



# B&H TOURISM PROJECTS





## ICOM-NS d.o.o Čapljina

<b>Project title</b>	The Neum project Golden Shell
<b>Sector</b>	Tourism-Real Estate
<b>Location</b>	Neum
<b>Location description</b>	<p>Neum (Latin Neum, Greek Neon) is the only seaside town in Bosnia and Herzegovina. Around it there is 24.5 km (15.23 miles) of coastline which is the only access of the country to the Adriatic Sea. It is located in the Herzegovina-Neretva Canton of Federation of Bosnia and Herzegovina entity. The distance of Neum to Dubrovnik is 70 km, from Dubrovnik airport 90km.</p> <p>Neum has steep hills, sandy beaches and several large tourist hotels. Prices tend to be lower here than in neighbouring Croatia, making it popular with shoppers. Tourism, and the commerce it brings, is leading contributor to the economy of the area. Border formalities with Croatia are relaxed at peak times.</p> <p>Neum has around 5000 beds for tourists, 1810 in hotels with the remaining capacity in motels, villas and in private accommodation. The inland area behind Neum has a rich archaeological history an untouched wilderness and is starting to develop agricultural tourism.</p> <p>Neum has long, warm summers and short, mild winters, with 240 sunny days every year. The average sea temperature ranges from 13°C (55°F) in January to 32°C (90°F) in July and August. Popular activities include swimming and sun bathing, walks along the beach, boating and various water-sports.</p>
<b>Company description</b>	<p>The ICOM NS doo Company has been in business for a longer period of time in B&amp;H and Croatia. Company is starting a new projects of the tourist settlement building in Neum, which is going to be placed in the area of 20 000 m<sup>2</sup>, with the sea coast from the length over 260 m. Company ICOM NS Ltd., consider that Neum, with its position, as very attractive place for living and vacation. Their vision is that with construction of the new settlements and buildings revive the city and attract bigger number of tourists or even new inhabitants of Neum.</p>



<b>Project description</b>	<p>Intending to answer to the high tourism demand at the region South Adriatic, in triangle of touristic centres Makarska - Mostar – Dubrovnik, the owner has decided to build new tourism resorts in only seaside town in Bosnia and Herzegovina.</p> <p>Plot is located in Neum along the coast. The land has all the documentations. Size of building land is approximately 20 000 square meters and 260 meters of coastline. It is located next to the main road Split-Dubrovnik. A total of 23 000 square meters of living area. Around 280 Luxury Apartments from 70 to 100 square meters. A unique high class Golden Shell restaurant, covered resort swimming pool, wonderful sand beach just across the street.</p> <p>The construction is permitted. The land has entire infrastructure (asphalt road, electricity, water, sewage). The land is located in a prime location from which a view of the whole Neum bay. Land distance from Dubrovnik is 70 kilometers from Split 100 kilometers, 80 kilometres from Mostar and 50 kilometres from Medjugorje.</p>
<b>Estimated total investment cost</b>	50 million EUR (The exact scope and amount of the investment would be specified in detail after an agreement and adoption of a development conception)
<b>Type of financial investment</b>	This investment would be realized as Greenfield investment.
<b>Type of other (technical) cooperation sought from foreign sources</b>	Foreign partner would provide financial resources. In accordance with their interest, potential investors are welcome to make proposals for the redesign the initial project concept.

**Information on the firm or organisation proposing the project**

Name of company/organisation - ICOM NS doo Čapljina  
Legal/administrative status - Limited Liability Company  
Contact person - Mr. Nikola Jurkovic  
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**Supporting information available**

For all addition information about the project please contact FIPA Agency either on the [fipa@fipa.gov.ba](mailto:fipa@fipa.gov.ba) or contact phone +387 33 278 080





## ICOM-NS d.o.o Čapljina

<b>Project title</b>	The Neum project Tiha Luka
<b>Sector</b>	Tourism-Real Estate
<b>Location</b>	Neum
<b>Location description</b>	<p>Neum (Latin Neum, Greek Neon) is the only seaside town in Bosnia and Herzegovina. Around it there is 24.5 km (15.23 miles) of coastline which is the only access of the country to the Adriatic Sea. It is located in the Herzegovina-Neretva Canton of Federation of Bosnia and Herzegovina entity. The distance of Neum to Dubrovnik is 70 km, from Dubrovnik airport 90km.</p> <p>Neum has steep hills, sandy beaches and several large tourist hotels. Prices tend to be lower here than in neighbouring Croatia, making it popular with shoppers. Tourism, and the commerce it brings, is leading contributor to the economy of the area. Border formalities with Croatia are relaxed at peak times.</p> <p>Neum has around 5000 beds for tourists, 1810 in hotels with the remaining capacity in motels, villas and in private accommodation. The inland area behind Neum has a rich archaeological history an untouched wilderness and is starting to develop agricultural tourism.</p> <p>Neum has long, warm summers and short, mild winters, with 240 sunny days every year. The average sea temperature ranges from 13°C (55°F) in January to 32°C (90°F) in July and August. Popular activities include swimming and sun bathing, walks along the beach, boating and various water-sports.</p>
<b>Company description</b>	<p>The ICOM NS doo Company has been in business for a longer period of time in B&amp;H and Croatia. Company is starting new projects of the tourist settlement building in Neum. Company ICOM NS Ltd., consider that Neum, with its position, as very attractive place for living and vacation. Their vision is that with construction of the new settlements and buildings revive the city and attract bigger number of tourists or even new inhabitants of Neum.</p>



<b>Project description</b>	<p>Intending to answer to the high tourism demand at the region South Adriatic, in triangle of touristic centres Makarska - Mostar – Dubrovnik, the owner has decided to build new tourism resorts in only seaside town in Bosnia and Herzegovina.</p> <p>According to the idea project, tourism resorts encompasses as follows:</p> <ul style="list-style-type: none"> <li>- location of 5, 300 m<sup>2</sup></li> <li>- 7 villas on the very seaside</li> <li>- 9 flats in each villa (63 flat)</li> <li>- High quality two and three bedroom apartments in an excellent location in Neum (Silent-Luke), by the sea</li> <li>- Also included garages, terrace and pantries</li> <li>- Business space of 552 square meters</li> <li>- There is also 2 objects where is allowed an annex of 350 square meters. Next to this complex they also have land where is allowed to built 3 objects of 1 596 square meters.</li> </ul> <p>Each building has a lift and a parking garage, containing a total of nine apartments on three floors, with three apartments on each floor. The apartments of the first and second floor have their own terrace while for the apartments on the ground floor there is the possibility of purchasing a terrace in the desired square meters. The interior of the apartments is excellent used.</p> <p>From every window and terrace offers a beautiful view. Interior is very good quality with ceramic tiles in bathrooms, terrace and kitchen, parquet floors in the living room and bedrooms.</p> <p>Buildings and flats are equipped with:</p> <ul style="list-style-type: none"> <li>• thermal-insulation facade</li> <li>• stone facing on the staircase and balconies</li> <li>• garage self-propelled remote control door at the entrance to the basement parking place</li> <li>• silent elevator from the garage to every floor</li> <li>• every floor has its own electricity and water meter</li> <li>• video porta-phone in every flat</li> <li>• outside PVC joinery with rolling shutters</li> <li>• sensitive entrance door</li> <li>• floors: oak wood parquet and Italian first class ceramics</li> <li>• an excellent bathroom and sanitary ware, installed water tanks, bathroom radiators</li> <li>• preparation for the phone lines –the Internet, cable TV</li> </ul>
<b>Estimated total investment cost</b>	<p>The exact scope and amount of the investment would be specified in detail after an agreement and adoption of a development conception.</p>
<b>Type of financial investment</b>	<p>This investment would be realized as Joint Venture investment.</p>
<b>Type of other (technical) cooperation sought from foreign sources</b>	<p>Foreign partner would provide financial resources.</p> <p>In accordance with their interest, potential investors are welcome to make proposals for the redesign the initial project concept.</p>







**Information on the firm or organisation proposing the project**

Name of company/organisation - ICOM NS doo Čapljina  
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**Supporting information available**

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## Beri doo Busovača

<b>Project title</b>	Construction of Capacities for Senior Accommodation
<b>Sector</b>	Infrastructure-Tourism
<b>Location</b>	Busovača, near city lake Busovača
<b>Location description</b>	Busovača is a small town and municipality in the heart of Bosnia and Herzegovina. It is 60 km (37 mi) from Sarajevo, 21 km (13 mi) from Zenica, and 30 km (19 mi) from Travnik. The relief of the municipality is the area of interconnected valleys of rivers Lašva, Kozica and Ivančica, surrounded by mountain peaks Čardak 1650 m and Granovice 1623 m.
<b>Company description</b>	Beri doo is private Limited Liability Company from Busovača. Company owner is a pioneer of the construction of capacities for senior accommodation idea.
<b>Project description</b>	<p>Senior Accommodations is largest growth industry designed to address the needs of seniors seeking active adult, independent living, assisted living, or continuing care retirement community housing. Senior Accommodations provides “residential-style” living for older adults with services that may range from hospitality features (such as activities, dining, housekeeping, laundry, transportation, and 24-hour security), to healthcare services (including medication management, dressing, bathing, and other physical care).</p> <p>Large number of senior persons in general and senior persons with children in Diaspora makes this investment justified and profitable.</p> <p>Investment project owner has provided land for construction of senior accommodation (8.240 m<sup>2</sup>), preliminary design, market analysis, economic feasibility analysis and land use permit in order to realize mentioned project.</p> <p>According to the idea project, Senior Accommodation encompasses as follows:</p> <ul style="list-style-type: none"><li>- Building area 6.780 m<sup>2</sup> for 150 users</li><li>- Central block with two wings (80,60m x 20,60m)</li><li>- Basement, ground plus three floors (76 double bad rooms, space for kitchen, restaurant, doctor’s office, living room, kitchenette, hair salon, etc.)</li><li>- Recreational activities: fountains, terraces, walking trails, orchards, etc.</li><li>- All infrastructures (roads, electricity, water, telephone etc.)</li></ul>





<b>Estimated total investment cost</b>	2.050.000,00 EUR (about 0,5 mill EUR for construction works for first year, and about 1,6 mill EUR for second year)
<b>Type of financial investment</b>	This investment would be realized as Joint Venture investment.
<b>Type of other (technical) cooperation sought from foreign sources</b>	Foreign partner would provide financial resources. In accordance with their interest, potential investors are welcome to make proposals for the redesign the initial project concept.
<b>Information on the firm or organisation proposing the project</b>	Name of company/organisation - Beri doo Busovača Legal/administrative status - Limited Liability Company Contact person - Mr. Berislav Kulić Position - Director Address - Bare bb, Busovača Telephone - +387 30 737 408; +387 63 334 637 Fax - +387 30 757 413 E-mail - beri@bih.net.ba Web address -
<b>Supporting information available</b>	For all addition information about the project please contact FIPA Agency either on the fipa@fipa.gov.ba or contact phone +387 33 278 080



## Municipality of Berkovići

<b>Project title</b>	Construction of Eco-ethno village
<b>Sector</b>	Tourism-Real Estate
<b>Location</b>	Territory of the municipality Berkovići
<b>Company description</b>	Local authority
<b>Project description</b>	Production of building Eco-ethno village on the location Suzina and Hatelji should raise the level of tourism in the municipality and region, and visitors with the opportunity to stay in an authentic village had a chance to eat healthy foods and enjoy in pure nature. The first phase of the project foresees construction new asphalt road to Suzina , with money that will provide by the RS government. In the second phase access to Suzina location will be done , and funding for this access location provide by Handicap International. Then we are looking the investor to invest in the construction of accommodation and catering facilities in the village. Project status; Bussines idea
<b>Estimated total investment cost</b>	1.200.000 KM
<b>Type of financial investment</b>	Joint Venture



## Municipality of Jablanica

<b>Project title</b>	Developing whole year tourism offer on Risovac
<b>Sector</b>	Tourism sector
<b>Location</b>	Risovac (a regional road R 419 Jablanica, Posusje, Blidinje)
<b>Location description</b>	Plateau of the eastern part of the complex Vran mountains Risovac (from 1234-1262 m above sea level)
<b>Company description</b>	Jablanica municipality, local government units.
<b>Project description</b>	<p>Adopted urban planning documentation is acceptable to all structures. Develop winter tourism through the Alpine and Nordic skiing. To develop health tourism Risovac-air spa. Planning-marking trails, mountain lodge. Necropolis of, Kedžara-grave "Dive Grabovac." Sports and Recreation Centre: preparing athletes amateurs and professionals, auto and motorcycle racing on mountain trails, hunting, eco-tourism village (small family farms with eco-product), Camp Resort with initial infrastructure for camping (electricity, water)</p> <p>Expected results: A significant improvement and expansion of tourist offer attractions to the local community and the wider region and internationally.</p> <p>Main indicators: Opening a significant number of jobs, improve the financial condition of the local community.</p>
<b>Type of financial investment</b>	Greenfield



## Municipality of Jablanica

<b>Project title</b>	The development of youth tourism and the construction of Youth hostels in Žuglić.
<b>Sector</b>	Tourism-Real Estate
<b>Location</b>	Žuglići, Municipality of Jablanica
<b>Company description</b>	Jablanica municipality, local government unit.
<b>Project description</b>	<p>Because of the lack of children the schools is closed in late 80-ies. The walls of the building are in good condition while the other parts (roof, windows, flooring and installation) in very bad condition.</p> <p>Main activities: to reconstruct and repair the building and adjust it to the tourism industry. Because of the small dimensions, consider the possibility of opening the ethno museum.</p> <p>Expected results: Exploiting the saving of the former elementary school building from further deterioration and convert it into an attractive tourist destination.</p>
<b>Estimated total investment cost</b>	N/A
<b>Type of financial investment</b>	Greenfield



## Municipality of Banja Luka

<b>Project title</b>	Remodeling and Revitalization of Kastel Fort
<b>Sector</b>	Tourism-Real Estate
<b>Location</b>	Municipality of Banja Luka
<b>Company description</b>	Local authority
<b>Project description</b>	<p>National monument, Kastel fort dating from the Middle Ages. Project type: reconstruction and revitalization of Kastel fort in accordance with the cultural and historical values of the fort and city. According to the preliminary design, the revitalization is divided in 10 spatial units:</p> <ol style="list-style-type: none"><li>1 – Hotel with supporting facilities,</li><li>2 – Cultural center – summer stage,</li><li>3 – Service center,</li><li>4 – Tourist information center,</li><li>5a – City square,</li><li>5b – Public garage and supporting area,</li><li>6 – Sports and recreation center,</li><li>7 – City garden,</li><li>8 – Littoral zone,</li><li>9 – Museum.</li></ol> <p>Project status: preliminary design, prefeasibility study and technical documentation for the first unit (garni hotel), ongoing preparation of project of remodeling and revitalization.</p>
<b>Estimated total investment cost</b>	6 to 7 million per unit (ten units), i.e. 60 to 70 million BAM for overall complex, (8,900,557.81 BAM for the first unit)
<b>Type of financial investment</b>	(concession/public-private partnership)



## Municipality of Bratunac

<b>Project title</b>	Expansion of Tourism Offer at Paradise Beach – Construction of a Motel and Bungalows
<b>Sector</b>	Tourism-Real Estate
<b>Location</b>	Municipality of Bratunac
<b>Company description</b>	Local authority
<b>Project description</b>	Available resources: the only developed beach on the river Drina, 3 kilometers from the border crossing with the Republic of Serbia, over 2000 bathers per day, more than 400,000 BAM invested thus far by the municipality and private donors, access communication (asphalt access road with pavement) and beach infrastructure (city water, public lighting, sports fields and children’s playground, public toilet, eaves and space for barbecue, camping area) Project status: planning documentation – regulation plan
<b>Estimated total investment cost</b>	3,000,000 KM
<b>Type of financial investment</b>	Brownfield





## Municipality of Čelinac

<b>Project title</b>	Construction of an ISRC Complex Mlinska Rijeka
<b>Sector</b>	Tourism-Real Estate
<b>Location</b>	Municipality of Čelinac
<b>Company description</b>	Local authority
<b>Project description</b>	Existing vacation area visited by a large number of visitors on weekends and holidays, used for organization of international events
<b>Estimated total investment cost</b>	3,000,000 KM
<b>Type of financial investment</b>	Brownfield (public-private partnership/concession)



## Municipality of Čelinac

<b>Project title</b>	Construction of Capacities for Senior Accommodation
<b>Sector</b>	Tourism
<b>Location</b>	Municipality of Čelinac
<b>Company description</b>	Local authority
<b>Project description</b>	Large number of senior persons with children in diaspora Project status: business idea.
<b>Estimated total investment cost</b>	N/A
<b>Type of financial investment</b>	Greenfield



## Municipality of Istočna Ilidža

<b>Project title</b>	Krtelji Motel with Sports and Recreation Facilities
<b>Sector</b>	Tourism-Real Estate
<b>Location</b>	Municipality of Istočna Ilidža
<b>Company description</b>	Local authority
<b>Project description</b>	Proximity of Butmir Airport at 1km from the location, and proximity of the Olympic mountains Igman and Bjelašnica, all infrastructure, location by a main road. Project status; preliminary urbanism solution.
<b>Estimated total investment cost</b>	N/A
<b>Type of financial investment</b>	Greenfield



## Municipality of Istočna Ilidža

<b>Project title</b>	Jahorina Exspress Cable Car with Double Deck Cabin between Pavlovac – Poljice (Jahorina)
<b>Sector</b>	Tourism
<b>Location</b>	Municipality of Istočna Ilidža
<b>Company description</b>	Local authority
<b>Project description</b>	Starting station is near to the urban center zone, and end point on the Jahorina mountain is the starting point for all recreational facilities on the mountain, and a place of high frequency. Project status; Business idea.
<b>Estimated total investment cost</b>	N/A
<b>Type of financial investment</b>	Greenfield



## Municipality of Jezero

<b>Project title</b>	Construction of a Tourism Complex on the Lake Đol
<b>Sector</b>	Tourism-Real Estate
<b>Location</b>	Municipality of Jezero
<b>Company description</b>	Local authority
<b>Project description</b>	Available resources: Intersection of the roads M-5 Sarajevo-Bihać and R-19 Jezero-Šipovo, river Pliva and Plivsko Lake, natural position of the municipality of Jezero, healing and thermal water May through October Project status: business idea.h
<b>Estimated total investment cost</b>	N/A
<b>Type of financial investment</b>	Greenfield



## Municipality of Jezero

<b>Project title</b>	Construction of a Water Sports Center
<b>Sector</b>	Tourism
<b>Location</b>	Municipality of Jezero
<b>Company description</b>	Local authority
<b>Project description</b>	Available resources: Intersection of the roads M-5 Sarajevo-Bihać and R-19 Jezero-Šipovo, suitability of Pliva river for rowing and other water sports, and its natural connection with the Plivsko Lake as a large natural potential Project status: business idea.
<b>Estimated total investment cost</b>	N/A
<b>Type of financial investment</b>	Greenfield





## Municipality of Jezero

<b>Project title</b>	Development of Hunting and Fishing Tourism
<b>Sector</b>	Tourism
<b>Location</b>	Municipality of Jezero
<b>Company description</b>	Local authority
<b>Project description</b>	Available resources: Intersection of the roads M-5 Sarajevo-Bihać and R-19 Jezero-Šipovo, entire courses of the river Pliva and its affluents Jošavka and Perdica in the territory of the municipality of Jezero are an ideal location for the development of all disciplines of sport fishing, natural advantages provide extraordinary conditions for development of sport hunting, hunters' house is built on the mountain Sinjakovo, sport fishing association Zlatovčica organizes annual contests in sport fishing disciplines Project status: business idea.
<b>Estimated total investment cost</b>	N/A
<b>Type of financial investment</b>	Greenfield



## Municipality of Kneževo

<b>Project title</b>	Construction of a Health and Recreation Center on the Mountain Lisina
<b>Sector</b>	Tourism
<b>Location</b>	Municipality of Kneževo
<b>Company description</b>	Local authority
<b>Project description</b>	Most important requirements (ski trails and fields, numerous forests and watercourses, ethnic houses – cottages, watermills, windmills for electricity production, sanatorium for patients with respiratory problems, heart and blood circulation diseases, etc.) Project status: business idea.
<b>Estimated total investment cost</b>	N/A
<b>Type of financial investment</b>	Greenfield (public-private partnership)



## Municipality of Krupa na Uni

<b>Project title</b>	Hašani – Eco Center
<b>Sector</b>	Tourism
<b>Location</b>	Municipality of Krupa na Uni
<b>Company description</b>	Local authority
<b>Project description</b>	Available resources: school and youth tourism through pictorial stories of a mallow-colored garden, of intact nature, complemented with the story of life and work of Branko Ćopić (birth house and memorial school) and his heroes. Project status: business idea.
<b>Estimated total investment cost</b>	2,000,000 KM
<b>Type of financial investment</b>	Greenfield



## Municipality of Novi Grad

<b>Project title</b>	Construction of a Spa and Rehabilitation Tourism, Sports and Recreation Center Slatina -Lješljani
<b>Sector</b>	Tourism
<b>Location</b>	Municipality of Novi Grad
<b>Company description</b>	Local authority
<b>Project description</b>	<p>Available resources: investigation and exploitation boreholes at the depth of 672 meters, highly alkaline thermal mineral water of 10 liters per second and temperature of 31-33C, All physical and chemical analyses of this water have been done at several scientific and research centers: Ruđer Bošković Institute, Zagreb; Vinča Institute, Belgrade; Jože Štefan Institute, Ljubljana; Balneological Institute, Sarajevo; they have proven that this is a type of water very rare in the world. According to the modern classification, natural water Slatina-Lješljani ranks among those hyper-alkaline, thermal mineral waters with extremely valuable and abundant mineralization of above 2500-2790 mg/l. According to the obtained results and medical literature data, water from Lješljani can be used successfully in many skin diseases and conditions following injuries, as well as for cosmetic purposes. So far, the following has been completed: asphalt road, transmission line with pole-mounted substation, regulation plan, and open-air pool with thermal mineral water, and there are seven facilities under construction –restaurants and six bungalows, construction of macadam roads, part of secondary water supply system, electricity and sewage system for bungalow settlement comprising 26 facilities. Construction of a reception point is planned, as well as health and therapy facilities, accommodation capacities, office space and service and energy block.</p>
<b>Estimated total investment cost</b>	5,344,870 KM
<b>Type of financial investment</b>	Brownfield



## Municipality of Novi Grad

<b>Project title</b>	Tourism on the Rivers Una and Sana
<b>Sector</b>	Tourism-Real Estate
<b>Location</b>	Municipality of Novi Grad
<b>Company description</b>	Local authority
<b>Project description</b>	<p>Available resources: SP1 – city center, second construction zone, property of the municipality of Novi Grad, two multi-purpose open-air sports fields (futball, handball, volleyball, basketball) and two closed fields of which one is intended for tennis, and the other with artificial grass, amphitheater stage and parking space, culture and education center: multi -purpose conference hall with 140 seats, meeting hall,three work offices, sanitary block, two incubator areas, service and hospitality facility (coffee bar and restaurant room), construction of 25 accommodation units that enable accommodation of 50-100 users.</p> <p>SP2: Construction of restaurants, 6 stilt houses of 24 m2, souvenir shop, office of sports and fishing association, wooden walking paths, access bridge, terminal for boats, stream pool, sand beach</p> <p>Project status: business idea.</p>
<b>Estimated total investment cost</b>	N/A
<b>Type of financial investment</b>	Brownfield



## Municipality of Šamac

<b>Project title</b>	Construction of a Marina for Small Boats with Platform and Parking Space
<b>Sector</b>	Tourism
<b>Location</b>	Municipality of Šamac
<b>Company description</b>	Local authority
<b>Project description</b>	Available resources: the location is a most frequented bathing and relaxation place in the territory of the municipality and adjacent municipalities (Odžak, Gradačac, Pelagićevo, Donji Žabar, Domaljevac and Orašje) with abundant sports and recreation facilities, connected with a 500 meter long road starting from the center of the city Project status: business idea.
<b>Estimated total investment cost</b>	5,500,000 to 6,000,000 BAM value of land from the mouth of the Bosna into the Sava river to Šamac Port (3 to 4 kilometers) at current market value, and estimated 3,510,000 BAM required for project implementation
<b>Type of financial investment</b>	Greenfield (joint venture, favorable purchase, concession, public-private partnership)





## Municipality of Trebinje

<b>Project title</b>	TREBINJE RESORT Tourism Complex
<b>Sector</b>	Tourism-Real Estate
<b>Location</b>	Municipality of Trebinje
<b>Company description</b>	Local authority
<b>Project description</b>	Land, infrastructure, tourism potential, proximity of the Adriatic Sea coast. Prepared preliminary design/feasibility study and a Master Plan, ongoing preparation of the regulation plans for the following complex zones: A – General Entertainment & Spa Resort B – Medico & Spa Resort C – Casino & Congress Resort D – Urban Resort E – Culture & Art Resort F – Golf & Nature Resort
<b>Estimated total investment cost</b>	2.1 billion €
<b>Type of financial investment</b>	Greenfield (full financing/public-private partnership/concession)



## Municipality of Trebinje

<b>Project title</b>	Construction of Trebinje Airpor
<b>Sector</b>	Tourism
<b>Location</b>	Municipality of Trebinje
<b>Company description</b>	Local authority
<b>Project description</b>	Potential market which covers Herzegovina, parts of Montenegro (western border area, Bay of Kotor) and southern Dalmatia (Dubrovnik Riviera). Previous feasibility study, location requirements analysis and Master Plan, Parcellation Plan, Preliminary Design, Planning Document, ongoing preparation process of implementing project documentation for individual systems and projects.
<b>Estimated total investment cost</b>	30 million €
<b>Type of financial investment</b>	Greenfield, public-private partnership



## Municipality of Trnovo

<b>Project title</b>	Rajski Do Hotel
<b>Sector</b>	Tourism-Real Estate
<b>Location</b>	Municipality of Trnovo
<b>Company description</b>	Local authority
<b>Project description</b>	The hotel is planned to have air spa, complete infrastructure, sport fields.
<b>Estimated total investment cost</b>	N/A
<b>Type of financial investment</b>	Greenfield



## Municipality of Trnovo

<b>Project title</b>	Treskavica Hotel
<b>Sector</b>	Tourism
<b>Location</b>	Municipality of Trnovo
<b>Company description</b>	Local authority
<b>Project description</b>	The hotel is planned to have football field, 4 tennis fields, restaurant with 11 fish pools
<b>Estimated total investment cost</b>	N/A
<b>Type of financial investment</b>	Greenfield



## Municipality of Trnovo

<b>Project title</b>	Jahorina Eco Wellness
<b>Sector</b>	Tourism-Real Estate
<b>Location</b>	Municipality of Trnovo
<b>Company description</b>	Local authority
<b>Project description</b>	Part of Jahorina, which belongs to the municipality of Trnovo on the constructed area is covered usually with more than 200 houses and a few restaurants with smaller capacity. Wellness Centre at Jahorina would provide ideal conditions for rest, recreation and relaxation. The offer would include luxury accommodations, aqua park with spas, saunas, physiotherapy treatments, restaurant. Project status: business idea.
<b>Estimated total investment cost</b>	5.8 million € without investment in land
<b>Type of financial investment</b>	Greenfield



## Municipality of Ugljevik

<b>Project title</b>	Hunting and Fishing Ethnic Village
<b>Sector</b>	Tourism
<b>Location</b>	Municipality of Ugljevik
<b>Company description</b>	Local authority
<b>Project description</b>	Available resources: Lake rich in various fish species, surrounded by beautiful hilly area covered by dense forests, with a large number of small and big game species, and different bird species. Project status: business idea.
<b>Estimated total investment cost</b>	N/A
<b>Type of financial investment</b>	Greenfield



## Municipality of Višegrad

<b>Project title</b>	Development of the Tourist Micro Zone Višegradaska Banja
<b>Sector</b>	Tourism-Real Estate
<b>Location</b>	Municipality of Višegrad
<b>Company description</b>	Local authority
<b>Project description</b>	<p>Available resources: Višegradaska Banja is a gem of nature, surrounded by a dense pine forest, at 414 m above the sea level, with mild continental climate, water (rivers Drina Lim, reservoirs, sources of thermal water older than 40,000 years used for healing for 500 years, streams and springs), picturesque hilly areas and Drina canyon, cultural and historical heritage (Mehmed-Paša Sokolović Bridge (under UNESCO protection), Dobrun monastery, gravestone necropolis etc.). Stone from this area was used to build the bridge on the Drina river, and its landscape is decorated also by the endemic variety of fern Vilina Vlas whose name it bears. This place accommodates also thermal water springs and Rehabilitation and Medical Center Vilina Vlas.</p> <p>Project status: business idea.</p>
<b>Estimated total investment cost</b>	at least 3,000,000 €
<b>Type of financial investment</b>	Brownfield



## Municipality of Vlasenica

<b>Project title</b>	Development of Jezero Sport and Recreation Center
<b>Sector</b>	Tourism
<b>Location</b>	Municipality of Vlasenica
<b>Company description</b>	Local authority
<b>Project description</b>	<p>Available resources: Jezero SRC occupies the area of 77 ha. Artificial lake, area 800 m<sup>2</sup>, with developed concrete beaches and sport fields enables development of summer tourism, and is unique in the eastern BiH. The Jezero SRC includes also a restaurant with the capacity of about 50 seats, and additional 50 seats distributed in 4 small wood and reed houses with developed ambient lighting, which provides Jezero SRC with a unique appearance in the tourism offer. The developed sport fields for beach volleyball, football, tennis field, playgrounds for children and bathing spot constitute a rich tourism offer during summer months. The Jezero SRC is operating as a part of the state-owned company Igrište JSC Vlasenica.</p> <p>The Jezero SRC can accommodate several thousand visitors, it complements the tourism offer of Vlasenica, and provides a possibility for additional development of summer sport and recreational tourism.</p> <p>Besides rehabilitation of the artificial lake, there is a plan of the Vlasenica municipality to prepare a regulation plan for 77 ha, which would provide for construction of a hotel, sport fields and other facilities to comprise a unique tourism offer in BiH. Project type: share in ownership of the existing firm Project status: business idea.</p>
<b>Estimated total investment cost</b>	N/A
<b>Type of financial investment</b>	Joint venture





## Municipality of Vlasenica

<b>Project title</b>	Modernization of Igrište Ski-Center
<b>Sector</b>	Tourism-Real Estate
<b>Location</b>	Municipality of Vlasenica
<b>Company description</b>	Local authority
<b>Project description</b>	<p>The project of Igrište Ski Center modernization provides for construction of a modern tourism center with all supporting facilities: hotels, business and economic facilities, housing facilities – weekend-house type (18 facilities). Besides the already established recreation zones (skiing grounds, mountain trails etc.) and their development and modernization, there is a plan to build a number of sport fields for collective and individual sports. Zones are provided also for construction of an ethnic village and camp zone (vacation camp – max 100 places). Planned hotel capacity 200 places, Ro+2+M floors.</p> <p>Available resources: The existing ski center was built during the holding of the Olympic Games in Sarajevo, as an auxiliary center, ski trails, ski lifts</p> <p>Project type: share in ownership of the existing firm</p> <p>Project status: business idea.</p>
<b>Estimated total investment cost</b>	N/A
<b>Type of financial investment</b>	Joint Venture



## “Hotel Ruža”

<b>Project title</b>	“Hotel Ruža”
<b>Sector</b>	Tourism
<b>Location</b>	City of Mostar
<b>Location description</b>	Hotel “Ruža” is located in Old Town of Mostar, 200 meters from the Old Bridge. On the right side of the hotel is the river Neretva.
<b>Project description</b>	Hotel “Ruža” is divided in three blocks and one administration center. The total area “Ruža” is 27.100m <sup>2</sup> ; -inside space 23.600m <sup>2</sup> - outside space 3.500m <sup>2</sup> - 280 underground parking places -110 open parking places -212 rooms including luxurious apartments -inside swimming pool on the roof of the hotel
<b>Estimated total investment cost</b>	N/A
<b>Type of financial investment</b>	The owner is open for develop all kind of partnership ,but sale is the optimal solution



## “San Piero”

<b>Project title</b>	The construction of catering facility “San Piero”
<b>Sector</b>	Tourism-Real Estate
<b>Location</b>	Municipality of Stolac
<b>Location description</b>	Property is located along the river Bregava, has an ideal location because the water flows through from both sides.
<b>Project description</b>	Ending the works who already started, to reconstruct and repair facility and customize it to offer the tourist, on the first floor is a restaurant, and the second floor is designed to build a complex of accommodation. This project has great potential with the considering to the town of Stolac not exist any facility that offers this type of accommodation. And need to invest in landscaping.
<b>Estimated total investment cost</b>	150.000 KM
<b>Type of financial investment</b>	Joint Venture



## “Ski resort Kupres”

<b>Project title</b>	“Ski resort Kupres”
<b>Sector</b>	Tourism
<b>Location</b>	Kupres,Bugojno
<b>Location description</b>	...
<b>Project description</b>	<p>The realization of this project would provide jobs for 300 workers. \$ 260m project amount. \$ 10m own investment. \$ 250m project loan. 1 % partnership investment ( private equity, venture capital) of project loan. \$ 60m net profit per year. 23 % rate of return. 7,5 years return of loan. 2,5 years moratorium. Municipality will charge: - \$ 5m construction rent, - \$ 5m for purchase of state land, - \$ 5m for land concession, - local people will rent accommodation, - 90% of project is for export</p>
<b>Estimated total investment cost</b>	land \$ 5m, equipment \$ 95, buildings \$ 135m, infrastructure \$ 20m, other \$ 5m
<b>Type of financial investment</b>	<p>The owner is open for develop all kind of partnership, private equity or venture capital, 1% of the project loan of \$ 250m USD. We have offer of loan.</p>



## ECOLOGICAL PARK "BORIK" BUŽIM

<b>Project title</b>	ECOLOGICAL PARK "BORIK" BUŽIM
<b>Sector</b>	Tourism-Real Estate
<b>Location</b>	Bužim
<b>Location description</b>	Location of future ecological park Borik is located near the center of the municipality, and the major pathway of Bosanska Krupa - Velika Kladuša passing through Buzim center, and occupies an undeveloped area of pine forests total area of 3.4 ha. The whole area foreseen for the construction of ecological park is covered with high and thick pine forests. Within the ecological park, on the edge of this property is a hunting lodge.
<b>Project description</b>	<p>By the solution, of the Cantonal Ministry of Agriculture, No. 08-26-13608-2/09 of 11.06.2009., is adopted the study and proclaimed the special use forests, called the Ecological park "BORIK" Bužim that affects the forests and forest lands.</p> <p>With the spatial planning documents, of the municipal administration Bužim area is planned as a tourist destination.</p> <p>By the full implementation of the project at the site Borik ecological park will be built following sites:</p> <ul style="list-style-type: none"> <li>- Lookout;</li> <li>- Restaurant</li> <li>- bungalow x4;</li> <li>- Observation towers x4;</li> <li>- Children's park (seesaw, swings, slides, children's car, ....)</li> <li>- Track with extra sports aids;</li> <li>- The access road to the parking area;</li> <li>- Park bench with trash cans;</li> <li>- Feedings for the birds;</li> <li>- Hiking trails;</li> <li>- Table warnings and notices;</li> <li>- Hydrant network;</li> <li>- Park lighting;</li> <li>- Fountains.</li> </ul>
<b>Estimated total investment cost</b>	
<b>Type of financial investment</b>	Joint Venture