



PROJECT MUZIL, Pula Muzil Fort 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.



MUZIL FORT ZONE

Muzil Fort Zone is located in the south-western part of the Muzil peninsula. It covers the total land area of 850,468 m², planned predominantly for development of tourism and recreation facilities (a hotel, apartments and a golf course). The detailed overview of the land plots is as follows:

NUMBER IN THE PICTURE	LAND AREA (m ²)	PURPOSE	FLOOR AREA (m ²)	GROSS DEVELOPED AREA (m ²)
1	49,088	Tourism settlement (T2), 250 beds	15,000	22,500
		Garage, 100 parking places		
2,3	56,307	Hotel (T1), 550 beds	21,900	33,000
	14,607	Garage, 280 parking places	8,400	8,400
4	37,253	Residential area	7,400	14,800
5	65,263	Fort – golf house and public spaces	2,040	3,500
	431,074	Golf course	-	-
	189,065	Golf – green area	-	-
6	7,811	Business purpose	1,020	1,020
TOTAL	850,468		55,760	83,220



The land plot on T2 location is intended for tourism accommodation capacities and covers 49,088 m². The general urban plan allows detached buildings with a maximum of 2 floors (tourism apartments with a minimum quality categorization of 4 stars) with 1-4 or 2-6 functional units. The maximum allowed height is 8 meters, with allowed construction density of 0.3. This location borders the cultural protected area.

The T1 location spreads on 56,307 m² and is planned for construction of a hotel with a minimum quality categorization of 4 stars, a maximum of 550 beds and a garage with 280 parking spaces. The allowed construction density is 0.3. Given that this land plot borders the cultural protected area (Fort), any new buildings have to comply with the fact that they have to enable the view on a wider open space from the Fort, which should remain the highest historical and strategic point of the Pula bay.

The residential area covers 37,253 m² and, according to the general urban plan, is intended for housing, trade and

services (K1), general public and social activities (D), and sports (R1). The maximum number of floors allowed is 3, with allowed construction density of 0.4.

The 18-hole golf course is planned on an area of 4.3 hectares with a golf-house offering hospitality and club services. The location encompasses the Muzil Fort wider area with two gun batteries, declared as a cultural heritage of the highest category. Before undertaking any works in this area, the investor must obtain a previous approval from the Conservatory Department. The area is also recognized as an archaeological locality.

The business purpose area covers 7,811 m², and is intended for trade and hospitality services, as well as sports. The area also includes the Signole powder magazine, a protected cultural heritage of the highest category. Before undertaking any works on this site, the investor must obtain a previous approval from the Conservatory Department. The area is also recognized as an archaeological locality.



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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