

# PROJECT TEASER



## BASIC INFORMATION

**Pašman Resort Ltd.**  
tourism management and development

<b>Project name</b>	<b>Pašman Resort</b>
<b>Estimated value</b>	<b>500,000,000 EUR</b>
<b>Project sector</b>	Real Estate / Tourism & Hospitality
<b>Project Location</b>	European Union, Croatia, Zadar County, Municipality of Pašman - South side of Pašman island - located in the middle of Croatian Adriatic coast
<b>Traffic connection</b>	Excellent connection of the island of Pašman with the mainland with a modern port and very frequent ferry connections and direct connection with the highway (via Preko or Tkon). Planned bridge mainland - island Pašman. Zadar International Airport (approx. 20 km)



<b>Project owner</b>	Municipality of Pašman
<b>Project developer (consultant)</b>	Hosting International Ltd.

## THE PROJECT



**Pašman Resort will be renowned for its community spirit.** The project strongly encourages integration, social interaction and the formation of close ties amongst community members. The well-being of the local population has been given special attention. Local people will have the opportunity to open and run businesses within the resort and employment opportunities are varied and range from farming to managerial positions (about 7,5 ha of land within tourist zones is owned by private individuals).

**Project area** is 235 ha with 100 ha of tourist zones (2 zones per 50 ha with a maximum possible accommodation capacity of 2500 beds, a total of 5000 beds), logistic zone 5 ha and 130 ha of agricultural and recreational zones, of which 80 ha are foreseen for the potential golf course.

**The purpose of the land for the Project** is defined by the **Spatial Plan** of the Pašman Municipality, Amendments and Supplements 2015/2020. (The tourist zones are defined in Articles 115 to 120 and the Logistic zone is defined in Articles 109d to 109h). Some of the important determinants of the Spatial plan are presented below:

- construction of accommodation buildings must be planned at least 100 m from the shoreline.
- plan walking paths, green areas, sports-recreation and accompanying hospitality contents within the shore strip of 100 m, and functionally connect such contents to the beach strip.
- plan and construct buildings which will follow the expression of traditional Dalmatian architecture in terms of material and shape.
- in the tourist and logistic zone it is permitted to plan installations for production of electrical and thermal energy from renewable sources for the needs of the zone.
- small nautical tourism ports with clearly defined public space may be formed in tourist zones. Tourist zone with a port must be treated as a unique urban unit.
- maximum number of floors: basement + lower ground floor, ground floor, first floor. The permitted height of buildings is 7.50 m. Exceptionally, certain constructional elements may be higher, but no higher than 12.0 m.
- the maximum zone lot coverage is 30%. The maximum exploitation of above-ground floors in the zone is 0.5. The total coefficient of exploitation in the zone is 0.8; Anticipate an area for gathering with central contents. Secure at least 40% of the surface of every building lot for park areas and greenery.
- up to 30% of accommodation units can be planned as hotel accommodation under the following conditions: maximum number of floors: basement + lower ground floor, ground floor, second floor, the permitted height of the hotel building is 10 m.

**Available project documentation** includes:

- Spatial plan of the Municipality of Pašman (main documentation basis that represents mandatory conditions).
- Conceptual solution of the Project (only informative and not mandatory)

**Investors will draft their own Conceptual solution of the Project in alignment with the Spatial plan of the Pašman Municipality.**

# PROJECT TEASER (2022)

PAŠMAN RESORT

## CONTRACTUAL PRINCIPLES

Pašman Resort Ltd.  
tourism management and development

Investors will acquire all business shares in the project company Pašman Riviera Ltd. The Project company will have the "building right" within the tourist zones and service-logistic zone for 99 years and contracted land lease of agricultural and horticultural surrounding zones for 99 years. Pašman Riviera Ltd. will, after construction, be the owner of all buildings (hotels, villas, apartments, service facilities, recreational facilities...), while the owner of the land will remain the Municipality in accordance with the Property law.

After expiry of the „Building right“ (99 years), the Municipality is obliged to reimburse the company Pašman Riviera Ltd., owned by investors, for the market value of all built property (Property law, Article 295 / Paragraph 3), or extend the „Building right“ for a sufficient number of years, but this time without paying a fee. Upon final expiry of the period of the „Building right“, Pašman Riviera Ltd. will return the land and the buildings to the Municipality's possession and ownership (Property law, Article 295 / Paragraph 1).

### Obligation matrix

Pašman Municipality obligations	Investor obligations
<ul style="list-style-type: none"><li>Land is "right to build" ready</li><li>Access road and infrastructure corridor ready for construction</li><li>Functional "Helpdesk" and project incentives implemented</li><li>Urban plan adopted in 1 year period</li><li>Determining the sea border</li></ul>	<ul style="list-style-type: none"><li>Recapitalization of project company and nominated costs of project development to date (which include transaction/success fee) paid after contract signature</li><li>Regular payment of right to build fee and land lease fee</li><li>Upon entering the Project, investors are obliged to develop a detailed conceptual design as a basis for the development of the Urban Plan</li><li>Obligation to build the basic infrastructure of the area and a minimum part of the planned hotel and tourist capacities and other tourist facilities within 10 years</li><li>Commercialization of the Project during contract period. Obtaining the Concession for utilizing maritime goods (with full support from Pašman Municipality)</li></ul>

## TENDER CONDITIONS

The right to participate in the tender

- Payment of the amount for the purchase of the tender documentation (100,000 EUR)
- Bank guarantee (4,000,000 EUR)

Bid selection criteria

- "Building right" fee (80%) + Land rental fee (20%)**
- Initial minimum annual fee for the "Building right" on leasehold land is 0,40 EUR per m2 (Building land - T2)
- Initial minimum annual land rental fee is 0,01 EUR per m2 (Agriculture land) (with 2% annual adjustment)

**Higher fees offered get more points**

Additional selection criteria in case of 2 or more same offers

**The amount of planned investment in the Project**

Offering a higher amount of planned investment in the Project gets more points

## IMPORTANT ANNOUNCEMENTS

Current Project status

The Project is looking for an investor!

Public tender announcement

**Immediately after receiving a statement of interest from potential investors**

Bid selection and start of Project realization

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## CONTACT INFORMATION

Project Consultant / Developer  
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Project website  
Contact email  
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