



## INVESTMENT PROJECT PROFILE

 	
<b>Project title</b>	<b>Delta and Porto Baroš – Rijeka Waterfront - various city contents residential, business, commercial, hospitality, amusement objects, hotels</b>
<b>Location</b>	Delta and Porto Baroš
<b>Ownership</b>	port area – maritime domain
<b>Developed documents</b>	<p>Physical planning documents:</p> <ul style="list-style-type: none"> <li>• an International Public Bid was called for urban-architectural solution for the Delta and Porto Baroš area. Three equal-value works were selected, which represent the stipulated framework and the necessary basis for elaboration of space planning documents were selected for the investors which will submit bids for concession in the Delta and Porto Baroš area</li> </ul>
<b>Project description</b>	<p>Repurposing the port capacities into municipal capacities is based on the long-time public and professional need of integrating urban, residential and commercial capacities in this area i.e. on the need for the port to actively coexist with the city. With the relocation of activities from Delta and Porto Baroš to other locations, the spatial and location potential of this area is channelled toward the creation of a new and recognisable part of the city centre which will, with its facilities, appearance and quality become a public place and bearer of the new identity of the city – one that actively coexists with the city, its citizens with the sea, while also exceeding local limits and positioning Rijeka as an example of the successful transformation of Mediterranean port cities.</p> <p>To achieve the aforementioned goals, the possibility for the construction of around 200.000 m<sup>2</sup> gross developed area of new buildings was opened in the South Delta alone, with additional 50.000 m<sup>2</sup> within the Baroš Marina.</p> <p>The project involves the following construction activities:</p> <ul style="list-style-type: none"> <li>• A central city park with an area of 4 ha in the area of the North Delta</li> <li>• various municipal facilities (residential, business, trade, hospitality, entertainment, city multipurpose hall, aquarium) in the South Delta, on an area of 10 ha</li> <li>• the Baroš Marina, area of around 10 ha</li> </ul>

<b>Estimated value of the project</b>	<b>500.000.000 EUR</b>
<b>Realization model</b>	According to the current status of the area (maritime domain) and the existing legal framework, it is possible to issue an international public tender for granting a concession
For additional information about this project, please contact by e-mail: <b>info@coral-consulting-service.com</b>	