

# MUZIL-FORT ZONE

## PROJECT DESCRIPTION

The Republic of Croatia and the City of Pula, as the owners of the land, plan to develop a former military recruitment centre on the Muzil Peninsula into a top quality multipurpose resort with several hotels, a golf course, two marinas and a sports port, hot air 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).

It is located on the Muzil Peninsula, next to the Pula neighbourhood that's famous for the Arena, a Roman amphitheatre from 68 AD, the best preserved ancient monument in Croatia. It extends over approximately 170 hectares of predominantly woodland, with a view of the well-known National Park Brijuni, 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 m<sup>2</sup>, planned predominantly for the development of tourism and recreation facilities (a hotel, tourist settlement and a golf course).

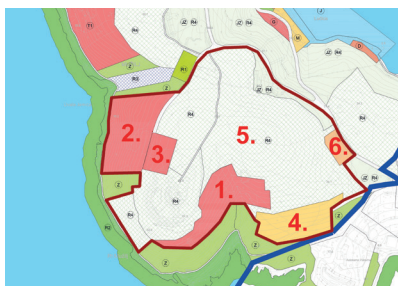
According to the spatial documents, on the land plot denoted with the No. 1, extending over 49,088 m<sup>2</sup>, the construction of detached buildings with a maximum of 2 floors is permitted (with a minimum quality categorization of 4 stars). The locations denoted with the No.2 (56,307 m<sup>2</sup>) and No.3 (14,607 m<sup>2</sup>) are planned for the construction of a hotel with a minimum quality categorization of 4 stars. This location borders with the culturally protected area (Fort Muzil).

The residential area denoted with the No.4 (37,253 m<sup>2</sup>) is intended for housing, commercial and service activities, general public and social activities and sports. The construction of an 18 hole golf course (43 ha) with protective greenery (18.9 ha) is envisaged at the location denoted by the No. 5, while a club house with hospitality and support facilities is planned within the area of Fort Muzil (6.5 ha). The area is also recognised as an archaeological locality. The business purpose area (7,811 m<sup>2</sup>) denoted by the No. 6 is intended for commerce and hospitality services, as well as sports. Parts of both No. 5 and No 6. areas have been declared cultural heritage of the highest category. Before undertaking any work in this area, the investor must obtain prior approval from the Conservation Department of the Ministry of Culture, in the City of Pula.

## CURRENT STATUS

The Project was initiated by the Ministry of Tourism, based on the Strategy of Tourism Development until 2020. The Ministry of State Property, in cooperation with the Ministry of Tourism and the City of Pula, will continue with activities in order to create conditions for the announcement of a public tender for implementation of the Project.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18,114/18) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.



**Ministry of Economy, Entrepreneurship and Crafts, Ulica grada Vukovara 78, 10000 Zagreb** - Disclaimer: Information contained in this document has been provided by the Ministry of Economy, Entrepreneurship and Crafts. Purpose of this document is to give short information about companies and /or possibilities to potential investors. The profile is for information purposes only. No responsibility or liability is accepted for the information in this document.

## PULA

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### Project Holder

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