



INVESTMENT PROJECT PROFILE	
Project title	Construction of a nautical port, marina in Ploče, 400 berths_ENG
Location potential	The town is located in the Pan-European corridor Vc, which will also contribute to the development of the Port of Ploče, the second largest seaport in Croatia.
Project description	<p>The project includes the construction of a nautical port – marina in Ploče with a maximum capacity of 400 berths at a site called Pod cestom in the Bačine area.</p> <p>Pursuant to the Amendments to the Spatial Plan of the City of Ploče (adopted on 18 April 2017), the main characteristics of the nautical port are:</p> <ul style="list-style-type: none">• a total project area of approximately 11.4 hectares,• different versions of the port design will be permitted, provided that they comply with the Development Plan for the Pod cestom area and the results of the environmental impact study and maritime study,• reconstruction and conversion of existing facilities into port auxiliary facilities will be permitted. <p>The area designated by the Spatial Plan extends over 1.34 hectares of land with the following ownership structure: maritime domain (Republic of Croatia), the City of Ploče, social ownership, and several plots that are privately owned.</p> <p>Phase 1 is envisaged exclusively on maritime domain (16,784 m²) and on the land owned by the City of Ploče (9,076 m²), while Phase 2 requires resolving the ownership rights with private owners prior to investment.</p>
Current project status	<p>For the maritime domain and land owned by the City of Ploče the transaction model will include a concession for the maritime domain, which implies the selection of future concessionaire through a public tender. The conceptual design prepared by the City of Ploče offers two options: 1. The first phase includes the construction of 292 berths, parking spaces for 101 cars, dry berths, a pull out station - travel lift and reconstruction of the existing facilities (the site was previously used as a technical workshop) into a restaurant, a reception area, shops and storage space. 2. The second phase, in addition to the facilities built in the first phase, envisages the construction of a hotel with 140 beds, more berths (up to 400 in total), and a facility with shops, storage area and a garage with 240 parking spaces. ESTIMATED VALUE The estimated value of Phase 1 is 6 million EUR, while Phase 2 will be an additional 15.5 million EUR. However, the final amount will depend on the investor's preferences and possible port designs. Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18,114/18, 32/20 and 20/21) this project may qualify for investment incentives.</p>
Estimated value of the investment project	Phase 1 - 6 million EUR, Phase 2 - 15,5 million EUR
Project realization model	Lease
For additional information about this project, please contact by e-mail: info@coral-consulting-service.com	