

# HOSPITALITY

## - Tourism Project TEF

### LOCATION

One of the oldest towns in the Adriatic, Šibenik, was founded in the 9<sup>th</sup> century, thus it has very rich cultural heritage and many historical and cultural monuments, some of which are under UNESCO protection. It is easily accessible due to its location between two international airports (Split and Zadar) and the nearby A1 motorway Zagreb-Split-Dubrovnik.

### PROJECT DESCRIPTION

Šibenik recently started a transition from an industrial town into an attractive tourist destination. It is in accordance with such commercial orientation that the TEF Project was devised, which represents one of the most significant tourism projects in the central Adriatic and is considered a driver of tourism development in Šibenik. It will be developed on the land of the former Factory for manufacturing electrodes and ferro-alloys, ecologically overhauled after removal of the factory. The project land is owned by City of Šibenik and Republic of Croatia.

The land extending over 213,728 m<sup>2</sup> is located on prime waterfront, less than a kilometre from the city centre. According to the current spatial plans, the purpose of the land is mixed tourism/residential. There is already a landscaped pebble beach with the international Blue Flag adjacent to the land. Given that it is situated in an urban town area, it has all the necessary infrastructure, and as such, it is highly suitable for the development of accommodation capacities and other tourism facilities.

### CURRENT STATUS

The Spatial Plan of the City of Šibenik stipulates the obligation of adopting the Urban Development Plan (UDP) of the location, determining the purpose of the land in greater detail. The UDP will be drafted and adopted in cooperation with the future investor.

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.

### TRANSACTION MODEL

The City of Šibenik and Ministry of Physical Planning, Construction and State Assets are carrying out activities in order to create the conditions for announcement of a public tender for implementation of the project. The transaction model will be defined within the tender.



## ŠIBENIK

### Project Holder

City of Šibenik

### Address

22 000 Šibenik,  
Trg palih branitelja  
Domovinskog rata I

### Website

[www.sibenik.hr](http://www.sibenik.hr)

### Project Holder

Ministry of Physical Planning,  
Construction and State Assets

### Address

10 000 Zagreb,  
Ulica Republike Austrije 20

### Website

[mpgi.gov.hr](http://mpgi.gov.hr)

### Contacts

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