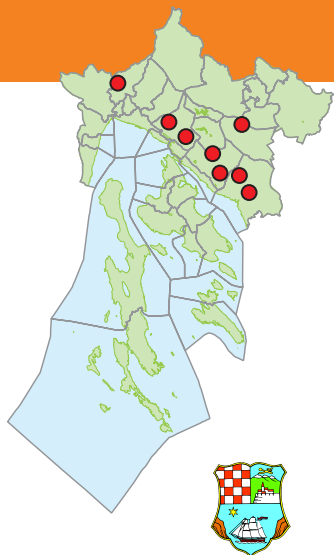
Physical planning documents:

- a portion of the site has already been defined by the Primorje-Gorski Kotar County Physical Plan and the remainder will be determined by physical plans of municipalities and cities.

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Wind Power Plants

Estimated value of the project: around **EUR 1,400,000** for a 1 MW power setup

Location: area of Primorje-Gorski Kotar County – **Ownership:** state and privately owned

Significance of the project

Renewable energy sources are a very important developmental component for the Primorje-Gorski Kotar County and are a part of all strategic documents. The goal is to achieve a high quota of renewable energy sources within the scope of sustainable county development. A high level of potential wind energy utilization can be found in inland county areas, ready to be exploited based on finalized research and favourable Northeast and Southeast winds that are typical for coastal inland areas, while Southwest winds are a trait of the Kvarner Bay.

Developed documents

Physical planning documents:

- a portion of the site has already been defined by the Primorje-Gorski Kotar County Physical Plan and the remainder will be determined by physical plans of municipalities and cities.

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The project involves the following construction activities

Construction of windmills is planned on the selected site.

Realization model

Opened possibility of negotiating with the condition of prior connection approval.

Incentive fee

According to the Tariff System for the Production of Electric Energy from Renewable Energy Sources and Cogeneration (official gazette of the Republic of Croatia Narodne novine 133/13, 151/13, 20/14, 107/14, 100/15).



The Primorje-Gorski Kotar County, as well as the Republic of Croatia in general, are among areas and countries with relatively old population. The average age is almost 44 years, the aging index is 155.3 (the percentage of persons aged 60 and more in regards to the number of persons aged 0-19), while the age coefficient is 26.6 (percentage of persons aged 60 and more in the total population). Therefore, the establishment of a wholesome approach to care about the elderly is crucial. Among other things, this implies the establishment of a network of homes for the elderly and their adequate territorial representation, development of the existing, as well as the construction of new capacities and contents. More than twenty homes for the elderly operate in the area of the Primorje-Gorski Kotar County. In order to reduce the evident lack of capacities for the accommodation of the elderly, there is an interest in and plans for the construction of new capacities, the realisation of which would ensure service and aid to the elderly in accordance with the highest standards.





Step2 Science and Technology Park

Estimated value of the project: total project value shall be determined in accordance with the selection of a final location

Significance of the project

Step2 is a revitalization project of existing industrial, scientific and social resources for the purpose of creating the conditions to attract foreign technological companies and establish new ones, as well as knowledge-based workplaces. Project goals are:

- creating conditions for new workplaces,
- attracting foreign companies that use advanced technologies,
- encouraging and expediting the development of domestic advanced technology companies,
- altering the technological centre of gravity of the economy of Rijeka and the Rijeka Ring.

Project Step2 aims to create conditions for the creation of additional 6,000 workplaces in the industry that bases its operation on knowledge and new technologies.

The project involves the following construction activities

Construction/reconstruction of the potential business building with flexibly organized space:

- office-laboratory areas consolidated into a functional whole with educational and common areas,
- congress, educational and presentation areas and common meeting rooms, as well as catering areas,
- communal infrastructure facilities and the necessary number of parking places in the open or in a garage.



Na Aveniji – Residential Neighbourhood

Estimated value of the project: EUR 17,000,000 without public surfaces

Location: City of Rijeka – area of Trsat – Ownership: City of Rijeka

Significance of the project

The future residential complex is envisaged by the Detailed Development Plan for the area of Trsat Residential District (SN 29/09) and Detailed Development Plan for the University Campus and University Clinical Hospital on Trsat (SN 29/05), entirely built on an empty land plot at the north-eastern edge of Trsat. This is a very attractive residential area of the City of Rijeka, recognisable by its medieval core, family buildings surrounded by vegetation, extremely good view of Rijeka bay and the islands but also by the Campus and University Clinical Hospital complex currently under construction. Due to the aforementioned qualities, a new residential construction of mostly multi-family housing units is being developed, while along the University Avenue multiple attractive multi-family units have already been built, and the residential neighbourhood which is the subject of this project shall be an extension thereof.

The project involves the following construction activities

- 9 multi-housing and multi-family units, ground floor + 2 storeys and ground floor + 4 storeys high, 13,600 m² maximum gross built area of the residential area (above ground),
- public surfaces – roads and public park (responsibility of the City).

Realization model

The Conclusion of a preliminary contract/contract on the sale of land is being offered. The City of Rijeka is responsible for property and legal underpinnings and construction of roads with infrastructure.

City of Rijeka issues a public tender for sale of land for the construction of residential buildings.



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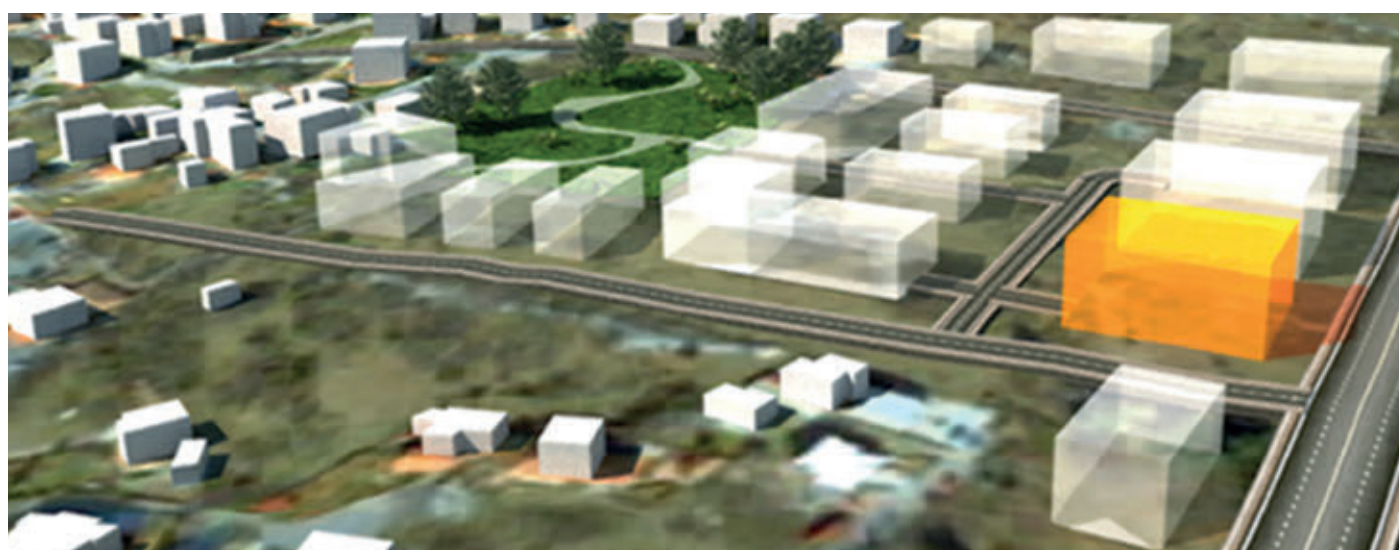
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Home for the Elderly Persons Opatija

Estimated value of the project: EUR 15,200,000

Location: City of Opatija – area of Volosko – **Ownership:** a building plot of 12,812 m² is owned by the Home for the Elderly “Volosko” Opatija

Significance of the project

Increase of accommodation capacities and improvement of social and health care within the framework of institutional and extra-institutional care.

Contacts

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The project involves the following construction activities

By building a new Home, the number of beds will increase from the existing 143 to approximately 304.

Realization model

Open negotiating possibilities.

Developed documents

Physical planning documents:

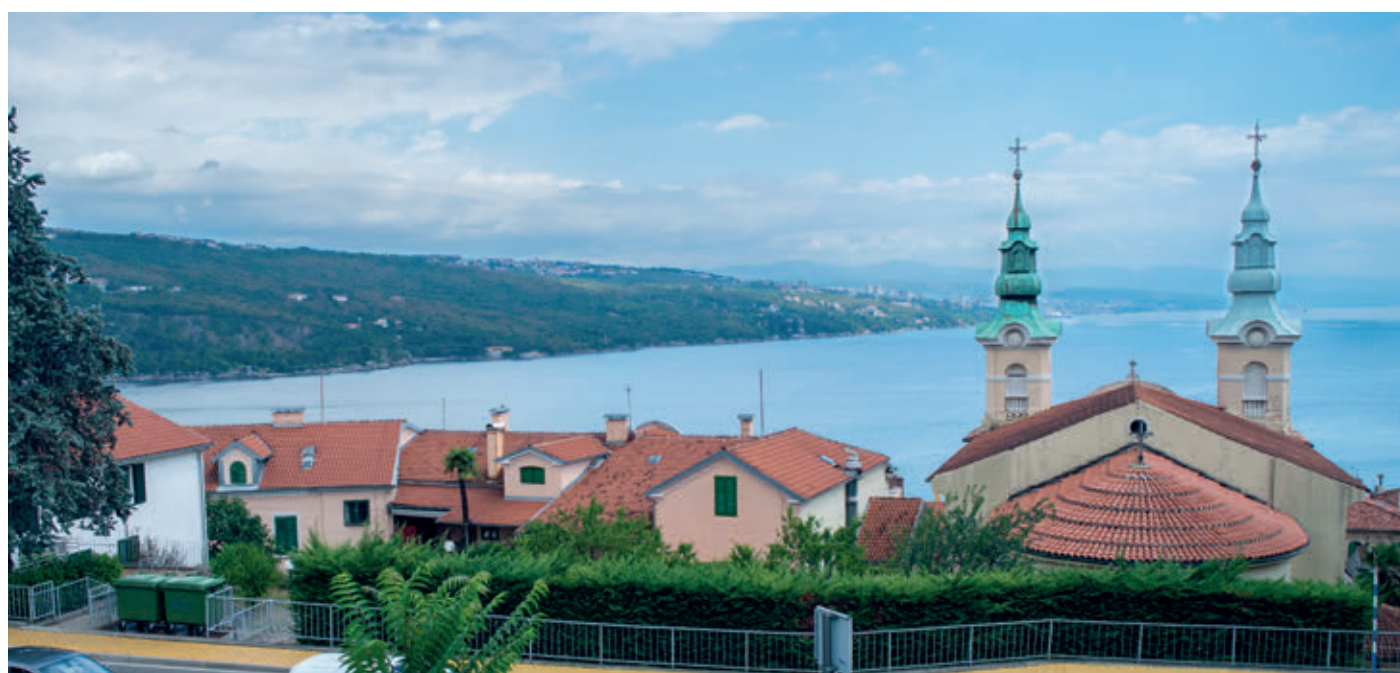
- the project is in compliance with the physical planning documents.

Studies:

- the Feasibility Program and Investment Study have been finalized.

Project documentation:

- preliminary design.



Home for the Elderly Persons Kostrena

Estimated value of the project: EUR 9,000,000

Location: Municipality of Kostrena, settlement of Paveki – **Ownership:** Municipality of Kostrena

Significance of the project

The Kostrena home for the elderly persons is a unique organisational area of institutional and non-institutional care, with the capacity/beds for 156 users of all degrees of functionality, including patients suffering from Alzheimer's disease and users of geriatric palliative care. In accordance with the analysis of key demographic indicators of the elderly population and availability of the accommodation capacities, the construction of the Home for the elderly persons in Kostrena would reduce the lack of accommodation capacities in the Primorje-Gorski Kotar County by 10%. The objective of the project is to improve the social care of the elderly and disabled persons within institutional and non-institutional care. The number of employees after the investment would be 77 – 55 nurses and caregivers, and 22 other employees.

The project involves the following construction activities

The Kostrena home for the elderly and disabled will be built on a building plot with an area of 13,188 m² in the settlement of Paveki. The planned gross area of the building is 7,000 m².



Realization model

Open financing possibilities.

Developed documents

Physical planning documents:

- Feasibility study for the investment project for the construction of the Kostrena home for the elderly persons,
- evaluation of the feasibility study for the investment project for the construction of the Kostrena home for the elderly persons,
- architectural concept design.

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Home for the Elderly Persons Klana

Estimated value of the project: EUR 5,900,000

Location: Municipality of Klana, settlement of Klana

Ownership: Municipality of Klana

Significance of the project

The conversion and reconstruction of the former military barracks in Klana will fulfil the need for new capacities for the accommodation of the elderly persons with the quality improvement and the expansion of medical services to users.

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The project involves the following construction activities

The reconstruction and adaptation of the barrack in Klana into a home for the elderly persons, with a capacity of up to 150 beds and other complementary contents.

Realization model

Open negotiating possibilities.

Developed documents

Physical planning documents:

- Physical plan of the Municipality of Klana,
- Urban plan of arrangement of the settlement of Klana.

Studies:

- Programme and cost-effectiveness study for the conversion of the ex barrack into a home for the elderly and infirm persons.



Home for the Elderly Persons Rab

Estimated value of the project: EUR 3,000,000

Location: Island of Rab – area of Banjol – Ownership: City of Rab

Significance of the project

The project will be implemented in order to improve the social and health care of elderly persons. Project users will be the master population and other population interested in the services as tourists (in-patient clinic, lounge, home care). The facility is located on a very attractive location near the sea, city centre and near the health centre and other healthcare institutions.

The project involves the following construction activities

The construction of a home building with a surface of 1045.6 m² is planned. It will be consisted of the ground floor and two stories. Work is in progress.

Realization model

Open possibilities of negotiating on the financing of work completion and equipping of the facility.



Developed documents

Physical planning documents:

- the project is in compliance with the physical planning documents.

Project documentation:

- preliminary and master project.

Construction permits:

- building permit.

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Social Purpose Zone D Ploškovo

Estimated value of the project: EUR 15,000 for the drafting of the Urban Development Plan. The value of the investment of facility construction depends on the intentions and project of the potential investor

Location: City of Delnice – **Ownership:** City of Delnice

Realization model

Open negotiation possibilities.

Developed documents

Physical planning documents:

- physical development plan of the City of Delnice.

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Significance of the project

Former military warehouse V1 is located in direct proximity of the settlement of Delnice and all central contents, while it is in the natural environment and borders with the Japlenški vrh Forest Park.

For the needs of accommodation and care for social categories of the population, the construction of homes for the elderly persons is possible, as well as other institutions that increase the offer and standard of living for that category of people.

A purpose can also be determined for the construction of buildings for gathering and stay of younger groups of people and other categories that complete the offer in the sphere of education or health activity – school in nature, student exchange, science research park, resorts, etc.

A part of the zone is planned for the construction of a hotel whose function can adapt to the contents of social purpose that is in the contact zone.

The project involves the following construction activities

The construction of homes and other institutions of social purpose is planned (homes, resorts, sports and recreational accompanying contents and auxiliary facilities in the function of the purpose of the basic building, treatment centres or other health institutions, etc.).

The other part of the zone is intended for the construction of a hotel.



CATALOGUE PROJECTS

LEGEND:

- TRANSPORT INFRASTRUCTURE
- TOURISM INFRASTRUCTURE
- SPORT AND RECREATION
- WINTER SPORTS
- MARINAS AND PORTS
- HEALTH TOURISM
- BUSINESS INFRASTRUCTURE
- POWER ENGINEERING
- PUBLIC INFRASTRUCTURE

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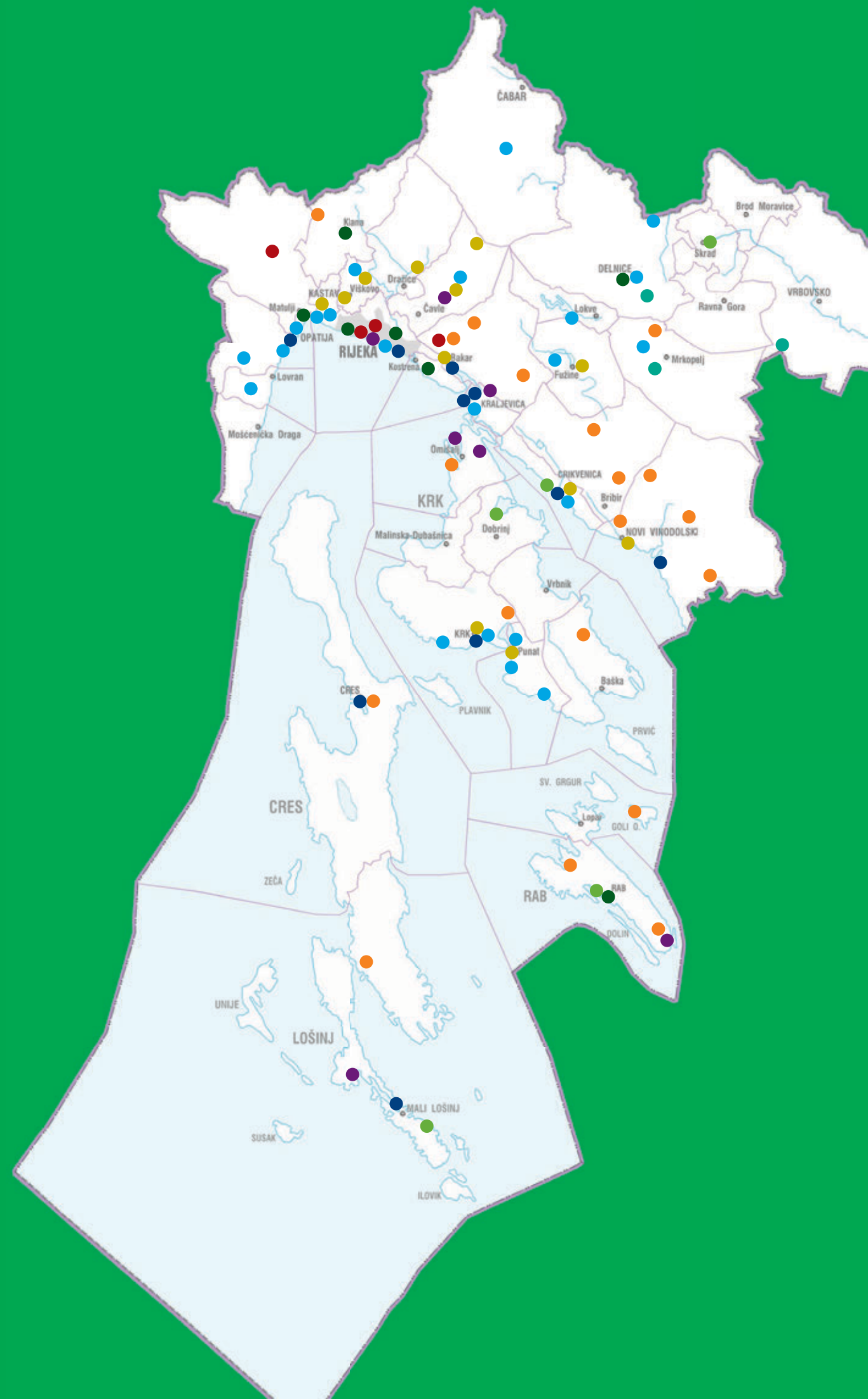
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Transport infrastructure

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Business infrastructure

Power engineering

Public infrastructure



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Rijeka



Bakar



Cres



Crikvenica



Čabar



Delnice



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Fužine



Jelenje



Klana



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Lopar



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