



## INVESTMENT PROJECT PROFILE

<b>Project title</b>	<b>Project "Hidrobaza" 4 stars - Hotels (T1), Ferienanlage mit Villen (T2) Campingplatz (T3) - 1200 beds</b>
<b>Location potential</b>	<p>The location is 5 km from the city center and 7 km from Pula International Airport, and the network of local and county roads and the state road, known as "Istrian Y", is very well connected with Western Europe and continental Croatia. It is suitable for the development of tourist facilities due to its attractive position by the sea and lush vegetation and beautiful views of the famous islands of the Brijuni National Park, but also due to its historical value as a former Naval Air Base of the Austro-Hungarian Empire. Despite its attractive position due to the status of a military base, the area of Hidrobaza remained undeveloped.</p>
<b>Project description</b>	<p>Based on the Tourism Development Strategy until 2020, the Ministry of Tourism and Sports initiated the development of a project of a former military property on the location of Hidrobaza into a high-quality tourist complex. The location covers about 36 ha of land owned by the Republic of Croatia and City of Pula and, in accordance with the spatial planning documentation, is divided into two catering and tourist zones, a bathing area with all the accompanying facilities and a recreation zone.</p> <p><b>ZONE PURPOSE LAND NUMBER OF BEDS</b> Hidrobaza 1 T1, T2, T3 9.40 ha 800 Hidrobaza 2 T1, T2, T3 7.03 ha 400 Total 16.43 ha 1,200</p> <p>The scope of this project includes 16.61 ha of land in the tourist and catering zone, intended for the construction of a hotel (T1), a tourist resort with villas (T2) and a camp (T3). Total accommodation capacity is 1200 beds, categorization at least 4 stars. A small part of the complex of the former Naval Air Base in the tourist and catering zone (with four partially preserved buildings) is a protected cultural property and their restoration needs to be carried out in accordance with the conditions of the Ministry of Culture and Media.</p>
<b>Current project status</b>	<p>In the coastal part of the recreation zone (R3), which stretches over almost 4 ha, the City of Pula has completed the investment in the construction of public beaches, including the arrangement of playgrounds and toilets.</p>
<b>Estimated value of the investment project</b>	<b>App. 50 million EUR</b>
<b>For additional information about this project, please contact by e-mail: <a href="mailto:info@coral-consulting-service.com">info@coral-consulting-service.com</a></b>	