

GOLF PROJECT PRUKLJAN

LOCATION

The Prukljan Golf Project is envisaged at a location with extraordinary potential for tourism development, especially golf. It is situated next to Lake Prukljan, close to the Adriatic Sea on one side, and bordering the edge of the Krka National Park on the other. Lake Prukljan is located in central Dalmatia, near the towns of Skradin and Šibenik.

Šibenik is the political, educational, logistics and industrial centre of the Šibenik - Knin County and also the 3rd largest city in the region of Dalmatia.

The project location is easily accessible via the A1 Motorway (Zagreb-Split-Dubrovnik) and the two international airports nearby (Split 63 km and Zadar 70 km).

PROJECT DESCRIPTION

The project land is owned by the Republic of Croatia. The Prukljan location consists of two zones: the hospitality - tourism zone (T1, T2 - Prukljan) and the sports-recreational zone (Rgt-golf Prukljan), along with service and accommodation facilities (marked as Tg) in the function of golf course. The Rgt Golf Prukljan has been planned outside the construction zone.

The buildings intended for accommodation, within the hospitality-tourism zone (T1, T2) extending approximately on 30 hectares of land, may be planned at a minimum distance of 100 meters from the coastline. Detailed construction conditions within the hospitality-tourism zone (T1, T2) shall be determined in the Spatial Plan of the City of Skradin as well as by the Urban Development Plan.

The usage density is limited to 120 beds per hectare (a total of 1,500).

The sports and recreational zone (Rgt) - the golf course on a total area of 160 hectares must be built at least 25 meters from the coastline, and will consist of:

1. Golf course (natural terrain) encompassing at least 60% of total area;
2. Playing field (with 18+9 holes) covering a minimum of 25% of the total area, including the driving range and service buildings;
3. Accommodation capacities (T2) on the area envisaged for golf.

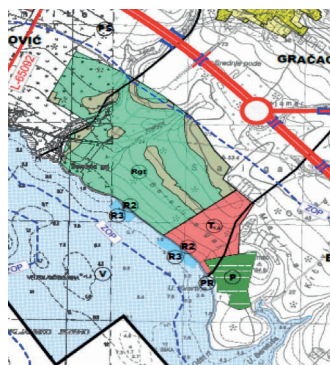
Information regarding the accommodation capacities and detailed construction conditions within the golf course area is determined in the Spatial Plan of the City of Skradin.

Accommodation facilities are envisaged exclusively in the second phase of project implementation or simultaneously with the implementation of the golf course, under the condition that all buildings are built outside the 100 meter coastal belt. The landscape study with guidelines for the development of a golf course is mandatory.

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.

CURRENT STATUS

The Republic of Croatia will announce a public tender for the development of this project in order to select the most favourable bidder.



SKRADIN

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