Description of the location

Thalassotherapia Crikvenica is a special institution for treatment and rehabilitation of respiratory diseases and rheumatism owned by Primorje-Gorski Kotar County. It is located on the Croatian coast near the city of Rijeka (35 km in the southeast direction) in the western part of City of Crikvenica. Crikvenica with 12,000 inhabitants is a well-known tourist destination with over 130-years tradition. It takes only 20 minutes easy walk from Thalassotherapia to get to the center of Crikvenica. Thalassotherapia is located on the coast, surrounded by vegetation and is fully equipped in terms of infrastructure. There is a beach stretching 400 meters in length in front of the facility in both directions with pebble and sandy beaches. The sea is shallow in this area and very convenient for bathing. There are hotels and a tourist resort in the vicinity. Thanks to very favorable climatic and geographical conditions, the forerunner of today’s Thalassotherapia was founded in 1922 at the beginning of the development of health tourism. The sun shines a lot here, so Crikvenica is lightened by the sun 2,500 hours per year. Sea salinity is 4% and continuous currents from southeast to northwest make the sea clean and clear. The air from the nearby mountains is mixed with sea air and makes it healing and clean, with no pollutants in the vicinity.

Significance of the project

By investing in the reconstruction and upgrading of the stated facilities, necessary investment will be provided in terms of raising the quality level of physical capacity of the hospital. Meaningful investment in the reconstruction of the building H - Medical tract will extend the spatial capacity of medical diagnostics and medical rehabilitation, and thus allow better performance and increased range of medical services. Given the current business conditions, this project is primarily focused on ensuring opportunities for medical rehabilitation to the persons insured by the Croatian Institute of Public Health (CIPH). Work with patients who are insured by the CIPH takes place in the first shift in the morning. The afternoon shift work is reserved for medical services to those who pay for treatment themselves, or through insurance companies or other companies. This afternoon work includes work with medical tourism users. The stated investments are required and necessary if we want to develop further the existing medical rehabilitation business and to provide ongoing revenue for quality performance of all hospital business activities. This investment in the facilities increases the value of the property owners of Primorje-Gorski Kotar County and provides quality spatial capacity for work and development of the hospital. The investment will contribute to strengthening of the contractual position of the Croatian Institute of Public Health as the insurer and enable collaboration with other insurance companies that will recognize the new quality of space, equipment and personnel.

This project will significantly increase the level of physical capacity, medical and nonmedical equipment, personnel and human resources and the capacity to provide health services. The stated investment will certainly generate higher income than planned i.e. it will contribute to the maximum provision of health services due to the installed capacity.

Data on the location and ownership

The complete plot of 18,250 m² is owned by Primorje-Gorski Kotar County. It is located on the coast in the western part of City of Crikvenica, Gajevo šetalište 21.

Estimated value of the project

Investment in the facility, VAT excl. is 2,091,000 EUR
Investment in equipment, VAT excl. is 800,000 EUR
Total investment, VAT excl. is 2,891,000 EUR
Description of the project

The subject of this project is reconstruction, upgrading and extension of the BUILDING H / medical rehabilitation center/ within the complex of the Special Hospital for Medical Rehabilitation “Thalassotherapia” Crikvenica, cadastral plot 7, cadastral municipality Crikvenica.

Location

The existing building H - Medical Rehabilitation Center, which is the subject of this project, is located in the NE part of the plot containing the Thalassotherapia complex. The subject building is surrounded by three existing buildings (NW - Zdravka building, boiler room and laundry room; NE - Koviljka building G /inhalation therapy/; SE - Istra accommodation facility), while internal road, pedestrian areas and stairs to access the building are located on the SW side of the subject building. Entrances to the building will remain as is. Main entrance to the building is on the SW side and side entrance on the NE side. Vehicular and pedestrian access to the plot will remain as is.

Purpose of the building

Purpose of the subject building i.e. building H will remain as is: Medical rehabilitation.

Size and shape of the plot

The size and shape of the plot will remain as is. The plot on which “Thalassotherapia” complex is located is mostly built and contains a number of buildings freely deployed on the plot. The surrounding area around the subject plot contains buildings constructed for various purposes i.e. mainly for hotels. Maximum dimensions of the plot in NW-SE direction are 227,0 m and 120,0 m in NE-SW direction. Surface of the subject plot (according to special geodetic underlying documents) is 18.250,0 m². Ground plan area of the existing constructed buildings on the plot (according to special geodetic underlying documents) is 4.100,0 m². Ground plan area of the existing ancillary buildings on the plot (containers) is 115,0 m² (not included into plot coverage calculation). The expansion of the ground plan area of the existing building H and consequently of the existing plot coverage relates primarily to the addition of two new emergency exits staircases of 26,0 m² (overall building gross surface area). Ground plan area of the existing buildings on the plot with added staircases in the building H is 4.126,0 m². Plot coverage, including the stated addition of the building H is 22.6%.

Overview of gross surface

Gross building area (GBA) of all closed spaces above surface floors in the newly designed building (building H) is: 2.310,00 m². Ground plan area (GPA) of newly designed building (closed spaces) is: 820,0 m².

Resolving property issues

In respect of property and legal relations, the parcel is owned by the Primorje-Gorski Kotar County. The project will be financed through a commercial bank loan. Annuities should be paid partly from the budget of the Primorje-Gorski Kotar County, decentralized funds of the health system in the Republic of Croatia and partly from the hospital’s own resources to be realized from business operations. Financing through public-private partnership is also an option.

Procedures

Construction permit has been obtained and the project is ready for implementation.

Contact

Mr. Damir Lončarić
Hospital Director
Thalassotherapia Crikvenica
Phone: +385 51 407 610
Cell: +385 98 424 993
E-mail: damir.loncaric@thalasso-ck.hr
Web: www.thalasso-ck.hr