

VODNJAN, CROATIA



VODNJAN

LOCATION:

- Istria County, City of Vodnjan, West coast of Istria, North – West part of the City of Vodnjan
- An open view towards Pula, Rovinj and Brijuni islands
- Distances: 400 m – 5 km from the coastline, Pula 17 km, Rovinj 20 km, Ljubljana 192 km, Zagreb 256 km, Trieste 111 km, Venice 273 km
- Land surface: 1.680.980 m²
- 2 projects: TRP Negrin, Golf Negrin



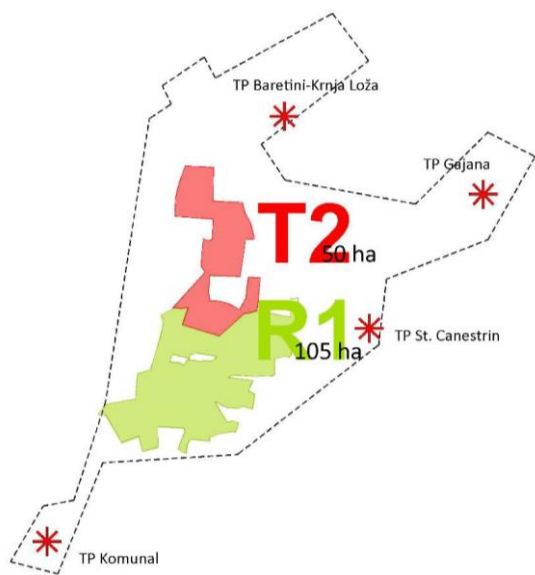
Location of the project Vodnjan



VODNJAN

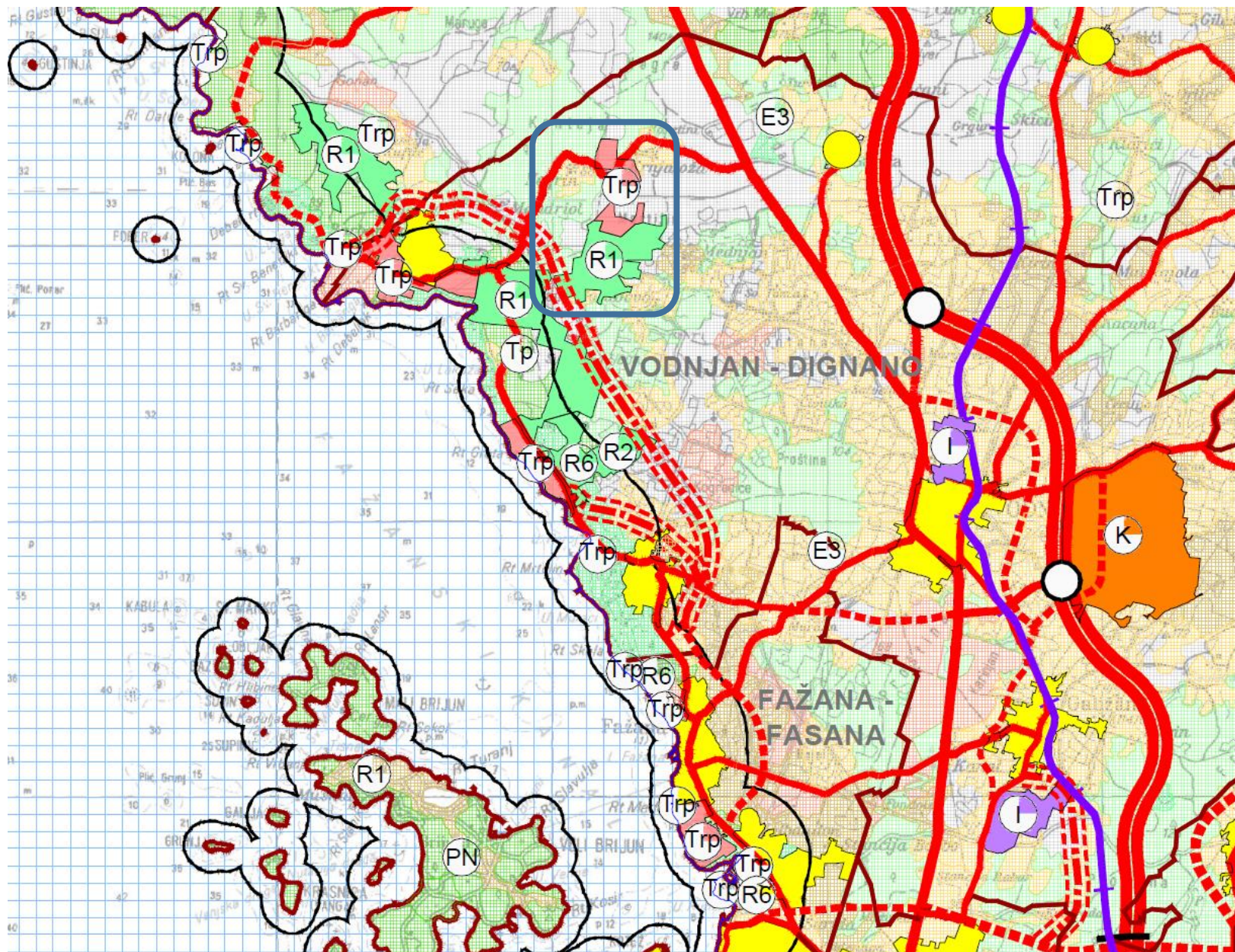
Zoning:

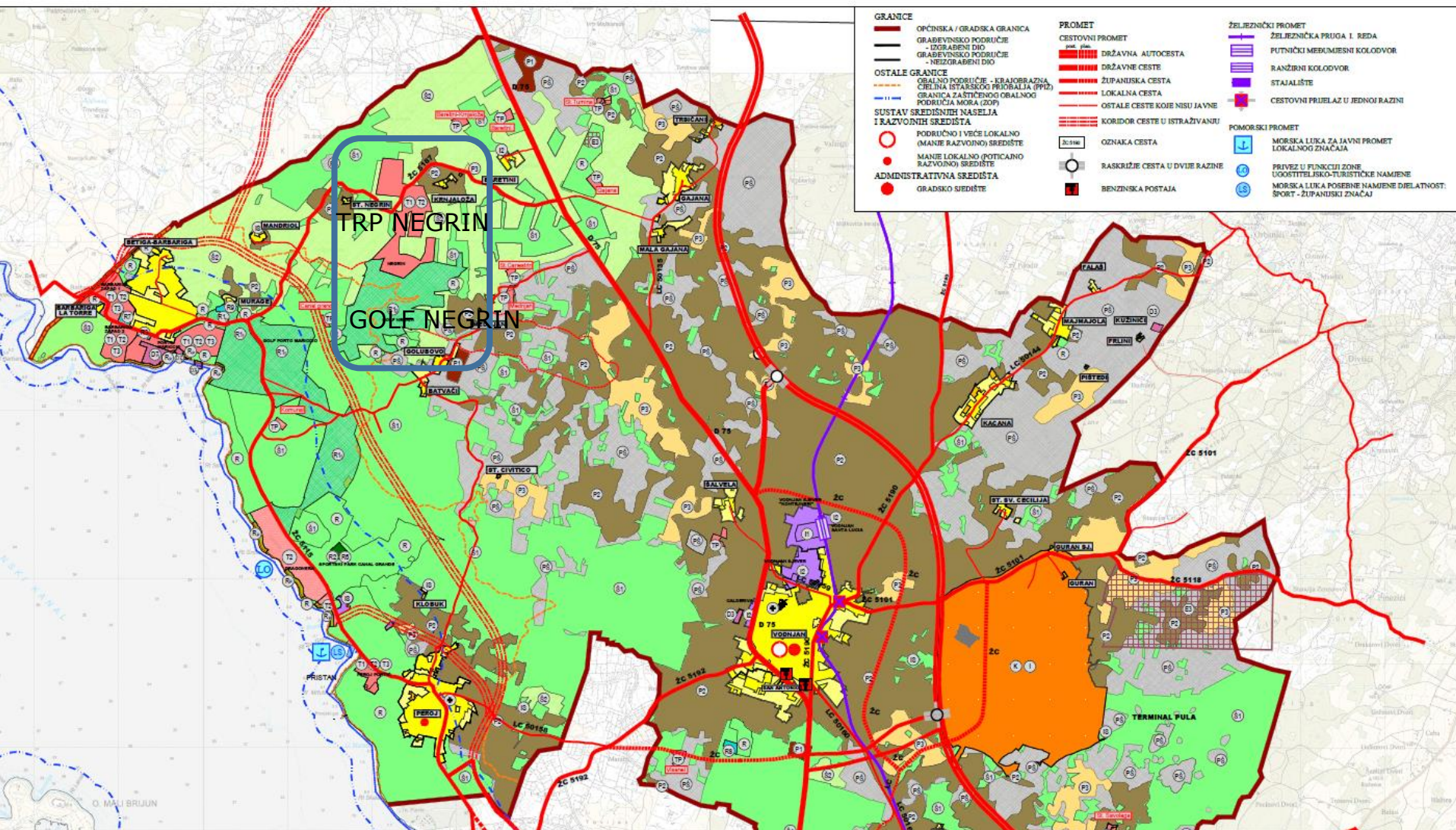
- Adopted County Spatial Plan (PPIZ)
- Adopted Spatial plan of the City of Vodnjan (PPUGV)
- Adopted Urban plans of utilization:
UPU TRP Negrin and UPU Golf Negrin
- Zones:
 - TRP Negrin – commercial tourism T1 / T2, surface 50 ha, max. capacity 2.500 beds by County plan
 - Golf Negrin – golf course R1, surface 105 ha, 18 holes, golf club house, golf villas, max. capacity 600 beds by County plan



Masterplan







Spatial plan of the City of Vodnjan (PPUGV) – land purpose chart

VODNJAN – TRP and Golf Negrin

Planning status

Adopted UPUs :

- **TRP Negrin**
 - commercial tourism zone, purpose T1/T2,
 - Max. surface 50 ha, Max. capacity 2.200 beds
 - 3 hotels 4-5*, capacity 760 beds
 - 240 villas, capacity 1.440 beds
- **Golf Negrin**
 - golf course R1, surface 105 ha (68 ha owned land, the rest concession RH), Max. capacity 300 beds
 - 18 holes, driving range, Golf Club house, service objects
 - Golf hotel 5*, 120 beds
 - 30 golf villas, capacity 180 beds
- **Total objects in Negrin:**
4 hotels, 270 villas, Golf Club house
- **Total capacity: 2.500 beds**
- **Total Max. GBA: 500.000 m2**



illyrian
land funds

ZONE - A
Hotel 250 beds
82 Villas - 492 beds
Total 742 beds

ZONE - B
Hotel 300 beds
76 Villas - 456 beds
Total 756 beds

ZONE - C
Hotel 250 beds
75 Villas - 452 beds
Total 702 beds

GOLF HOTEL
Hotel 120 beds

30 GOLF VILLAS
180 beds

LEGENDA
NEGRIN PRILIKOVA PLANA
GRAD VODUJAN - DIGNAN

URBANISTIČKI PLAN UREDEN
TRP Negrin
Golf igrališta Negrin

TRP Negrin
Golf igrališta Negrin

