

## FORMER HOTEL KRVAVICA

### LOCATION

The former Hotel Kravica, built between 1963-1964 as a health centre for the treatment and rehabilitation of children with lung diseases, is located in the village Kravica near Makarska, the centre of the Makarska Riviera, a popular tourist destination under the Biokovo Mountain in the Split-Dalmatia County and easily accessible via the Zagreb-Split-Dubrovnik Motorway and Split International Airport.

The most important economic activity in the County is tourism, while the location provides endless possibilities for active holidays (hiking, walking and cycling paths on the slopes of the Biokovo Mountain); cultural and heritage sightseeing, pilgrim tourism (the Catholic shrines in Medjugorje, Vepric).

The facility is nestled within a thick pine forest, surrounded by the sea on one side and mountains on the other. The building itself represents a unique example of modern health/spa architecture of the second phase of modernism, and is one of the masterpieces of Croatian modern architecture, which may be considered relevant even within an international context.

According to the Decision of the Ministry of Culture and Media, the building has been preventively protected as cultural heritage.

### PROJECT DESCRIPTION

According to the Spatial Plan of the Municipality of Baška Voda, the hospitality-tourism zone Kravica is designated a building area outside the settlement. The zone covers an area of 4.90 ha and envisages accommodation capacities of up to 350 beds, which according to legal provisions may be allocated so that 70% applies to hotel accommodation and 30% applies to villas. All facilities must be built outside the 100 meter coastal belt.

A total of 45% of the project area is envisaged for supporting buildings (hospitality, public and service facilities) proportional to accommodation capacities.

The former Hotel Kravica is not in commercial use. The Urban Development Plan (UDP) must be drafted prior to the implementation of the project.

### TRANSACTION MODEL

The Republic of Croatia is obliged to conduct a public tender for the sale of the property. Detailed information on real estate status will be specified in a public tender.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18 32/20), this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.



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