



GOLF PROJECT PRUKLJAN, Skradin, Šibenik-Knin County

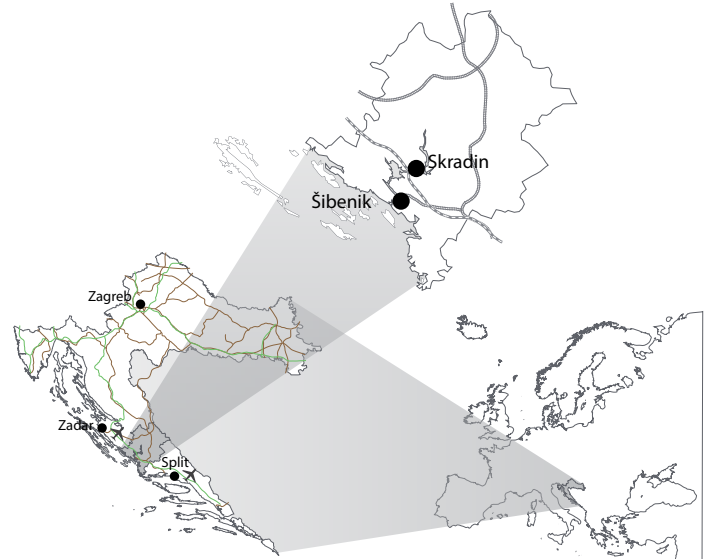
REPUBLIC OF CROATIA

LOCATION

Golf Project Prukljan has been envisaged on a location with extraordinary potential for tourism development, especially golf, being situated on a lake connected with the Adriatic Sea on one side, and bordering the area of the Krka National Park on the other. The Prukljan lake is located in central Dalmatia, near the towns of Skradin and Šibenik, in the lower reaches of the river Krka and is connected to the sea by a narrow channel which leads to Šibenik harbour.

Šibenik is a political, educational, logistics and industrial centre of Šibenik-Knin County and also the 3rd largest city in the historic region of Dalmatia. Thanks to its very rich cultural heritage and numerous historical and cultural monuments, it has been rapidly developing recently as a tourist destination. The Krka National Park is one of seven national parks in the Republic of Croatia, spreading on 142 square kilometres.

The project location is very well connected via A1 Highway (Zagreb-Split-Dubrovnik), and there are two international airports nearby (Split 63 km and Zadar 70 km).



PROJECT DESCRIPTION

According to the Second Amendments of the Town of Skradin Physical Plan, adopted in December 2015, the Prukljan location consists of two separate construction zones: the hospitality-tourism zone (T1, T2 and T5 - entertainment centre

/ aqua park) and the sports-recreational zone (RTG-golf), with accommodation capacities (type T2). The land in the scope of the project is owned by the Republic of Croatia and consists of three land parcels.

TOWN	SETTLEMENT	LAND AREA	ZONE	TYPE	MAXIMUM NUMBER OF BEDS
Skradin	Gračac	30 ha	Hospitality-tourism zone Prukljan	T1, T2	1,500
	Gračac	29.4 ha	Entertainment centre - aquapark	T5	0
Skradin	Gračac	160 ha	Sport and recreational zone - golf course	RTG, T2	Will be determined by the UDP

A precondition for implementation of the Prukljan hospitality-tourism zone is a construction of a golf course. Prior to undertaking any works on the site, it is necessary to adopt the Urban Development Plan (UDP) of the location.

The physical plan envisages all the buildings outside the 100 meter coastal belt. The maximum allowed construction density is 30%, and allowed construction efficiency 0.8.

The usage density is limited to 120 beds per hectare (total 1,500). The maximum height of the buildings are three aboveground floors (total height 8.25 m) with a possibility of

construction of a basement, while the maximum height of the auxiliary facilities is 2 aboveground floors (7 m).

A beach has been planned within 50 m coastal belt, while all complementary beach facilities (open sports and recreational facilities, children playgrounds) will be built outside the belt.

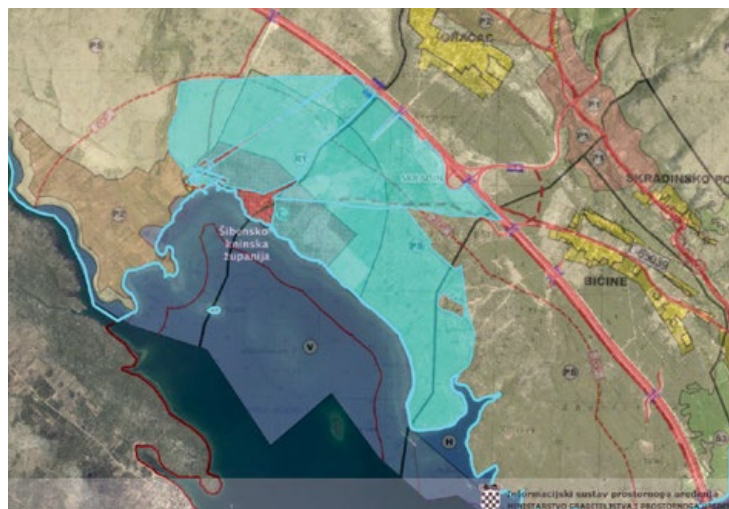
The Entertainment centre – aquapark, covering 29.4 hectares, has also been planned outside the coastal area. The conditions for construction will be determined by the UDP, with the allowed construction density of 0.3 and allowed construction efficiency of 0.8.

Project holders: **Ministry of Tourism**
Address: **10 000 Zagreb, Prisavlje 14**
Website: **www.mint.hr**

DUUDI
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The sports and recreational zone (RTG) consists of:

1. Golf course (the natural terrain encompassing at least 60% of total area envisaged for the golf course (minimum 36.0 ha),
2. Playing field on a minimum of 21.0 ha (including the driving range, areas under water and paths within the field), a golf field covering up to 10.0 ha (including entrance, access/service roads and parking lots) and construction areas for accompanying buildings on a total area of 2.0 ha,
3. Accommodation capacities (T2) on a total area of 16.0 ha.



It has been envisaged to construct a 18-hole golf course for international competitions, smaller 9-hole golf field, golf academy and driving range within this zone. The Urban Development Plan of the location must be adopted before the implementation of the project.

CURRENT STATUS

The Republic of Croatia will announce a public tender for the development of this project in order to choose the best investor.

ŠIBENIK-KNIN COUNTY

Population (2011): **109,375**

GDP per capita (2013): **8,051 EUR**

Unemployment rate (2015): **23.3%**

Average gross salary: **935 EUR**

Average gross salary in the sector (tourism): **871 EUR**

Šibenik-Knin County is located in the central part of the Adriatic coast and, along with the mainland, includes 285 islands (seven are inhabited), islets and reefs. There are two national parks (NP Krka and NP Kornati) and the Vrana Lake nature park

Šibenik-Knin County economy is based on trade, tourism, construction and processing industry as the most important economic sectors, with developed agriculture, especially the cultivation of olive trees and vineyards.

According to the County Tourist Board, there are 50,430 beds in organized accommodation, as well as 13,140 places in camps and 4,800 berths in marinas.

According to the Croatian Bureau of Statistics, the County achieved 797,035 tourist arrivals in 2015 (an increase of 6.8% compared to 2014) and 4.8 million overnight stays, which makes 5.6% of total arrivals and 6.7% of total overnight stays in Croatia.

Due to its geo-strategic position, very favourable climate and substantial investments in commercial and transport infrastructure, as well as the growing interest of tourists expressed through significant growth rates in tourist traffic in recent years, Šibenik-Knin County represents a very attractive location for new investments in the tourism sector.

CONTACTS

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