



REPUBLIC OF CROATIA

AQUAE BALISSAE HOTEL, Daruvar

PROJECT DESCRIPTION

The project „Aquae Balissae“ Hotel, owned by the Town of Daruvar, envisages a construction of an international 3*/4* category family thermal hotel with additional facilities (a restaurant, lobby bar with outdoor terrace, multi-purpose hall, swimming pool, souvenir shop, parking) with the aim to become thermal hotel primarily designed for families with children in Croatia.

The project is located in Bjelovar–Bilogora County, in central part of continental Croatia, in town of Daruvar. Thanks to its thermal springs and nature, Daruvar has long tradition in health – thermal tourism, but it also has the very diverse tourism offer with bathing, wineries, brewery, hunting grounds, fishing areas, nature paths for walking, cycling, hiking, agro tourism, events and meeting possibilities. With such wide offer, the location also provides good business opportunities for construction of new hotels in order to meet growing demand for hotel accommodation capacities. In that respect, along with the project “Aquae Balissae” Hotel, the Town of Daruvar offers another investment project “Rimska Šuma Hotel” which envisages the construction of a hotel with 250 units and supporting facilities: restaurant, lobby bar, night lounge bar, spa and conference centre.

Adjacent plot to the project area is the existing thermal water park „Aquae Balissae“, which could be connected with future hotel based on the agreement with the Town of Daruvar, owner and operator of the water park.

Necessary infrastructure (electricity, water supply, sewage system, phone cables, good coverage by mobile phone networks) is provided on site.

The project area has access to the main traffic route: to A3 Zagreb – Lipovac Highway (50 km).



TRANSACTION MODEL

The project will be offered to a strategic partner based on the right to build model which will be granted for a period of 99 years under the condition that the hotel will be developed within two years (24 months) from the date of the selection of the best bidder.

One of the criteria for the selection of the future right to build holder will be a development reference in the sector of high-quality family thermal hotels along with the professional management experience in operating such kind of hotels.

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 estimated value of the project is 9 million EUR.

CURRENT PROJECT STATUS

The project area is in accordance with the General Urban Plan of the Town of Daruvar.

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

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PLANNED FACILITIES

The planned facilities include:

- Total land area: 9,814 m²
- Gross developed area: 7,173 m²
- Ground floor area: 3,586 m²
- Number of levels: P0 + 4
- Hotel: 150 accommodation units (of which 50% are standard rooms, 30% family rooms and 20% equipped for sportsmen)
- Restaurant, lobby bar with an outdoor terrace
- One multi-purpose hall (approx. 100 m²)
- Children's club and souvenir shop
- Parking area with 96 parking lots



BJELOVAR–BILOGORA COUNTY

Population (2011): **119,764**

GDP per capita (2014): **7,012 EUR**

Unemployment rate (2016): **27.5%**

Average gross salary: **839 EUR**

Average gross salary in the sector (tourism): **550 EUR**

Bjelovar–Bilogora County is located in the Northwest of the Republic of Croatia, with the Town of Bjelovar as the county seat. Extensive road network, mainly regional and local roads, connects the County with the main traffic routes to Western Europe and the southeastern regions.

The diversity of natural-geographic features provides opportunities for economic development. The County has considerable sources of oil, gas, silica sand, clay, thermal waters and other natural resources. Quality and vast agricultural land and rich forest fund are the base for the development of cattle breeding and agriculture, food processing industry (significant milk production and milk processing industry, brewery, mill and confectionery industry, meat processing industry, cultivation and processing of freshwater fish) and wood processing industries, which are the backbone of the County economy. It is also known for its long tradition in metal processing and textile industries, as well as for its health tourism (medical rehabilitation) in which it has excelled for centuries.

Based on the natural source of thermal springs and its benefits, the spa town Daruvar of ancient name Aquae

Balissae, with the first thermal springs built in year 288 BC was highly appreciated by Roman soldiers, medieval peers, Turkish Beys, Austro-Hungarian aristocracy as well as artisans and bourgeois.

In 1745 the Empress Maria Theresia granted land properties to the Count Janković's family, which was followed by a period of 150 golden years for the Town of Daruvar, as a health centre began its work and numerous historic buildings were built, some of which are preserved up to date: The Parish Church of the Holy Trinity, Antun's Bath, Baroque Castle of Count Janković with an exotic park, Ivan's Bath, Swiss Villa, Arcadia, Central Mud Bath built in Moorish style with a large cupola which became a town's symbol.

One of the most famous archaeological findings in Daruvar is the emperor's Diatretum Cage Cup exhibited at the Museum of Art History in Vienna.

The wine route "Vino Via" presents a special tourist offer with tasting rooms where you can taste quality Daruvar wines: Rhine Riesling, Chardonnay and Sauvignon.

The natural beauty and wealth and friendly people provide excellent conditions for the tourism-hospitality services aimed not only at health-recreational tourism, but also at hunting activities with a series of excellent and high quality hunting grounds, fishing tourism, rural tourism and many other forms of relaxation and entertainment.

CONTACTS

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