



# Project: “Dolina Kardinala” Golf Resort

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# “Dolina Kardinala” Golf Resort

In Mirko Polje, near Krašić, with the area of 75 ha, there is a golf resort with the first international professional golf course in the Republic of Croatia. For the Golf & Country Club and for the purposes of the increasing religious tourism, luxury golf hotel “Dolina kardinala” was built up to the stage of refined carcass structure.

**Address:** Mirko Polje bb, Krašić

**Area of the entire golf complex:** 75 ha

**Hotel land area:** 20.000 m<sup>2</sup>

**Constructed hotel area:** 4.200 m<sup>2</sup>

**Planned purpose:** Hotel 5\*

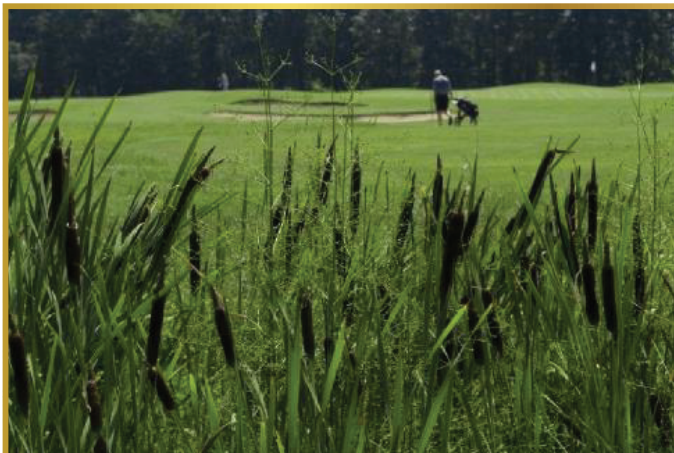
**Existing parking space in front of the hotel:** 200 places



The international championship golf course spreads on the area of 75 ha of beautiful land. The golf course was designed by the Englishman Howard Swan, internationally renowned designer in the golf world, who has so far designed a number of golf courses all around Europe and Near East. Course facilities and other buildings of “Dolina Kardinala” have been built with the top quality materials and are equipped with the up-to-date technology. The course complies with the international championship golf course requirements. It has 18 holes, Par 71, SSS 72, with 6.155 m length.

We plan completion of the golf hotel with 5 international stars including the following facilities:

- 26 double rooms and 4 suits – hotel rooms with 30–35 m<sup>2</sup> area and luxury furnishing – double beds, adjustable tables, sofa and armchairs, desk with chair, mobile phone, satellite TV DVD player and WiFi, large bathroom.



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- cocktail bar
- restaurant with international cuisine and 150 seats, furnished in elegant English style, overlooking the golf course,
- “cooking” centre near the restaurant, for hungry guests any time of the day
- changeable conference rooms, with capacities ranging from 10 to 200 persons, with the most up-to-date technology
- health and beauty centre (beauty farm with extensive offer of beauty treatments and programs, Finish sauna, aroma sauna, bio sauna, whirlpool, sunbeds, fitness, indoor pool, outdoor heated pool, fitness)
- golf & country club rooms
- shops
- other offer – tennis, riding, fishing



By amendments of the Master Plan of the Krašid Municipality additional ca 150.000 m2 GDA can be obtained for business and residential purposes (clinics, sports and recreation centre, gym, nursing homes etc.)



## HOUSING COMPLEX

In immediate vicinity to the golf course and the river Kupa, on the hill slopes overlooking the golf course, according to the Master Plan of the Krašid Municipality construction land was planned for building of 50 houses and commercial and recreational centre of the village including three clinics: sports medicine, dentist and health and beauty (wellness) clinic, gallery, small church, newspaper stand, shops and a café. The preliminary designs for the village have been completed and the location permit is pending. It will be a VIP village where the entire family will be able to rest in a pleasant surrounding. There has been great interest of business people and foreign representatives for this unique village. The houses will be made in three versions, each with 162 m<sup>2</sup> GDA and 900 m<sup>2</sup> yard. The building of the houses should begin soon and sale can commence only after the houses, as well as the village infrastructure and landscaping have been completed. A small marina for fishermen’s boats and a fish restaurant with outdoor dining will be made on the very bank of the river Kupa.

## “DOLINA KARDINALA” GOLF CLUB

Market research has provided data that there is great interest for membership in the “Dolina Kardinala” golf club. Membership is conditional upon purchase of stock of “CROATIA golf” joint stock company. Thus, membership payment allows for club financing and stock purchase provides company income from which golf course investment return can be financed. The target membership consists of 600 members. To the increasing number of interested golf players and companies in Croatia we offer various options for stock purchase as requirement for membership in the “Dolina Kardinala” golf club, from individual to family membership and company membership and we also offer a more cost effective use of club and golf course services to company employees: individual membership € 10,000.00, family membership € 15,000.00 or company membership € 15,000.00.

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The increasing popularity of golf as sports, way of business and life both in the world and in Croatia does not require special mention here. Our prospective purchasers are, in addition to golfers as amateur and professional players, also foreign ambassadors and business people from Croatia and abroad looking for relaxation in pleasant surrounding of the golf course as meeting point of prospective partners.  
+ 10% unexpected costs

### ADDITIONAL INVESTMENT

- Football field:  
3x football fields with heated grass  
Wellness and fitness centre for professional teams and locker room for 6 teams
- Sports hall for handball, basketball and conventions
- Polyclinic's for:
  - Diagnostics
  - Dental
  - Sports medicine

For all other information, please contact us:

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