

# MUZIL-SMOKVICA 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 on approximately 170 hectares of predominantly woodland, with a view on the well-known National Park Brijuni, an archipelago of 14 small islands.

## ZONE SMOKVICA

The Smokvica Zone consists of two land parts with a total area of 9.5 hectares, located next to the Marie Louise Zone, envisaged for the development of hotel accommodation and residential accommodation units.

Within the zone there is a small port open for public traffic. The plan is to develop the subject port into two nautical tourism ports: the marina Muzil with up to 200 berths and the marina Smokvica with up to 180 berths. According to spatial documents, the land area extending over 67,215 m<sup>2</sup> (No. 1 on the image) is intended for tourism and hospitality (hotel with maximum of up to 400 beds), residential facilities with two garages (with 400 and 260 parking places), commercial and service activities, general public and social purposes and sports including an aqua park.

Part of the land is located next to the protected area of the Marie Louise Fort, and is registered as cultural heritage. Consequently, all work will require prior approval from the Conservation Department of Ministry of Culture in Pula, as well as archaeological supervision during work at this site.

A smaller part of the land of 27,270 m<sup>2</sup> (No. 2) is also intended for a hotel up to 320 beds, commercial and service activities (shopping centre, cinema and garage with up to 500 parking places), general public and social purpose and sports with the aquarium. The land is partly located within the Smokvica Archaeological Site, with preventive cultural protection. Given that this is a potential archaeological site, archaeological exploration of the soil should be undertaken before commencing work.

## CURRENT STATUS

The Project was initiated by the Ministry of Tourism, based on the Strategy of Tourism Development unit 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.



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## PULA

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