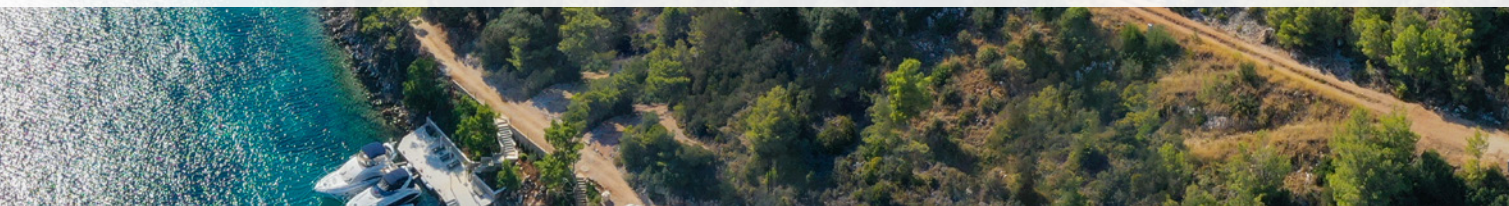




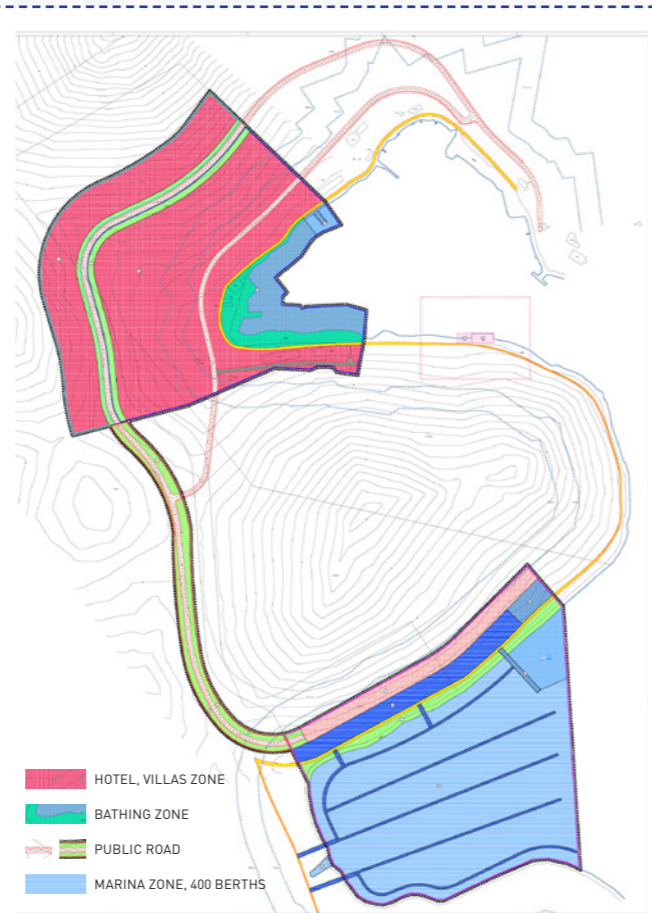
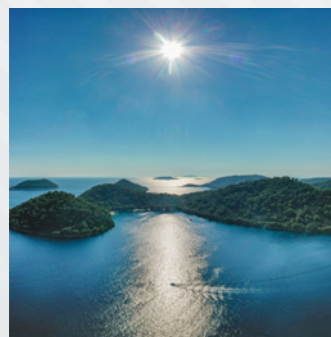
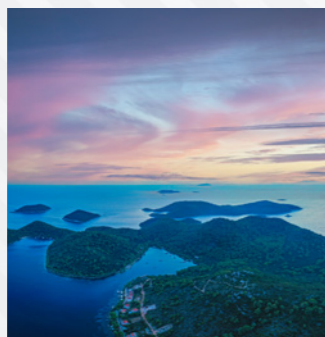
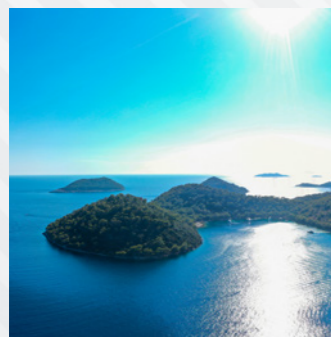
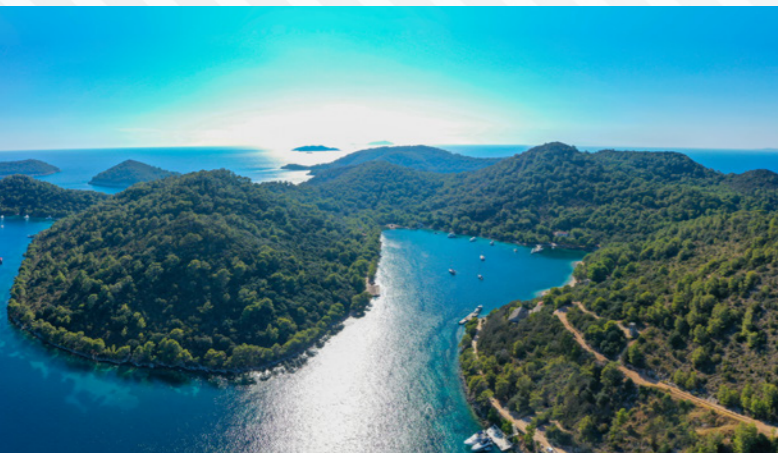
# BEAUTY. INVEST. CROATIA

JURJEVA LUKA • HIDROBAZA • PROMAJNA • PERNA



# 01 JURJEVA LUKA

LASTOVO / CROATIA



Jurjeva Luka T1 zone	Hotel	Villas	Hotel + Villas
Building area	6,3 ha	2,8 ha	9,1 ha
Number of beds	450	50	500
Lot coverage coefficient	0,3	0,3	
Max. Number of above ground storeys	4	4	
Max. Building height	16 m	16 m	



## Investment possibilities

- ➔ Large land for tourism development and construction of a nautical tourism port
- ➔ Building plot of a size of approx. **10 ha**
- ➔ The urban development plan for tourist zone T1 Jurjeva Luka and the nautical tourism port LN Kremena allows the construction of hotels and villas of categorisation **5\***
- ➔ The area for construction of tourist facilities is **6.3 ha**, and the area for construction of villas is **2.8 ha**
- ➔ Capacity of **500 beds** (450 in hotels, 50 in villas)
- ➔ Below the scope of the project is the maritime domain, i.e., a beach, for which a concession is granted for the development of the beach
- ➔ Nautical tourism port of a surface area of approx. **12 ha**
- ➔ On the land area of approx. **2.75 ha** the construction of a parking lot, garage and catering and tourist facilities is envisioned
- ➔ The sea area (aquatorium) with a surface area of approx. **9 ha** envisions the construction of a marina with a capacity of up to 400 berths

## Infrastructure

- ➔ Electricity, telecommunications
- ➔ Traffic takes place through Split (ferry and catamaran) and Dubrovnik (catamaran) - daily connection, and air connection airport Split



## About Lastovo

The entire island is included in the Lastovsko otočje Nature Park. The island belongs to the Dubrovnik-Neretva County. It is located 14 km south of the island of Korčula. The island is about 10 km long and 5.8 km wide. The highest peak of the island is Hum (417 m). The island's surface is 41 km<sup>2</sup>. The settlements

on the island are: Lastovo, Uble, Pasadur, Zaklopatica and Skrivena Luka. Lastovo is a beautiful island situated at the south of Croatia, in southern Dalmatia. It attracts numerous tourists with its natural beauties and crystal-clear sea. Lastovo is an old medieval town with a long and interesting

history, of amphitheatrical shape, surrounded by hills. The island is full of beautiful bays with popular tourist destinations. The most famous are Zaklopatica and Pasadur on the northern coast, Skrivena Luka and Ubli on the southern coast and Lučica, below the town of Lastovo.

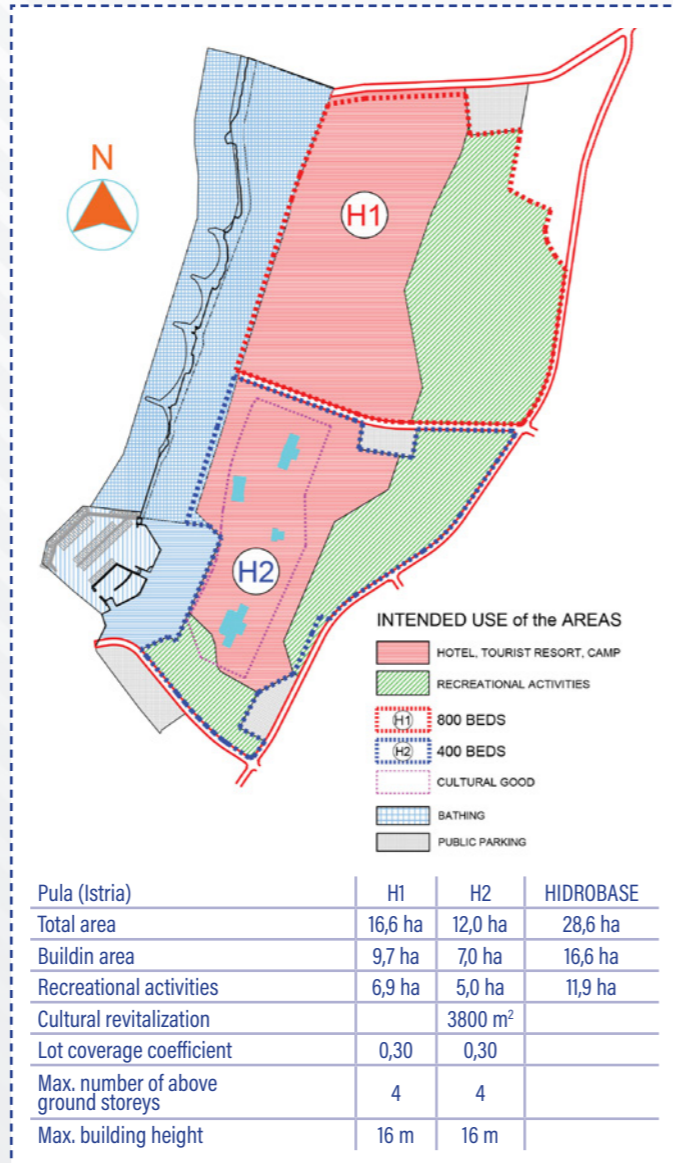
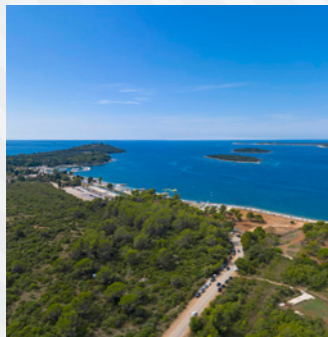


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**Public tender is expected in the Q3 2023**

# 02 HIDROBAZA

PULA / CROATIA



- Building plot: 28.6 ha
- Category: 4-5\*
- Construction area: 16.7 ha
- Beds: 1200
- Recreation area: 11.9 ha
- Max height: 16 m
- Max floors: 4
- Min % greenery: 0.40

## Investment possibilities

- ➔ Compact building plot for high intensity tourism development (approx. 28.6 ha).
- ➔ Štinjan Urban Development Plan allows the construction of a hotel, an apartment complex and a campsite with a 4-5 star rating.
- ➔ Ownership: Republic of Croatia - more than 90%, the rest co-owned with the City of Pula
- ➔ On the western side of the site, there is a developed beach on maritime property.
- ➔ The construction area is 16.7 ha (construction coefficient 0.30), the maximum number of beds is 1200. The recreation area is 11.9 ha.
- ➔ - max high - 16 m  
- max. no. above ground floors - 4  
- min. percentage of greenery - 0.40

## Infrastructure

- ➔ Connection to public infrastructure required. Existing infrastructure should be upgraded by development/expansion of electrical grid, water supply system, gas distribution network.
- ➔ Excellent motorway connections with European cities: Munich - 605 km, Vienna - 598 km, Milan - 550 km and less than 10 km to the city centre, the motorway and the airport
- ➔ Part of area is cultural asset consisted of 4 Austro-Hungarian buildings with total of 3800 sqm for revitalisation.



## About Pula

The Hidrobaza plot is located in the City of Pula, Istria, the coastal part of the Republic of Croatia. It is a long stripe of coastline between the sea and the hinterland, stretching from north to south. Istria, the leading Croatian

tourism, wine and gastronomy region, with 2300 hours of sunshine of year, realized 26.4 million overnight stays in 2019. Pula itself is an ancient City with rich cultural heritage. The Roman amphitheatre dating back to

1st century AD particularly stand out. The amazing Brijuni National Park - lying just across Hidrobaza - with its beautiful flora and fauna will also take your breath away.

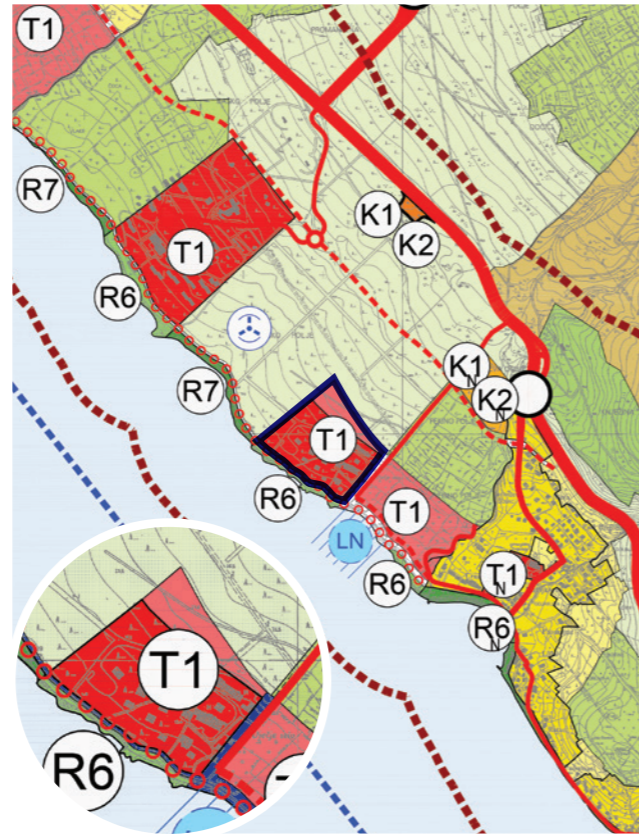
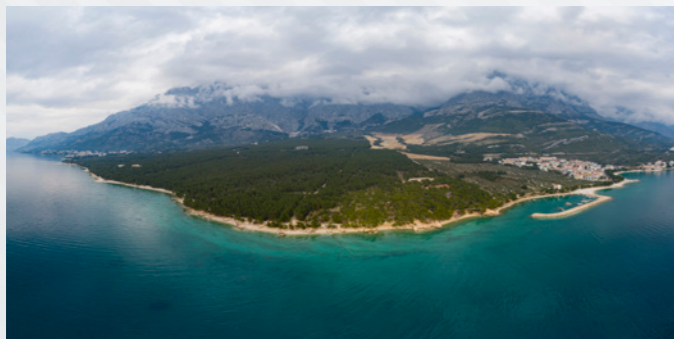
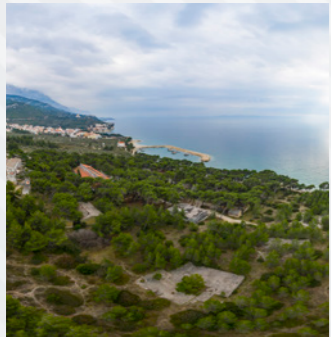


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**Public tender is expected in the Q3 2023**

# 03 PROMAJNA

MAKARSKA RIVIJERA / CROATIA



Promajna	Hotel	Villas	Hotel + Villas
Building area	6,8 ha	-	6,8 ha
Number of beds	800	-	800
Lot coverage coefficient	0,4	-	
Max. Number of above ground storeys	4 (3+loft)		
Max. Building height	13,2		

Building area  
**6.8 ha**

Number of beds  
**800**

Lot coverage coefficient  
**0.4**

Max floors  
**4 (3+loft)**

Max height  
**16 m**

## Investment possibilities

- Existing facilities located in a pine forest near the sea
- Planned for urban transformation, economic uses and tourism (T1- hotels)
- Minimum quality of new facilities 4\*
- Small part within the corridor of the road and within the planned zone for sports and recreational purposes
- Building plot of a size of approx. 6,8 ha

## Infrastructure

- Former Children sanatorium for respiratory diseases "Dječje selo"
- All infrastructure is existed on the property land
- Well connected by road - 7 km from Makarska, 50 km from Split (airport), and 12 km from Highway A1



## About Promajna

Promajna is located 4 km south of Baška Voda. It originated from a small fishing village along the coast east of Baško Polje,

which was settled in the 18th century. It is a perfect place for a peaceful vacation,

especially suitable for families. Beautiful beaches and perfect climate.

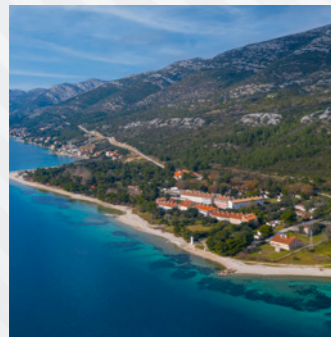


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# 04 PERNA

PELJEŠAC / CROATIA



Perna	Hotel	Villas	Hotel + Villas
Building area	8,5 ha	-	8,5 ha
Number of beds	630	270	900
Lot coverage coefficient	0,3	-	
Max. Number of above ground storeys	4	-	-
Max. Building height			

Building area  
**8.5 ha**

Number of beds  
**630**

Lot coverage coefficient  
**0.3**

Max flors  
**4**

## Investment possibilities

- ➔ Tourism development
- ➔ The total area is 8,5 ha
- ➔ Perna tourist settlement with hotel "Komodor" and camp Orebić
- ➔ Right on the seashore, above the landscaped beach, in the immediate vicinity of Orebić with a promenade and a public road connected to the place by road

## Infrastructure

- ➔ Former military resort
- ➔ Located opposite the island and town of Korčula
- ➔ Pelješac has recently been connected to the mainland by the Pelješki Bridge
- ➔ All infrastructure is there
- ➔ Traffic takes place through Split (ferry and catamaran) and Dubrovnik (90km) - daily connection, and air connection airport Split and Dubrovnik



## About Pelješac

Pelješac peninsula is located halfway between Split and Dubrovnik. The second largest peninsula in Croatia enjoys a great Mediterranean climate that has made it the perfect climate for growing vines

and making top quality wines. Pelješac is also famous for its salt pan. The ancient defensive rampart is the third symbol most often used to describe the splendid Pelješac peninsula, which is "nature in its

primeval form". The Pelješac Riviera is the warmest part of the Croatian coast, where the fragrant garden of the Mediterranean blooms, full of almonds, walnuts, figs, pomegranates, citrus fruits and kiwi.

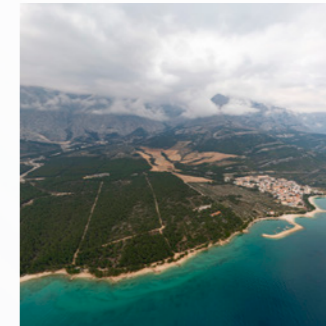
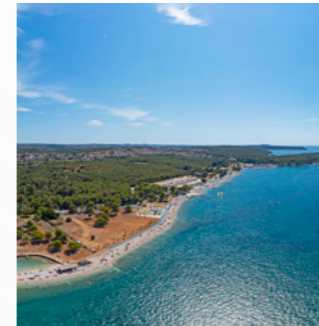
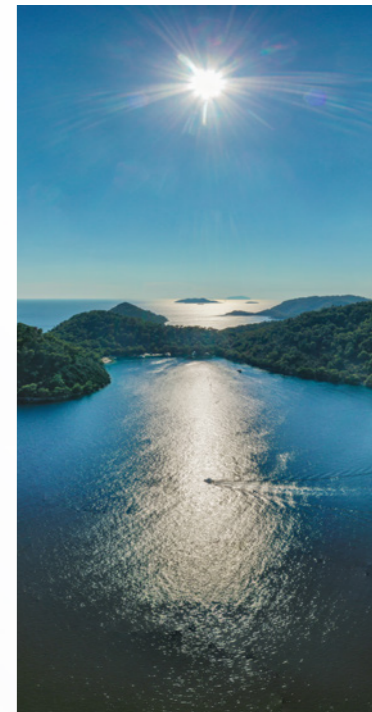
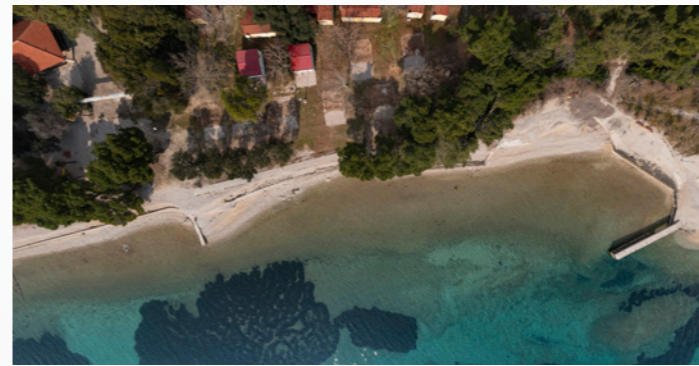


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- 1 JURJEVA LUKA**  
LASTOVO / CROATIA
- 2 HIDROBAZA**  
PULA / CROATIA
- 3 PROMAJNA**  
MAKARSKA RIVIJERA / CROATIA
- 4 PERNA**  
PELJEŠAC / CROATIA





REPUBLIC OF CROATIA  
Ministry of Physical Planning,  
Construction and State Assets

