



First line 4** or 5***** resort project in Sibenik area of Croatian coastline**

Price	€ 8'000'000
Country	Croatia
City	Sibenik
Category	Hotels
Property ID	RE-LB-11192
Building area, m ²	100600
Land area, m ²	64011
Distance to sea / lake / river, m	1

Property Info

- Waterfront
- Sea/lake/river view

Project of 4** or 5***** luxurios resort and spa of magnificent location on the 1st line to the sea in Sibenik area!**

The total area of the territory on which the hotel and villa is planned is 64,011 m2.

The remaining land for the implementation of the project, depending on the project, would be about 100,600 m2. This part would include a concession (beach and sea) on the maritime domain and the right to build on state-owned land.

The part belonging to the state could be sold to a future investor.

The analyzed land plot is located in the south of Croatia, on the territory of Sibenik-Knin County, which is located in the central part of the Croatian Adriatic coast, in the former Illyrian province.

- Mixed-use resort (SPA, Health & Lifestyle resort comprising of a boutique hotel and timesharing units for sale)
- The subject land offered for sale is part of the Tourist and Catering Zone Prisluga - Jazine, which is located for economic purposes - Tourist and Catering T1 (hotels and villas).
- The plan enables the construction of hotels with accompanying facilities for commercial, service, sports, recreational and entertainment and similar purposes.
- The maximum capacity in the T1 zone is 1424 beds, of which 30% or 427 beds in villas, the rest can be in hotel accommodation and /or annexes
- Within the T1 zone it is possible to form one or more building plots and one or more buildings of basic purpose and one or more buildings of accompanying contents can be built on one plot
- At least 40% of the building area must be arranged as park plantations and natural greenery
- The maximum allowed floor plan construction of an individual building plot is 30%.
- The efficiency factor (vinegar) cannot be higher than 0.8
- Outdoor sports fields, children's playgrounds and outdoor pools are not included in the calculation of kig. (Coefficient of construction)
- The number of storeys of the villa can be a basement, ground floor and two floors (Su + P + 2), or ground floor + 3 floors with the possibility of building a basement. Maximum height 14 meters
- The hotel in the T1 zone can have several underground and 10 above-ground floors
- The minimum distance between individual buildings is (h1 + h2) but not less than 4 m and the minimum distance from the outer boundaries of the T1 zone is 1.5 m
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Nearest airports:

- Zadar Airport ~ 60 km (regular flights to Zagreb and Pula);
- Dubrovnik Airport ~ 325 km (international flights);
- Split ~ 111 km (international flights);
- Zagreb ~ 330 km (international flights)

For sale is 100% of shares of legal entity.

This legal entity concluded on with the Municipality and agreed that the obligation of the investor to start construction within one year from the receipt of the final act on construction.

This legal entity -

- has the right to change the spatial plan of the UPU Prisluga Jazine if necessary
- has the right to all changes except the change of land use which is T1 (tourist-catering)
- has the right to full cooperation with the Municipality and assistance in the implementation of the investment
- legal and logistical support of the Municipality, from the mayor and municipal services in the implementation of the project
- harmonization of the road and landscaping of the hotel complex outside the hotel zone

- has the right to terminate the contract and request a refund if it does not obtain a concession on the maritime domain.

