



REPUBLIC OF CROATIA

CENTRE FOR THE CULTURE OF HEALTH, Cabuna

LOCATION AND PROJECT DESCRIPTION

The project is located in the Municipality of Suhopolje, in the central part of Virovitica-Podravina County, where the remains of an old castle, previously owned by the noble Janković family, are situated in the village of Cabuna.

The main idea of the project "Centre for the Culture of Health" is reconstruction of a castle remains with historic, ambiental and architectural values, which has the status of cultural heritage, into the Centre for preventive health care and recreation.

On the total surface area of 10,205 m² and 1,280 m² of the ground floor of the existing castle remains, the project envisages the construction of the Health Centre with 15 rooms and accompanying health tourism facilities (infirmary, doctor's office, physical therapy, salt room and restaurant) which will offer various preventive medicine and recreational holidays' programs. All necessary infrastructure (electricity, water, sewage, gas) is available in the near vicinity of the project location.

In the vicinity of the Project, there are many opportunities for active vacation and recreation, such as the Papuk Nature Park, which is 40 km away, with several mountain huts and numerous hiking, cycling and riding trails. Also, the surrounding places, Orahovica, Slatina, Virovitica and Pitomača, offer a whole range of sports and recreation facilities (the Orahovica Lake, attractive public bath & sports centres). At the end of the year 2014, the County established a network of 535 km of marked themed cycle routes.

There is Janković Castle in the near vicinity, which has historical, environmental and architectural value and is registered by the Ministry of Culture as a cultural and architectural heritage. It was built at the end of 18th and the beginning of 19th century and is also protected as an example of gardening architecture. The total value of the project "Visitor Center - Castle Janković" is approximately 5.390 million EUR, of which more than 80% are EU grants. Upon renovation of the Castle, the town will



become one of the most attractive places on the map of cultural tourism with the expected economic benefits and employment of the local population.

The location has a very good transport connection with the wider region (railway - 1.35 km, A3 highway - 90 km and Osijek airport - 110 km).

TRANSACTION MODEL

Property is owned (1/1) by Virovitica-Podravina County and will be offered to a strategic partner based on right to build model which will be granted for 99 years for 1 HRK per year (1 HRK = 0.13 EUR) under the condition that the real estate will be brought to purpose within five years from the selection of the best bidder.

This project, under the conditions stipulated by the Law on Investment Promotion (OG 102/15) can qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investments Projects.

ESTIMATED VALUE

Total project value is estimated approximately at 5.26 million EUR.

CURRENT PROJECT STATUS

The project is in a high stage of readiness.

Project documentation, feasibility study and cost benefit analysis have been completed.

Agency for Investments and Competitiveness, Prilaz Gjure Deželića 7, 10 000 Zagreb, Croatia

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PLANNED FACILITY

- Total land area: 10,205 m²
- Gross developed area: 2,970 m²
- Ground floor area: 1,280 m²
- Number of accommodation units: 15 rooms
- Number of levels: 3
- Allowed construction density: 0.1-0.5
- Allowed construction efficiency: 0.29



VIROVITICA-PODRAVINA COUNTY

Population (2011): **84,836**

GDP per capita (2014): **5,655 EUR**

Unemployment rate (2016): **32.7%**

Average gross salary: **824 EUR**

Average gross salary in the sector (tourism): **607 EUR**

Virovitica-Podravina County is located in northeastern Croatia and covers the area of Slavonia and Podravina. It is bordered by Bilogora, Papuk and Krndija from the South, with its slopes gradually merging with the Pannonian Plain. The County's northern border is the River Drava which also makes a natural border with Hungary in the largest part of its hundred kilometre long course.

The city of Virovitica is an administrative, economic, cultural and educational centre, in which tourism is developed through a variety of traditional and contemporary forms. Cultural, historical, theatrical and sporting events, exhibitions and concerts have had a long tradition. Through two large mosaic event cycles – 'Rokovo' and 'December' in the city, traditional and modern customs are brought together. New restaurants and accommodation facilities, categorized from two to four stars, are systematically opened in accordance with the increased demand.

Fruit growing, horticulture and cattle breeding have a long tradition due to the wealth of natural resources. While corn and wheat, medicinal herbs, tobacco and sugar beet of the highest quality are grown on fertile Slavonia and Podravina fields, the slopes of Bilogora and Papuk are covered with vineyards.

The forest richness has given impetus to the development of wood processing industry with worldwide reputation. Pure nature is an ideal setting for beekeeping, and beekeepers

are known as the best in Croatia due to quality and quantity of their honey. The location of Virovitica-Podravina County at the intersection of important traffic routes has also led to the development of trade. Renowned international fairs – 'Viroexpo' and 'Agroexpo' in Virovitica and 'Agroarca' in Slatina have grown from small local events to some of the largest fairs of this type in Croatia.

The Papuk Park is at the forefront of recreational facilities offer because of a series of educational, recreational, hiking, biking and riding trails. Orahovica, Slatina, Virovitica and Pitomača offer a range of quality sports and recreational facilities. Throughout the County it is possible to enjoy horseback riding, perhaps most easily experienced on Pustara Višnjica. Family farm 'Zlatni klas' in Otrovanec offers recreational riding and a horseback riding school. Unavoidable form of summer recreation is swimming in a pool, on pebbled Drava beaches or in lakes. The picnic area Orah at Orahovica Lake attracts tens of thousands of swimmers during summer months, as it is among the most attractive continental swimming areas. During snowy winters, the slopes of Papuk and Bilogora become real ski slopes. There are several ski resorts with ski lifts in Virovitica and Slatina.

In the County, there are 32 hunting areas managed by thirty hunting associations. Hills and mountains preserves are situated on the slopes of Bilogora, Papuk and Krndija, while lowland hunting preserves follow the river Drava. Large game includes deer, roe deer, wild boars, and small game pheasants and rabbits. Due to the large number of game, this area is classified as one of the richest hunting grounds in Croatia. In the area which spreads over a hundred kilometres, Drava offers almost countless places for successful fishing (catfish, carp, pike, pikie-perch, amur, burbot, asp, barbel, sterlet, bream, eels and other species).

CONTACTS

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