### TEKOL – TERI LTD.

# KANTRIDA PROGRAM HOTEL \* \* \* \* \* MARINA CCCCCCC

## HOTEL LOCATION IN THE ENVIRONMENT

Outstanding position in the coastal, marginal part of the town at a very attractive position between the cities of Rijeka and Opatija, along with major sporting infrastructure facilities: athletic and football stadium, public swimming pools and future tennis center Marčeljeva Draga, has initiated the planned conversion of the shipyard Kantrida areas from the naval into sports and recreational purposes





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- Area of the present shipyard Kantrida consists of a flat plateau placed along and buried in steep part of the sea coast
- Plateau has originated by the excavation of a stone material during the construction of the port of Rijeka
  - There are buildings and shelters with total area of 12.456 m2 and volume of approximately 15.000 m3 placed on the plateau
- The immediate environment is surrounded with the family houses and the interlude of greenery and represents one of the most valuable parts of the coastal part of city

#### 1. PROSTORNI PLAN UREĐENJA GRADA RIJEKE (SN 31/03, 26/05)



With the implementation of the Spatial plan of the city of Rijeka /SNPGŽ 31/3, 26/05/, a commitment and preconditions to plan novel, environment friendly programs and contents in the shipyard Kantrida areas were imposed. The Spatial plan has also imposed the modification of the shipyard's unique areas into the purposes of a sport R1-2, recreation R2-3 and the nautical tourism



- A Detail arrangement plan of the sports and recreational part of the Kantrida area / SNPGŽ 02/05 / on the expanded position of the present shipyard opens the possibility to build a large construction with the total height of 7 floors and gross built area of approximately 11.500 m2
- > The construction will have the purposes of accommodation, sports and nautics, and in the coastal part, the port of nautical tourism which at the present time hasn't been the subject of the development but, in the Detail arrangement plan it was assigned as the lowest category - MOORING

- The peculiarity of location and opportunities offered and specified in the planning documentation have influenced the formation of a complex terrestrial program of hotel with rich sporting and recreational contents, contents related to the nautical tourism, the berths for 20 larger boats with a central object at the marina's sea part and berths for 40 smaller boats in the area of the sports port Kantrida
- Beside these 60, the Spatial plan of the city of Rijeka predicts another 40 berths
- The terrestrial part program, completely determined by the Detail arrangement plan, is defined by new parcel marked as R1-5 with 9.569 m2 of surface, and with the defined purposes and orientation areas

- Besides the determination of the structure purposes, the Detail arrangement plan also determines the cascade method of construction, thus only a certain percentage from 3.387 m2 of the allowable gross area of the construction surface can be used, or:
- > maximum permitted gross area of the first floor is 80% of the surface
- maximum permitted gross area of the second floor is 60% of the surface
- > maximum permitted gross area of the third floor is 60% of the surface
- > maximum permitted gross area of the fourth floor is 50% of the surface
- > maximum permitted gross area of the fifth floor is 40% of the surface
- > maximum permitted gross area of the sixth floor is 30% of the surface
- > maximum permitted gross area of the seventh floor is 22% of the surface



- Beside the modifications in purposes and specific terms of the construction, the Detail arrangement plan sets a new land division, where from the current shipyard area the area for extension of the street Podkoludrica and turnstile, the coastal area for the marina and swimming area are segregated
- An unconstructed area on the east side with the surface of approximately 1.700 m2 has been added to the newly-formed R1-5 parcel which the shipyard has purchased from the city of Rijeka

- Under the given conditions in a cooperation with the experts from the Faculty of Tourism and Hospitality Management in Opatija, the project task for the development of a multi-purpose building has been carefully formed
- Capacity and offer structure analysis of the present hotels from Rijeka and Opatija with the accompanied sports and nautical programs in the area, have resulted in PROGRAM carried by 5star hotel which is at the same time yacht, city and sports hotel containing the nautical and wellness programs

Famous Studio Zoppini from Milan created the basic spatial and architectural design of the hotel, which is, in addition, the designer of the nearby swimming pool complex Kantrida

Therefore, the valuable coastal areas of Kantrida were designed as a set of multiple well-designed programs creating an added quality

The architectural concept is set as to maintain the basic planned intention, and the cascade laid structure is built in the area of the former "kava", which is accessible from the present shipyard's level and from the Istarska street level

Seven floors of the new structure follow the imagined configuration of the former area and create a qualitative sight from the green terraces towards the sea, islands and beautiful city of Opatija

- The Basic conceptual design of the Italian architects has been developed at the level of the Conceptual architectural design, but also according to the Preliminary project documentation, thermodynamics, electric installations, safety measures and other project tasks necessary to obtain a Location permit These project tasks were accimend to the companies MW interiors and MVA
- > These project tasks were assigned to the companies MM-interiors and NIVA engineering, both from Zagreb

The structural surface of the multi-purpose building concerning the Conceptual project is as follows:

- High class hotel 5 star hotel, approximately 100 rooms accompanied with the common contents and spaces in the area of 6.000 m2
- Wellness and swimming pools with the area of app. 2000 m2
- Nautics with the exhibition and club part with the area of app. 2000 m2
- **Garage for app. 100 vehicles with the area of app. 1000 m2**
- > Trade and services with the areas of app. 500 m2























presjek kroz komunikacije

TERCE-TERLER Pretropoles 2, Piletee ARHITEKTONSKI PROJEKT Calefor Galaxie balan spale 70-8, Kentos, Kjele disk 5, 6587 i 656, Ku Janel **IDEJNI PROJEKT** Forker packwart HOT-1 02/09 trans ( 200 2.9 0,00=8,25 m.n.m.







- The Location permit for the multi-purpose building marked as R1-5, Class: UP/I -350-05/09-05/142, UR Number: 2170/01-13-01-10-32 has became valid on the 02. April 2010.
- A prerequisite for obtaining the Location permit for the multi-purpose building was the Location permit for the reconstruction of access road Podkoludrica with the turnstile Class: UP/I -350-05/09-05/190, UR Number: 2170/01-13-01-10-21/ŽS



The marine program part which, according to the Spatial plan of the city of Rijeka assumes 100 new berths in the Kantrida, has been defined only as a mooring for 12 smaller boats by the Detailed plan in the 2005. Now, according to the shipyard's program, the city of Rijeka has initialized the modification and amendment of the present Detail arrangement plan regarding the port of nautical tourism within which the new berthing for another 40 boats and 21 berths for the boats larger then 30 meters would be provided.





Due to the great sea depth and exposure of the location to wind strikes, the breakwater must be constructed. This will be done in the way to form 20 meters wide semi-submerged structure within the primary breakwater. Therefore, besides giving proper protection against bad weather, it could serve as a structure for the placement of various attractive and necessary contents of the 5-anchor marina on the gross developed surface of approximately 7.000 m2 on each of 5 floors

## LAND STATUS

From total 9.569 m2 of the R1-5 hotel parcel:

- a) 1.674 m2 part of surface that the shipyard has purchased from city of Rijeka with permanent building license
- b) 2.004 m2 part of surface that belongs to the shipyard according to the Law on Tourist and other land not estimated in the process of conversion and privatization NN br. 92/2010
- c) 5.891 m2 part of surface which is yet to be purchased by the shipyard from Republic of Croatia pursuant to above mentioned law

Note: the procedure for a) and b) is in progress and it is realistic to expect it to end until the end of 2011.

## **CONCESSION RELATIONS**

- Since the October 1999. onwards, in addition to the basic concession agreement between the Primorsko-goranska County and shipyard Kantrida, 6 more supplements have been added to the agreement whereby the concession duration is determined until 2023.
- Pursuant to the resolution of the Primorsko-goranska County made on 10. March 2011. regarding the termination of the maritime demesne on the part of the Kantrida shipyard, the total hotel area remains outside the concession area.
- After the Detail arrangement plan for the port of nautical tourism is made, the new maritime demesne borders at sea will be determined and, according the plan quantification, new shipyard's obligations will be defined. Also, consistently with the significantly larger necessary investments in the marina construction the new terms of concession duration will be determined.

## **NEW MARITIME DEMESNE BORDERS**







Cost review of the construction has been built for the hotel program based on the preliminary project documentation, and the cost review concerning marine program is approximate and it is based on the conceptual project marine design:

> Hotel program:

33.800.000 EUR

Marina program:

48.300.000 EUR

Fotal cost for hotel and marina construction: 82.100.000 EUR

The conclusion of the "Investment hotel study" made by an expert team from the Faculty of Tourism and Hospitality Management in January 2010. is as follows:

"Investment project has positive indicators of the costeffectiveness and efficiency during entire life cycle. Achieved financial results are sufficient for the project team to pay off its obligations towards the employers, suppliers, fiscal and parafiscal obligations, creditors and other business obligations. Also, it is sufficient to achieve substantial profit which has been shown in the study."