

## **1. PROJECT TITLE:**

„TOURISTIC COMPLEX TRESKAVICA“

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## **2. BRIEF PROJECT DESCRIPTION**

Municipality of Trnovo is located south from Sarajevo, on the M18 main road Sarajevo-Foca-Trebinje which links the Adriatic Sea to the continental hinterland. Trnovo itself is situated in a valley along the lowlands of Zeljeznica river bounded by mountains Bjelasnica on the west, Treskavica in the south and Jahorina in the northeast, by which this Municipality is mainly recognizable. Zeljeznica river with its beauty especially at Kazani premises as a special attraction for tourists, hikers, fishermen. Before the war, the hotels “Treskavica” and “Rajski do” with sport facilities were the largest and most important accommodation facilities in the municipality of Trnovo. Today, both hotels are devastated but because of their location and natural environment they are a great potential for investment. Thanks to the Treskavica and abundant natural resources offered only by this place, Trnovo has always so much to offer to its tourists. The development of tourism is one of the strategic orientation of the municipality Trnovo, because it has a significant natural potentials for development of tourism industry. In addition, the municipality has a very favorable geo-strategic position and proximity to Sarajevo International Airport (25 km).

Besides two famous tourist destinations, Jahorina and Treskavica Mountain, in urban area of Trnovo, on the left side of the main road Sarajevo - Foca, near the Zeljeznica river there is tourist complex Treskavica. It stretches over plot area 19 841 m<sup>2</sup>. Within complex are hotel Treskavica and associated land and boarding house Ribnjak with 11 pools.

The existing hotel Treskavica was devastated during the war. Hotel has a useful area of 2512 m<sup>2</sup>. Boarding house Ribnjak, which is in building has a usable area of 670 m<sup>2</sup> and its content (on the ground floor restaurant with accompanying facilities, on the first floor accommodation 3 suites and 4 rooms for sleeping) could contribute to increasing tourist capacity of the municipality. Nearby, there are 11 pools with total area of 1762 m<sup>2</sup>.

Before the war pools served as a fish production ponds. The pre-war production of fish was 25 tonnes annually. Given that the production is not set it is possible to change the intended usage of the pool in accordance with the needs of potential investors.

This project foresees reconstruction of existing facilities in order to put into operation Treskavica complex. Putting into operation of this tourist complex will make it attractive to various segments of tourism demand and improve the content of the tourist offer of the municipality.

Taking into account all of the above, it is concluded that tradition, topographic and climatic prerequisites, developed economic infrastructure and proximity to the capital of Bosnia and Herzegovina are the key factors for investing in the municipality of Trnovo, ie in the touristic Complex Treskavica.

### 3. PROJECT DETAILS

1.	Does the project fits into the strategic document?
1.1	<p>a) The Republican strategy of development of the relevant sector</p> <p><b>b) Development Strategy of the local community</b></p> <p>c) Spatial Plan</p> <p>d) Regulatory Plan</p>
2.	What type of project is it?
2.1.	<p>a) greenfield</p> <p><b>b) brownfield</b></p> <p>c) stake in the existing firm</p> <p>d)other</p>
3.	Project status...
3.1	Tecnical documentation for the boarding house Ribnjak reconstruction prepared and the reconstruction works have been performed - the level of rough construction works (building covered).
4.	Reasons to invest in the project
	<ul style="list-style-type: none"> <li>• This is strategically important municipal project;</li> <li>• The location of the complex is very favourable;</li> <li>• Proximity to the International aerodrom in Sarajevo;</li> </ul>

	<ul style="list-style-type: none"> <li>• It has a good connection with the rest of Bosnia and Herzegovina and countries in the region;</li> <li>• Constructed municipality;</li> <li>• Effective municipal administration;</li> <li>• Climatic conditions are favourable;</li> <li>• Trnovo, as a potential destination for congress tourism;</li> <li>• The proximity of the mountains Treskavica with its natural beauty, as one of the tourist destinations, the increased number of tourists, as well as other natural excursion sites in municipality of Trnovo (Rajski do, Kazani on the Zeljeznica River) requires increasing the supply and accommodation facilities for tourist;</li> <li>• Proximity to the Foca municipality in whose territory is organized rafting on the Drina and Tara, one of the most recognizable tourist attractions.</li> </ul>			
5.	How will investor's commercial interest be achieved?			
	<p>The investor would achieve its interests by obtaining the right to provide tourist services in an attractive location, by expected employment of own capacities in the construction and use of the facilities, as well as by generating profits from continuous use.</p> <p>There are no similar tourist facilities and capacities wider area.</p>			
6.	Project financing			
6.1.	1.800.000,00 €			
6.2.	Planned sources of financing... <ul style="list-style-type: none"> <li>- complete project financing by the potential investor</li> <li>- <b>public private partnership</b></li> <li>- <b>concession</b></li> <li>- other</li> </ul>			
7.	<table border="1"> <tr> <td>Has physical location for project implementation been identified?</td> <td><b>YES</b></td> <td>NO</td> </tr> </table>	Has physical location for project implementation been identified?	<b>YES</b>	NO
Has physical location for project implementation been identified?	<b>YES</b>	NO		

7.1.	<p>If yes, more information about location?</p> <ul style="list-style-type: none"> <li>• location is defined by the planning document - <b>Urban Plan of the City of Sarajevo for urban area of Trnovo</b></li> <li>• status of property relations - <b>The property of Municipality of Trnovo</b></li> <li>• indicate the level of supporting infrastructure - <b>There is a necessary communal infrastructure (electricity, water, sewerage, access roads)</b></li> </ul> <p>Location: in urban area of Trnovo, on the left side of the main road Sarajevo - Foca, near the Zeljeznica river.</p>		
8.	Have the activities on project implementation already started?	<b>YES</b>	NO
8.1.	The rough construction works have been performed (building covered).		
9.	The economic contributions of the project to the local community		
9.1.	<p>Expected number of new employees: 50</p> <p>The structure of new employees (specify the structure of employees):</p> <ul style="list-style-type: none"> <li>- University degree: 15</li> <li>- Secondary education: 25</li> <li>- Skilled workers: 10</li> </ul> <p>Contribution to the municipal budget through local taxes and fees (specify frames that are expected):</p> <ul style="list-style-type: none"> <li>- € 40,000.00 annually</li> </ul> <p>Recruit the existing supply chain (specify which)</p> <p>"Bingo", "Tropik", "Konzum"...</p>		
10.	The impact of the project on the environment		
10.1.	<p>Indicate the possible risks</p> <p>The project does not have negative impacts on the environment.</p>		

11.	Does the local community has the opportunity to offer some type of incentive for the project?	YES	NO
11.1.	If yes, indicate what is planned to offer? For example. free land, financial incentives, etc..		

APPLICANT

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