



INVESTMENT PROJECT PROFILE

Project title	Home for the Elderly Drniš
Location potential	<p>Although the area falls under the underdeveloped part of the Republic of Croatia, it is attractive for living and permanent residence due to many factors of which the following particularly stand out: good traffic connections, natural beauty (proximity of the Adriatic coast - 30 km, 2 national parks: "Krka" and "Kornati", as well as the Nature Park Vransko jezero and Čikola canyon) and the sub- Mediterranean climate, with mild winters and hot summers. The area is easy to reach by any means of transportation: by car (via the A1 motorway with several local roads, as an alternative), by train (railway lines from Zagreb to Split passing through Drniš) and by plane (airport Split -54 km and Airport Zadar -102 km). The long tradition of the area of Drniš is preserved in the lifestyle and local gastronomy. One of its trademarks is traditional Drniš prosciutto, of unique quality due to the specific microclimate conditions of the area. Other than this, Drniš offers a large number of cultural events (Shrove Tuesday Carnival, The Passion Evenings, Easter Breakfast, Drniš Summer Evenings, Choral Festival of Spiritual Music "Jubilate Deo", International Prosciutto Festival, Cheese Festival) and opportunities for various recreational activities such as bike trails, walking and hiking trails along the Čikola and Krka canyons and the mountain Promina.</p>
Project description	<p>Aging populations are a long-term trend that has been present for the last few decades in Europe with a continual increase in the population aged 65 and over in all EU Member States. As result of this trend the demand for homes for the elderly and disabled persons is increasing in Europe including Croatia which is in the high phase of demographic transition. According to the 2011 census, the Šibenik-Knin County has one of the oldest populations in Croatia with an average age of 44.1 years. The aging index is 146.1, which indicates an aging population thus additionally emphasizing the importance of investment in homes for the elderly and the infirmed. Currently the planned investment, which is in accordance with the existing Special Plan of the City of Drniš, is the only one of this kind in the area of Drniš, which includes the municipalities of Unešić (aging Index 319.7), Promina (aging Index 263.8) and Ružić (aging Index 190.3). The town of Drniš owns a land plot of 5,652 m² and according to the current urban plan envisages the construction of highend home for the elderly for 97 users. The building will consist of a basement, ground floor with administration and 3 floors with accommodation units (single and twin rooms). Located in a residential area, all the necessary infrastructure is in place (public electricity, water supply, sewerage systems, waste water purifier). As an incentive, the City of Drniš is ready to waive payment of municipal contribution in the amount of 3 EUR/m³ to the future investor.</p>
Current project status	<p>A flexible investment model for investors is envisaged, including, land sale, right to build, lease or strategic partnership.</p>
Estimated value of the investment project	6.1 million EUR
Project realization model	Sale
For additional information about this project, please contact by e-mail: info@coral-consulting-service.com	