



PROJECT MUZIL Marie Louise Zone

REPUBLIC OF CROATIA

PROJECT DESCRIPTION

The Republic of Croatia and the City of Pula, as the land owners, plan to develop a former military recruitment centre on the Muzil peninsula into a high quality multipurpose resort with several hotels, golf course, two marinas and sports port, hot balloon airfield, residential area and a number of public facilities (Military Navy Museum, cultural-congress centre, multifunctional hall, tourist office, gallery, entertainment centre and beach facilities). The Project was initiated by the Ministry of Tourism, based on the Strategy of Tourism Development till 2020, and the Public Call for the Expression of Interest for Implementation of the Project Muzil was published on November 6, 2015 and is open till February 5, 2016.

It is located on the Muzil peninsula, next to the city area of Pula, famous for the Arena, a Roman amphitheatre dated from 68 AD, the best preserved ancient monument in Croatia. It spreads on approximately 170 hectares of (mostly) woodland, with a view on the well-known national park Brijuni Islands, an archipelago of 14 small islands.



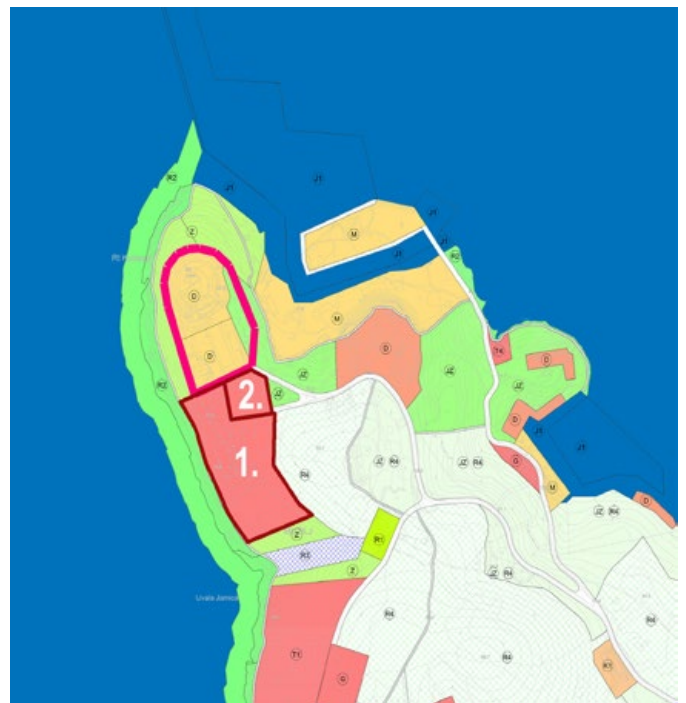
MARIE LOUISE ZONE

The Marie Louise Zone is located in the westernmost part of the Muzil peninsula. The zone consists of two parcels covering 5.8 and 10.8 hectares respectively, planned for further development. Next to these land parcels is the Marie Louise Fort, a protected cultural monument planned for the Military Navy Museum.

The first land part, covering 58,420 m², is planned for the T1 zone (hotel accommodation with a total of 630 beds and quality categorization of at least 4 stars) and a garage with 200 car places. The maximum KIG (allowed construction density) is 0.4 with gross developed area of the buildings 37,800 m².

The smaller land plot, covering 10,772 m² is also planned for the T1 zone (a hotel with a maximum of 120 beds and quality categorization of at least 4 stars). The maximum KIG (allowed construction density) is 0.5 with gross developed area of the buildings 6,930 m².

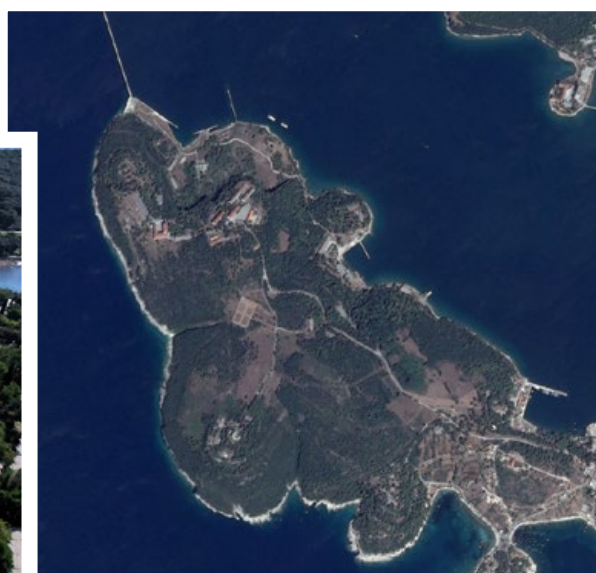
There are no archaeological sites at these land plots.



NUMBER IN THE PICTURE	LAND AREA (m ²)	PURPOSE	FLOOR AREA (m ²)	GROSS DEVELOPED AREA (m ²)
1	58,420	Hotel, 630 beds	13,700	37,800
		Garage, 200 parking places	6,000	6,000
2	10,772	Hotel, 120 beds	2,310	6,930

CURRENT STATUS

Upon the closing the current Call and evaluation of submitted letters of interest, the next step will include the public call for submission of bids, planned to be announced during 2016. Depending on the interests expressed in the first Call, there will be possibility that the future tender will enable applications for individual zones within the Project.



TRANSACTION

The project Muzil will be implemented through:

- Right to Build for a period of 99 years on the cadastre plots where, according to the valid physical plans, construction, renovation or reconstruction are planned,
- Right to Use (easement) for a period of 99 years on the cadastre plots where, according to the valid physical plans, construction, renovation or reconstruction are not planned, and
- Announcement of a public tender for concession on a maritime domain, according to special regulations and valid physical plans. (Note: the properties located on the maritime domain are not the subject of the public call. For these buildings the conditions for maritime domain concession will be determined after the analysis of the interest shown in the first phase).

CONTACTS

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