

PROJECT HIDROBAZA

LOCATION

Hidrobaza is located in the suburb of Štinjan, in the City of Pula, famous for the Arena, a Roman amphitheatre dating back to 68 AD and the best preserved ancient monument in Croatia. The location, 5 km away from the city centre and 7 km from Pula International Airport, is very well connected with a network of local and county roads and the motorway known as the "Istrian Y" with Western Europe and the continental part of Croatia. In addition to its attractive location on the coast and lush vegetation, it is suitable for development of tourism capacities, offering a beautiful view of the famous National Park Brijuni Islands. The site also has a special historical value as a former Naval Air Station of the Austro-Hungarian Empire. Due to its status as an army base, the site has remained highly untouched and undeveloped.

PROJECT DESCRIPTION

Based on The Strategy of Tourism Development until 2020, the Ministry of Tourism and Sport has initiated the procedure for development of former military real estate at the location Hidrobaza into a high quality tourist resort owned by the Republic of Croatia and the City of Pula. The location covers approximately 36 ha and according to spatial documents it is divided into two zones for tourism - hospitality purposes and a swimming zone with supporting facilities and a recreational zone. Approximately half of the recreational zone (R2) area is forested and divides the village Štinjan and the tourism - hospitality zone.

ZONE	PURPOSE	LAND AREA	MAX of Beds
Hidrobaza 1	T1, T2, T3	9.4 ha	800
Hidrobaza 2	T1, T2, T3	7.03 ha	400
Total		16,43 ha	1,200

The scope of this project includes 16.43 hectares of the land in the tourism - hospitality zone, with planned construction of hotels (T1), tourist village with villas (T2) and a camp (T3). The total accommodation capacity will be 1,200 beds, all categorized with a minimum of four stars. A smaller part of the former Naval Air Station complex in tourism-hospitality zone, with 4 partially preserved buildings, is protected cultural heritage. Restoration and reconstruction of these facilities should be carried out in accordance with the terms and conditions of the Ministry of Culture and Media.

CURRENT PROJECT STATUS

On the coastal part of the recreation zone (R3) that extends over approximately 4 hectares, the City of Pula has completed investment into the construction of public beaches, including a playground and sanitary infrastructure.

TRANSACTION MODEL

For the development of this project, the Republic of Croatia will, announce a public tender for selection of the most favourable bidder. 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.



PULA

Project Holder

Ministry of Physical Planning,
Construction and State Assets

Address

10 000 Zagreb,
Ulica Republike Austrije 20

Website

mpgi.gov.hr

Project Holder

City of Pula

Address

52 000 Pula,
Forum 1

Website

www.pula.hr

Contacts

Ministry of Physical Planning,
Construction and State Assets
e-mail: investicije.info@mpgi.hr,
mpgi.gov.hr
Ministry of Tourism and Sport,
email: razvoj@mints.hr,
mints.gov.hr

City of Pula,
e-mail: info@pula.hr,
www.pula.hr

Estimated value

approx. 50 million EUR



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