



REPUBLIC OF CROATIA

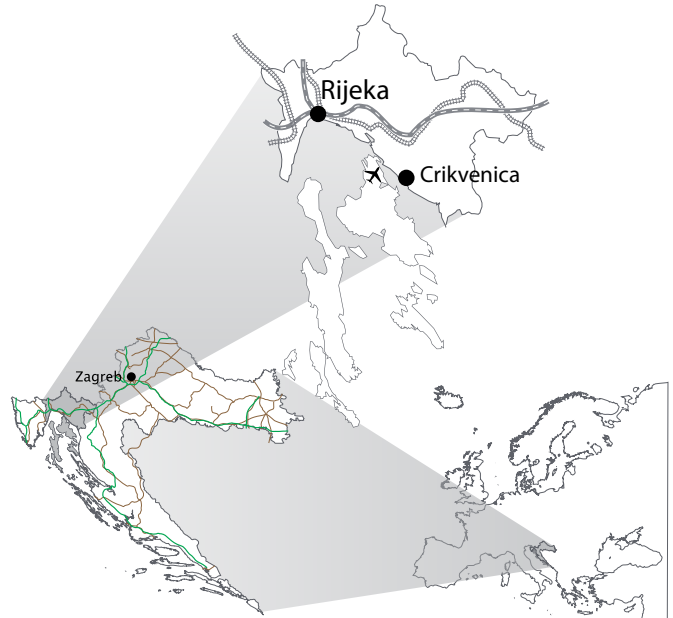
MARINA CRIKVENICA, Crikvenica

PROJECT DESCRIPTION

The town of Crikvenica plans to develop a nautical port - marina with supporting facilities in the center of the town. Implementation of this project will completely change the look and tourist offer in this part of the town and enhance its attractiveness and competitiveness.

The project has been planned in accordance with existing physical plans and the Urban Plan of Crikvenica Center. It will be developed on seven hectares of land and will include:

- a marina with a maximum of 200 Category 5 berths covering 36,400 m². A majority of the berths will be for vessels of 10-15 m, but berths will also be provided for boats of up to 20 m. Two breakwaters are planned as an integral part of the marina.
- business premises next to the marina with a gross developed area of 585 m² that will include a reception area, a café and snack bar, and shops and toilets.
- a parking area with spaces for 340 cars, and
- a service area.



Based on the site permit, the entire complex will be developed on land parcels whose owners are the Republic of Croatia and the town of Crikvenica (with a majority of the land having maritime domain status).

LOCATION

The nautical port will be located in the center of Crikvenica at mouth of the Dubračina Creek. The surrounding area has hotels, restaurants, souvenir shops, beaches, promenades and green areas.

Crikvenica is a well-known tourist town located on coast of Kvarner Bay in the northern Adriatic. It is 35 km from Rijeka, the regional center and Croatia's main seaport.

The marina will be connected to the county road D8 (also called the Adriatic Tourist Road), which runs from Rijeka to Dubrovnik and the border with Montenegro, with a total length of 644 km. The A7 highway (Rijeka-Slovenia) is 15 km away, while the nearest airport is Rijeka-Krk, 20 km away.



ESTIMATED VALUE

The estimated value of the project is approximately 15.2 million EUR.

TRANSACTION MODEL

The town of Crikvenica is looking for a strategic partner, with the possibility of establishing a special purpose vehicle (SPV). Development of this project will require obtaining a concession for a maritime domain.

PROJECT STATUS

To date, the town of Crikvenica has completed the following activities:

- ✓ Environmental Study
- ✓ Financial Study
- ✓ Site Permit
- ✓ Specification of the maritime area

The border of the nautical port area has also been determined and submitted to the cadastre office.



PRIMORJE-GORSKI KOTAR COUNTY

Population (2011): **296,195**

GDP per capita (2014): **12,548 EUR**

Unemployment rate (2016): **13.0%**

Average gross salary: **1,030 EUR**

Average gross salary in the sector (tourism): **949 EUR**

Primorje-Gorski Kotar County is situated between Slovenia in the north and the Adriatic in the south. It is comprised of woodland mountains, the sea coast and islands.

A very favorable position at the junction of important road and sea routes were the reasons why inhabitants have focused on maritime affairs and other sea-related economic and tourism activities. As a consequence, the area, and especially the county seat of Rijeka, has developed into a strong transport and maritime center. While Gorski Kotar has remained a traditional forestry and wood processing area, it has also recently developed into a strong tourism region.

Primorje-Gorski Kotar County is considered the birthplace of Croatian tourism, especially Opatija and Lovran, which

previously served as holiday destinations for the Habsburg emperors. These towns have now been high-end and health tourism destinations for more than a century.

The county's education policies mirror its historical ties with tourism, especially nautical tourism. The Faculty of Tourism and Hospitality Management in Opatija is the only Croatian university fully dedicated to the education of a specialized tourism workforce. In addition, there are two secondary education institutions dedicated to tourism or hospitality education.

The county is also especially attractive for nautical tourism. According to the Ministry of Tourism, there are 11 marinas with a total of 2,747 berths.

The county is well connected with continental Croatia and the neighboring countries. Rijeka is a major ferry port with regular connections to the nearby islands and the southern Adriatic. There are several airports within a 200 km radius (Pula, Rijeka, Zadar, Zagreb, Split, Trieste, Venice, and Ljubljana).

CONTACT

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