



INVESTMENT PROJECT PROFILE	
Project title	Reconstruction - Hotel Sport Delnice
Location potential	The project location is very close to the railway and to the motorway that connects the Croatian capital Zagreb with the main cities in the northern part of the Adriatic coast – one of the most developed tourist area in Croatia.
Project description	<p>The project involves reconstruction of the former, non-operating Healthcare Centre building only a five minute walk from the center of Delnice, and its conversion into a 4-star hotel.</p> <p>The total land area is 3,728 m² while the net useable area of the building on four floors is approximately 1,950 m².</p> <p>Planned accommodation capacity of the hotel is 39 rooms (89 beds) with additional facilities such as a pool, sauna and fitness area, restaurant, etc. The building is located in an attractive part of the city, and thanks to the existing sports infrastructure it is especially suitable for training various sports teams. There is a soccer stadium and multipurpose hall nearby, which serves as a skating rink during the winter months, as well as facilities for outdoor sports: basketball court, bowling alley, tennis courts, auxiliary soccer field, bike trails, along with a ski jump and slalom runs offering the possibility of night skiing.</p> <p>All of these provide good prerequisites for the development of sports and recreational tourism.</p>
Current project status	The City of Delnice, as the project holder, is looking for a strategic partner that would be selected through a public tender. Acceptable transaction models are land sale (17 EUR/m ²) or right to build (0.15 EUR/m ²) granted for at least 20 years. 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. The project is in compliance with the county and city spatial plans. The City of Delnice is prepared to offer the selected partner various forms of incentives, such as a reduction of communal contribution fee by 50% and communal contribution tax by 50% for two years, as well as de minimis aid.
Estimated value of the investment project	App. 3,2 million EUR
Project realization model	Strategic partner
For additional information about this project, please contact by e-mail: info@coral-consulting-service.com	