

HOTEL KLIS

LOCATION

The project is located in the central part of Dalmatia, a region on the eastern coast of the Adriatic Sea close to the well-known tourist City of Split, the administrative centre of Split-Dalmatia County.

The Municipality of Klis, in which the project is planned, is situated on the mountain pass between the Kozjak Hill and the Mosor Mountain. It is 3.5 km direct distance by air to Split, which can be reached directly via a county road (10 km) that is also connected at about 5 km with the A1 motorway. The railway station and the ferry port in Split are 12 km away from Klis, while the distance to the international airport Resnik is only 20 km. Due to its favourable location at 300 m above sea level, a pleasant Mediterranean climate with more than 2700 sunny hours per year and a rich history, Klis has been increasingly recognized as an attractive tourist destination.

The famous historical fortress Klis, built for the defence purposes, was mentioned as early as the 5th century, represents an example of preserved fortification architecture. It is only 400 m away from the location foreseen for the project, and apart from the historical and cultural value, it offers the unique program "Living History of the Klis Fortress" (Živa povijest tvrđave Klis) in which visitors can interactively be introduced to the lives of veterans of Klis throughout history (they can try archery or participate in Uskok performances - sword and spear duels). Due to its exceptional beauty and the great potential of the Fortress Klis, the Emmy award-winning series Game of Thrones was filmed on this location. Besides its educational and sports and recreational facilities (including 54 km of bicycle trails, hiking trails) Klis is abundant with numerous attractions: agrotourism which offers autochthonous and traditional products, eco-ethno village, adrenaline parks and special attraction for climbers - the Markezina greda, preserved ramparts from the Iron Age.

PROJECT DESCRIPTION

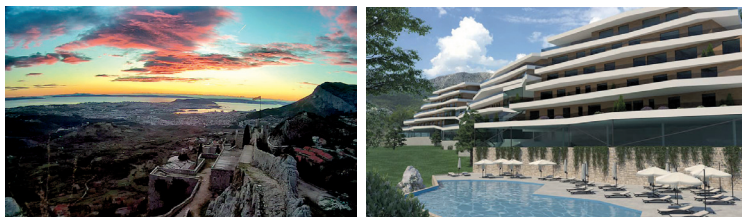
The project encompasses the construction of high category hotels (4-5*), with 93 rooms and 6 suites (a total 330 beds), with the possibility of building 10 villas and additional facilities: wellness, fitness, indoor and outdoor swimming pool and sports playground.

On land of cascading form that extends over approximately 17.000 m², owned by Klis Municipality, in a beautiful position overlooking the Adriatic Coast, according to the design solution the hotel is divided into three parts, its layout mirroring the shape of the Klis Fortress. According to the Spatial Plan of the Municipality of Klis, the land is within the building zone and is envisaged for the mixed use, with a maximum permitted lot coverage of 60% for the above ground part and 70% for the underground part of the building. All the facilities have a large terrace with a view of the sea, Split, Solin and Klis.

This investment and similar other projects will secure future development of the whole area and will contribute to further profiling of Klis as attractive tourist destinations.

TRANSACTION MODEL

The Municipality of Klis intends to sell the project land, valued at 70 EUR/m². Public contribution amount to approximately to 12 EUR/m³ (90 HRK/m³) with 25% discount for one-off payment and with the possibility of partial exemption from payment of public contribution for communal infrastructure construction. 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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KLIS

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Estimated value
15 million EUR

