



REPUBLIC OF CROATIA

ESTERHÁZY CASTLE, Darda

PROJECT DESCRIPTION

Esterházy Castle is located in the centre of the Municipality of Darda, in the near vicinity of Osijek, the seat of Osijek - Baranja County.

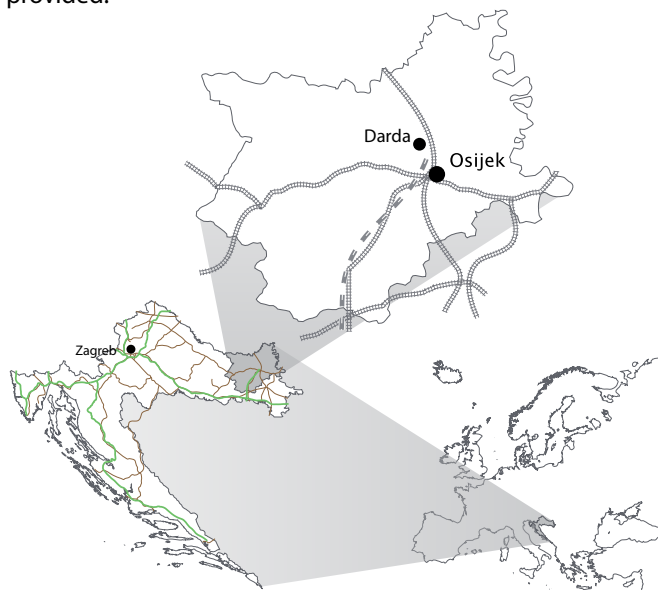
The project is owned by the Municipality of Darda and envisages the reconstruction of the old castle complex into 5* hotel with additional facilities on the land area of 23,807 m².

The unique baroque architecture of the castle built in the beginning of the 18th century has historical, architectural and townscape value and is protected as cultural heritage. The castle is surrounded by a historical park - an integral part of the complex. Also, from the same period, next to the castle, there is a restored chapel, nowadays in function of a parish church. The Castle is located alongside the lake which serves as a sports - tourist zone with bathing, restaurants and sports facilities.

The location has a great potential for tourist development, especially for sports tourism such as hunting, since in the near vicinity to the castle there is a riding club with a hippodrome and a hunting club with large pheasant farms, as well as great hunting grounds and the Nature Park "Kopački rit" in the surrounding area.

The location is well connected to the highway corridor A5 Beli Manastir – Osijek – The Republic of Bosnia and Herzegovina (distance 8 km), railway (2 km), Airport Osijek (15 km) and river port in Batina (11 km).

All necessary infrastructure (gas, electricity, water, sewage) is provided.



TRANSACTION MODEL

Esterházy Castle, owned by the Municipality of Darda, will be offered to a strategic partner based on the right to build model which will be granted for 99 years or sale (282,354 EUR).

In the case of sale, The Republic of Croatia has the pre-emption right.

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

The total project value is estimated at 12 million EUR.



CURRENT PROJECT STATUS

The project is in compliance with physical plans of Osijek-Baranja County and the Municipality of Darda. The Report on the first phase of the conservation and restoration research, the Draft of conservation guidelines and the Conceptual design for reconstruction of the castle into the 5* hotel are in place.



PLANNED FACILITY

The conceptual design envisages the reconstruction of the Castle into a hotel with 126 beds, restaurant, cafe, hotel shop, conference room, wellness centre, wine cellar, bowling alley and pool.

- total land area: 23,807 m²
- gross developed area: 35,409 m²
- ground floor area: 30,791 m²
- number of levels: 1+1

OSIJEK-BARANJA COUNTY

Population (2011): **305,032**

GDP per capita (2014): **8,045 EUR**

Unemployment rate (2016): **28.8%**

Average gross salary: **927 EUR**

Average gross salary in the sector (tourism): **709 EUR**

Osijek-Baranja County is located in the Pannonian Plain in the North-East of Croatia. The centre of the County is the City of Osijek, which represents administrative, economic, cultural and educational centre of Eastern Slavonia. Natural resources, a well-preserved environment, relatively unpolluted soil, an abundance of waterways and a moderate climate offer rich flora and fauna (the world-famous Slavonian forests). The most important economic activities are agriculture and a modern, high-tech food processing industry (large investments have recently been made in intensive organic agriculture).

Growing industries are eno-gastro tourism (wine roads and traditional Slavonian cuisine based on local agricultural products), traditional hunting and health tourism developed on geothermal springs. The County is internationally known by its Lipizzaner horse farm and traditional folklore festival (Đakovački vezovi).

The County has launched nature-protective measures in 16 protected areas, among which is the famous Kopačevo Wetlands Natural Park (Kopački rit), especially known as an ornithological and waterfowl habitat.

The most important road access to the County is the A3 Zagreb-Lipovac Highway, as well as the highway on the Pan-European Corridor Vc (Budapest–Osijek–Sarajevo–Ploče).

The University of Osijek is the centre of higher education of the County.

CONTACTS

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