



REPUBLIC OF CROATIA

SPORTS CENTRE “VIŠNJK”, City of Zadar

PROJECT LOCATION AND DESCRIPTION

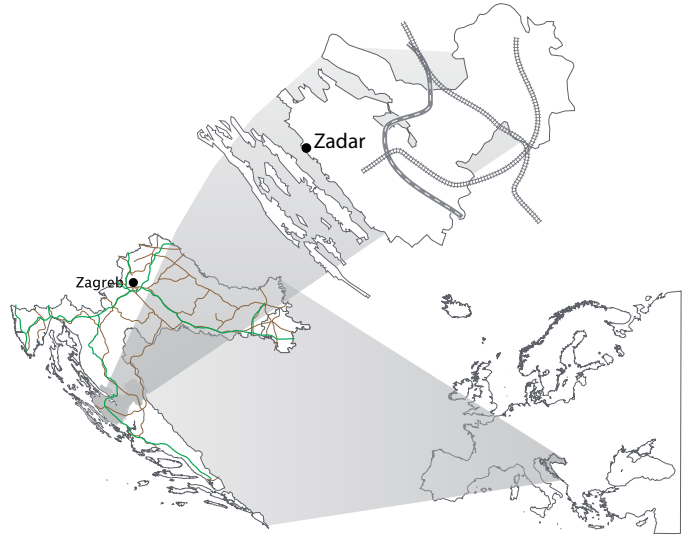
The project is located in the City of Zadar, northern Dalmatia (Zadar County) with a goal of further development of sports tourism in the City of Zadar. It includes the construction of the accommodation and additional sports facilities at the existing sports centre Višnjik covering 202,000 m². The sports center has already built a reputation among domestic and foreign athletes as a great place for preparation for sports season, because of its long-year possibility to perform sports activities.

There are already several facilities at the centre: a multipurpose central sports hall “Krešimir Čosić” with 8,000 seats; 4 auxiliary halls and gyms, each with 1,000 seats, intended for sports, music and other events; an indoor swimming pool complex (a large, small and children’s swimming pool as well as a diving tower); complex of outdoor sports fields (4 futsal, 1 basketball, 1 badminton and 1 volleyball ground as well as street work training ground, running track and boxing, judo and gymnastics sports halls); a press salon and a VIP salon.

The Project includes the construction of several new objects:

- 4-star Sports hotel with 120 rooms (gross area of 16,560 m²)
- Tennis centre on a total land area of 8,200 m²
- Outdoor swimming pool complex with an Olympic-size pool, recreational pools, a pool for diving with a diving tower and a children’s pool
- Aquapark next to the swimming pool complex

By implementation of the new Project and construction of additional accommodation and sports capacities, the Sports Centre Višnjik will develop into a large centre offering sports and accommodation services to athletes, sports clubs and sports unions.



LAND OWNERSHIP

The project land is owned by the Republic of Croatia, while the City of Zadar had the Right to Build, granted in November 2007 for a period of 30 years. This Right to Build, based on a decision of the City of Zadar, was in 2016 transferred to the Sports Centre Višnjik Ltd. under the same conditions.

After that period (2037), the bearer of the Right to Build will have a priority of the right to build or, in the case of sale, the right of first refusal for the new establishment.

TRANSACTION MODEL

The management company Sportski centar Višnjik Ltd., owned by the City of Zadar, is looking for a strategic partner for the project development. Each investor/strategic partner will have a possibility to develop a specific part or the whole project, either by himself or in cooperation with the management company.

This project, under the conditions stipulated by the Law on Investment Promotion (OG 102/15) can qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investments Projects.

CURRENT PROJECT STATUS

The project is in accordance with the City’s physical plans. The City Government brought a decision to start process of changes and amendments of the current Urban development plan (UDP) of the location, which had been in force since 2001.

The preliminary designs for the Tennis centre and Outdoor swimming pool complex have been completed. The commercial and accommodation facilities will be developed according to the amendments to the UDP.

ESTIMATED VALUE

The estimated value of the project is 100 million EUR.

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

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ZADAR COUNTY

Population (2011): **170,017**

GDP per capita (2014): **8,197 EUR**

Unemployment rate (2016): **16.0%**

Average gross monthly salary: **963 EUR**

Average gross monthly salary in the sector (tourism): **1,011 EUR**

Zadar County is situated in northern Dalmatia in Croatia. The County's total area of 7,487 km² consists of both sea and land. It is well connected via road, sea and air, i.e. the Zagreb-Split-Dubrovnik Highway, good ferry connections with Italy and the rest of Croatia and an international airport. The shortest maritime connections to central Italy pass through the Port of Zadar. Equally important is Zadar Airport which is a popular tourist entry point with 6.7% growth in the number of passengers in 2016 compared to 2015. The first 9 months of 2017 show 17% increase in comparison to the same period of 2016.

The County's most important sectors are trade; manufacturing industry – food industry, metal production, production of vessels, textile industry; transport and storage; fishery and agriculture and tourism. The main export markets are Japan, Italy, Slovenia and Germany while the most exported products are aluminium products, fish – fresh and processed and machinery.

With tourism gaining a more prominent role in the County's economic structure, there is an emphasis on extending local accommodation capacities. According to Zadar County Tourist Board, they amount to 150,150 beds, with a majority (57.2%) in private accommodation.

There are 44 hotels (one 5-star and 19 4-star). As a successful tourist region in Dalmatia, Zadar County recorded 7.4 million overnight stays in 2016 (10.2% of all overnight stays in Croatia), most of these by foreign guests. The first 9 months of 2017 records 9 mil of overnight stays (12.2% increase in comparison to the previous year).

The centrepiece of the County's rich tourist offer is its capital – the City of Zadar which is a focal point to the archipelago of more than a hundred islands. Most of them are uninhabited and contain highly preserved sceneries and attractive coastal zones. These areas are foreseen for further development and enrichment of the County's tourist offer. The County is conveniently located near some of the most attractive Dalmatian sights, including national parks Kornati and Krka and the famous extreme sports location Paklenica. The County's tourism potential has been recognized internationally with brands such as Falkensteiner present in the County. With new Hyatt Regency Zadar Maraska Hotel whose construction is expected to be finished in 2018, the Turkish Dogus Group will complete its 250 mil EUR investment which includes 3 marinas and 2 hotels.

Zadar is also an ancient European university city with a tradition since 1396. It offers 24 academic departments, such as: Agriculture and Mediterranean Aquaculture, Economics, Traffic and Maritime Studies, English, German, Italian and French Studies, Tourism and Communication Sciences Department and Humanities Department, with approximately 5,800 undergraduate, graduate, postgraduate and doctoral students.

CONTACT

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