

Towards Nearly Zero Energy Hotels

Lighthouse Examples

Hotel Split, Podstrana - Croatia



THE GREEN WAY OF DOING BUSINESS

"Remember to be truly green and environmentally friendly; it is not just energy efficiency and renewable energy sources. Most of the waste produced in the hotel is recycled and reused by local artists that make artworks, later sold by the hotel through the art gallery to hotel guests and other tourists in Podstrana destination".

Mladen Tomic - Hotel Owner

The story of the Hotel Split

Back in 2001, Mr. Mladen Tomic, owner of Hotel Split, bought a piece of land in Podstrana and decided to consider all the environmental impacts of building a green hotel on the beach. Mr. Tomic pondered every aspect required to adapt hotel designs according to the new legislation in Croatia, while keeping an eye on new technologies and solutions from abroad. In this frame, considering the increasing energy prices and the environmental challenges, he chose to build an energy efficient hotel and to integrate renewable energies within it. Moreover, he decided to incorporate other innovative environmental initiatives, such as recycling and reusing waste to create beautiful objects such as jewellery.

Facts

"Green" hotel holding an A class energy efficiency certificate

Location	Coastal
Hotel type	Resort hotel
Year of construction	2012
Number of guest rooms	40
No of beds	80 + extra portable beds
Type of package offered	B&B
Hotel official rating [stars]	4 ****
Occupancy rate	over 75%
Offered facilities	Restaurant, lounge/bar, fitness gym, laundry and outdoor swimming pool
Certification awards/labels	A Class Energy Certificate The hotel operates in accordance with the Travelife certification scheme



Becoming a neZEH

ENERGY EFFICIENCY & ENVIRONMENTAL MEASURES

- Hotel Split is an **A class energy certified facility** (15.68 kWh/m²)
- **RES Electricity:** Solar power of 9.9 kW
- **RES Heating:** Heat recovery ventilation; high quality thermal insulation in the entire hotel; 100% solar thermal energy for hot water
- **Efficient Lighting:** 66% low energy consumption lamps: 43% LED, 23% fluorescent; automatic lighting controls in public spaces; dimmable lighting in corridors.

Additional measures:

- The facility has a reservoir for rainwater to water green spaces and wash the car park, roads, courtyards and walkways
- All rooms are "intelligent"; they all are energy-efficient, safe and comfortable
- Cleaning agents and detergents are biodegradable; food is sourced locally
- All hotel employees are trained in energy efficient behavior
- Use of electric and hybrid cars is encouraged; electric cars receive free parking.

Lessons learned from Hotel Split

MORE THAN JUST ENERGY EFFICIENCY

The green concept integrates all the hotel's operations. Most of the waste produced by the hotel is recycled and reused by local artists who make artworks later sold by the hotel.

COMMITMENT

Since its beginning, Hotel Split and the Tomic family have been committed to the environment, sustainability and the "green way of doing business. *"We pride ourselves in being the only "green" hotel holding a class A energy efficiency certificate in Croatia. Our goal is to offer guests the highest quality service and, at the same time, be environmentally responsible. We made an extra effort and investment that would be recognized as a replicable model of a sustainable hotel"*.

REQUIRES MULTI-DISCIPLINARY DESIGN TEAMS

Planning and constructing required a variety of skills; highly qualified personnel required to address all aspects of the renovation design, which meant the involvement of a multi-disciplinary team.

RETURN ON INVESTMENT

The investment for building a neZEH costs fairly 2-4% more than a non neZEH when this is included in the initial technical studies and construction plans. Furthermore, sustainability is growing in popular demand; some guest segments are willing to pay more for investment and commitment to sustainability.

WHY BECOME A neZEH?



ENERGY

- Reduce your operational & maintenance costs.
- Increase independence from energy suppliers.
- Improve your energy efficiency; take advantage of funding opportunities.



BRANDING

- Attach the green concept to your brand image.
- Gain visibility in a new market segment: the "sustainability market".
- Increase your competitive advantage.



ADD VALUE

- Reduce your carbon footprint.
- Meet your corporate and social responsibility targets.
- Increase living comfort and innovate in guests' experience.
- Increase your customers' loyalty.

WHAT IS A NEARLY ZERO ENERGY BUILDING

A nearly Zero-Energy Building (nZEB) is a building that has a very high energy performance. The nearly zero or very low amount of energy required should be covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby.

EPBD recast, Article 2

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you will have access to the latest information on technology solutions, financing and legislation and to experts' advice.

The neZEH Consortium



Project Coordinator

TECHNICAL UNIVERSITY OF CRETE (TUC)
SCHOOL OF ENVIRONMENTAL ENGINEERING
RENEWABLE AND SUSTAINABLE ENERGY
SYSTEMS LABORATORY



Contact us: for more information you may contact us at info@nezeh.eu



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