

Development Opportunity

# BATIŽELE PROJECT

ŠIBENIK / CROATIA

# 2 | BATIŽELE PROJECT, ŠIBENIK, CROATIA

Key investment highlights

**01**

22 ha of waterfront brownfield site

**03**

Prime location in city center of Šibenik, Croatia

**02**

Clean title and consolidated ownership

**04**

Sale of land for residential development & a 75-year right of construction on the remaining area

**05**

Intended for a mixed-use development incl. 2 hotels, residential and other content



**06**

Phased development with estimated total investment volume > EUR 300 million



# 3 | BATIŽELE PROJECT, ŠIBENIK, CROATIA

Croatia – a leading tourist & second-home destination



- Beautiful nature, +1,000 islands
- Rich history, authentic experience
- Safe country
- Friendly population fluent in English
- Gastronomy – amazing food
- Mediterranean climate
- Robust real estate market with strong potential of capital gains
- Part of EU, Nato, Eurozone & Schengen

## 4 | BATIŽELE PROJECT, ŠIBENIK, CROATIA

Šibenik - the oldest town founded by Croats

**Šibenik** is situated in the central part of the Croatian Adriatic Coast, in the picturesque and indented bay where the **Krka River**, one of the most beautiful rivers in Croatia enters the sea. Today Šibenik, with 42,599 inhabitants, is the administrative, political, economic and socio-cultural center of the **Šibenik-Knin County**.



Šibenik is famous for its cultural and historical sights and natural beauties, and boasts two monuments under the protection of UNESCO, the **Cathedral of St. James** and the **St. Nicholas' fortress**. Šibenik-Knin County includes 242 islands and two national parks, **Krka** and **Kornati**.

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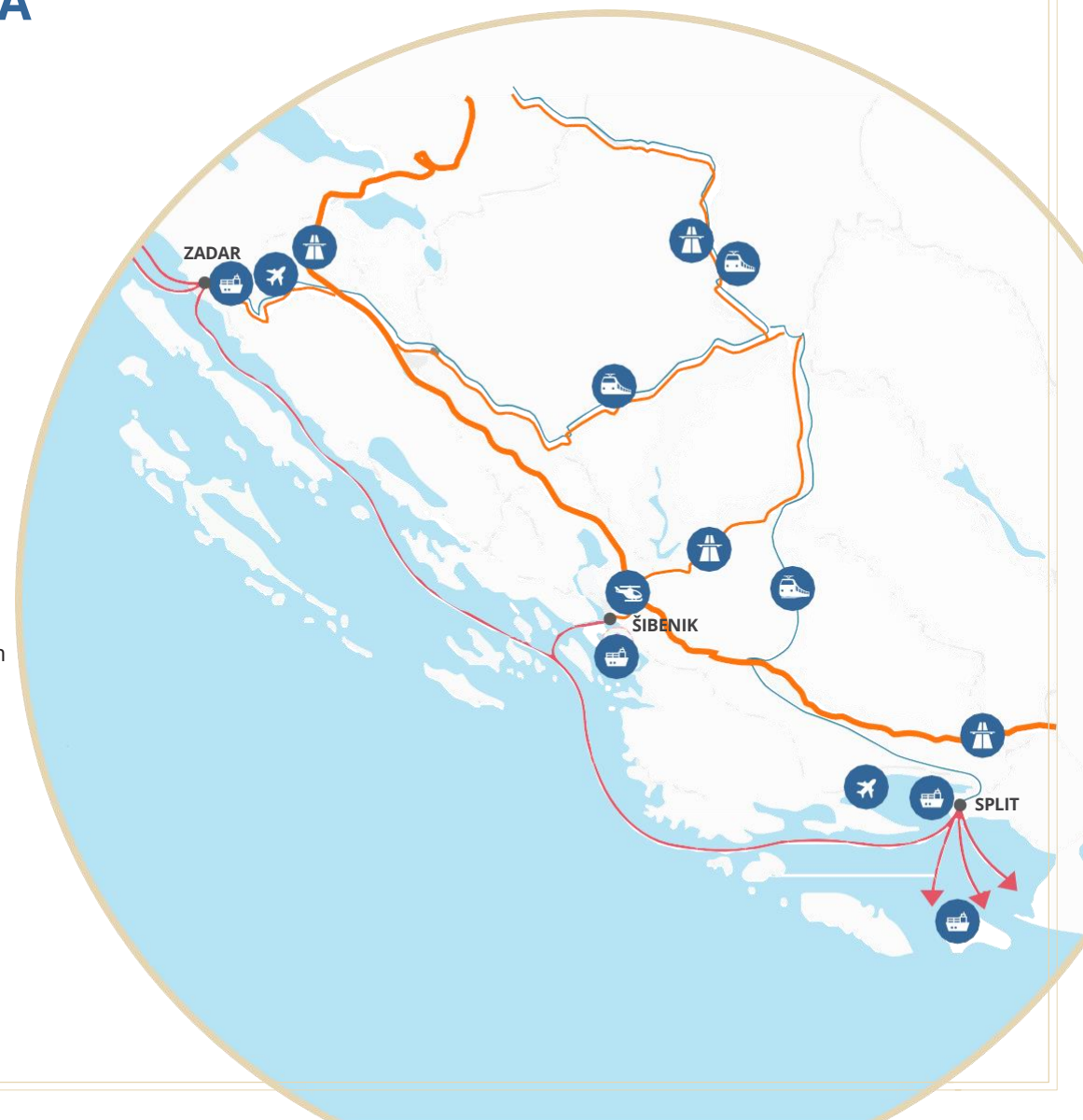
Šibenik - the oldest town founded by Croats

Šibenik is located in the south part of Croatia, central Dalmatia region, between Zadar and Split

The city has excellent road, air, sea and rail connection to other parts of Croatia and Europe:



-  Split Airport 50 km
-  Zadar Airport 70 km
-  Šibenik Heliodrom 20 km
-  A1 Zagreb-Split highway 10 km
-  Zadar and Split harbour
-  Zagreb - Šibenik railroad



# 6 BATIŽELE PROJECT, ŠIBENIK, CROATIA

Batižele project - brownfield urban regeneration

- **Project Batižele** is the **most market-ready large-scale brownfield development opportunity** in Croatia.
- The site spreads across **22 hectares of land with an 880m coastline, within walking distance of Šibenik historical center.**
- Adjacent is a popular **city beach Banj**, while the famous **Cathedral of St. James, a UNESCO monument**, is 15 minutes' walk from the site.

The project envisions a **mixed-use development** with a residential component, two hotels, retail component, public garages and a multifunctional hall. Other contents allowed by spatial plans are also possible.



Site surface  
**220,839 m<sup>2</sup>**



Possibility to  
build residential  
buildings



**Up to 2000 beds**  
in tourist  
accommodation



**880 meters**  
waterfront

# 7 | BATIŽELE PROJECT, ŠIBENIK, CROATIA

Batižele project - brownfield urban regeneration

- The site has **available communal infrastructure** including water, sewerage, electricity, telecommunications and road access.
- The site is **100% owned by company Batižele d.o.o. Šibenik**, which is owned by the City of Šibenik and the Republic of Croatia.
- A consortium of consultants incl. **Colliers, Mazars, M&S partners and Slaughter and May** was appointed to provide support in selecting an appropriate **Development Partner**.
- **EBRD** has released donor funds for the provision of technical support services in terms of tender preparation, implementation and selection.
- The outcome of this public international tender will be the selection of the investor and signing of **Master development framework agreement**.



# 8 | BATIŽELE PROJECT, ŠIBENIK, CROATIA

## Zoning

- Predominant zone of usage on the plot is mixed-use “M”.
- There are two plans regulating building possibilities in the Batižele area: the Spatial plan of development for the city of Šibenik and the General urbanistic plan (GUP).
- Currently there is no Urbanistic plan of development (UPU) for the Area in force.



MAIN BUILDING COEFFICIENTS	
Footprint / ground coverage coefficient (kig):	30%
Maximum height:	3 stories for small buildings and 5 stories for building of medium height and the construction of high-rise buildings with the maximum number of ten above-ground floors for a portion of up to 5% of the total floor plan area of buildings within the scope of the UPU
Minimum greenery:	40%
Minimum size of the building block:	600 m <sup>2</sup>
Touristic use and Maximum no. of beds:	Up to 30% of the area of the zone for catering and touristic purposes of the hotel type (T1) with an accommodation capacity of up to 2,000 beds
Public green area:	At least 10% of the area of the zone should be arranged as a green area - public park



# 9 | BATIŽELE PROJECT, ŠIBENIK, CROATIA

## Breakdown of area and transaction model

- Public Facilities include the kindergarten, elementary school, school for music & dance and the firefighting station, both financed and built by the public stakeholders (City of Šibenik and Šibensko-Kninska County) on the land which will be carved out from the Batižele Property after adoption of the UPU.
- The pre-qualified investors will be invited to offer their vision and masterplan for the entire Batižele area (22 ha), in the binding stage.



AREA DESIGNATION	CARVED OUT AREA	AREA FOR SALE & RIGHT OF BUILD
Land area totals 220,839 m <sup>2</sup> , out of which:	31,500 m <sup>2</sup>	189,339 m <sup>2</sup>
Intended Usage:	Elementary school, kindergarten, dance & music school and firefighters' facility	Mixed-use (residential, hotels, retail, public garages, multifunctional hall etc.) and communal infrastructure
Responsible for development of facilities and public infrastructure:	Public stakeholders	Development Partner
Business model:	Batižele d.o.o. sells the land or sells rights to build on a public domain	Batižele d.o.o. sells land intended for predominantly residential development and for communal infrastructure to a Development Partner and signs a 75 - year right of construction with the Development Partner on the remaining area

# 10 | BATIŽELE PROJECT, ŠIBENIK, CROATIA

Batižele project – tender timeline

- All Expressions of interest should be received per email and in original copy until **February 19, 2024**, by 12:00.
- Expression of Interest file, tender documentation and detailed bidding instructions are available at <http://www.new-sibenik.com/>



**January 8 – February 19, 2024**

Expression of Interest deadline  
(Pre-qualification round)

**February 20 – March 10**

Selection of pre-qualified bidders

**March 11 - June 3, 2024**

Due Diligence phase

**June 3, 2024**

Binding bids deadline

**June - September 2024**

Signing of the agreements



# 11 | FOR MORE INFORMATION, CONTACT:

EMAIL

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Official webpage:

[Batizele d.o.o](http://Batizele.d.o.o)

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