



# Project Hidrobaza

## General information

<b>Project holders</b>	Ministry of Physical Planning, Construction and State Assets; City of Pula
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<b>Location potential</b>	<p>Hidrobaza is located in the suburb of Štinjan, in the City of Pula, famous for the Arena, a Roman amphitheatre dating back to 68 AD and the best preserved ancient monument in Croatia. The location, 5 km away from the city centre and 7 km from Pula International Airport, is very well connected with a network of local and county roads and the motorway known as the "Istrian Y" with Western Europe and the continental part of Croatia. In addition to its attractive location on the coast and lush vegetation, it is suitable for development of tourism capacities, offering a beautiful view of the famous National Park Brijuni Islands. The site also has a special historical value as a former Naval Air Station of the Austro-Hungarian Empire. Due to its status as an army base, the site has remained highly untouched and undeveloped.</p>

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**Project description**

Based on The Strategy of Tourism Development until 2020, the Ministry of Tourism and Sport has initiated the procedure for development of former military real estate at the location Hidrobaza into a high quality tourist resort owned by the Republic of Croatia and the City of Pula. The location covers approximately 36 ha and according to spatial documents it is divided into two zones for tourism - hospitality purposes and a swimming zone with supporting facilities and a recreational zone.

Approximately half of the recreational zone (R2) area is forested and divides the village Štinjan and the tourism - hospitality zone.

ZONE PURPOSE LAND AREA MAX of Beds

Hidrobaza 1 T1, T2, T3 9,40 ha 800

Hidrobaza 2 T1, T2, T3 7,03 ha 400

Total 16,43 ha 1200

The scope of this project includes 16,43 hectares of the land in the tourism - hospitality zone, with planned construction of hotels (T1), tourist village with villas (T2) and a camp (T3). The total accommodation capacity will be 1200 beds, all categorized with a minimum of four stars. A smaller part of the former Naval Air Station complex in tourism-hospitality zone, with 4 partially preserved buildings, is protected cultural heritage. Restoration and reconstruction of these facilities should be carried out in accordance with the terms and conditions of the Ministry of Culture and Media.

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**Project realization model**

On the coastal part of the recreation zone (R3) that extends over approximately 4 hectares, the City of Pula has completed investment into the construction of public beaches, including a playground and sanitary infrastructure.

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**Estimated value of the investment project**

approx. 50 million EUR

## Gallery



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