



REPUBLIC OF CROATIA

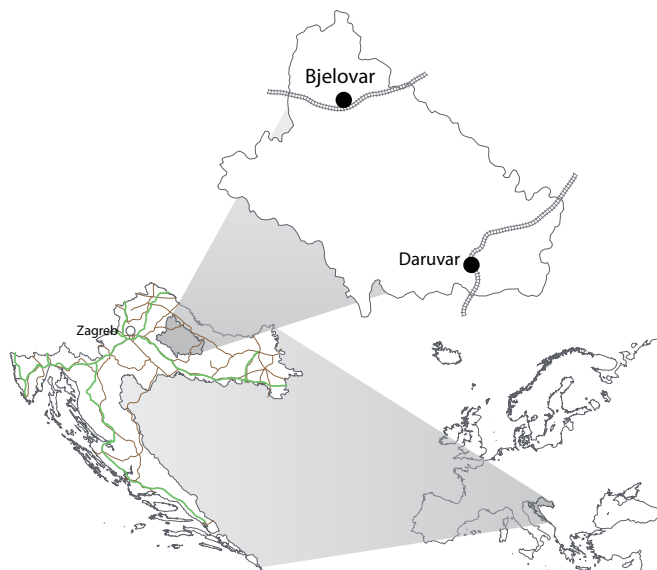
# RIMSKA ŠUMA HOTEL, Daruvar

## PROJECT DESCRIPTION

The project is located in the central part of continental Croatia, in Bjelovar–Bilogora County, the Town of Daruvar, which is also the Project holder.

The project envisages the construction of a hotel with 250 accommodation units and complementary facilities: restaurants, lobby bar, night lounge bar, spa and conference centre of 600 m<sup>2</sup>.

There is a source of thermal water in the near vicinity. Thanks to its thermal springs and nature, the Town of Daruvar has a long tradition in health and thermal tourism, but it also has the most diverse tourism resources in continental Croatia with bathing, wineries, brewery, hunting grounds, fishing areas, nature paths for walking, cycling, hiking, agro tourism, events and meeting possibilities.



## PROJECT LOCATION

The project area covers 17,949 m<sup>2</sup>, situated near the forest park Rimska šuma, approximately 600 meters north-east from the main town square, and in the vicinity of other tourist spots such as one of the oldest Croatian spas with medical rehabilitation and thermal water spa Daruvarske Toplice as well as the Julijev Park, the oldest spa park in Croatia.

Due to the constant increase of demand for hotel accommodation, in the immediate vicinity of the modern Thermal water park Aquae Balissae, the new project "Aquae Balissae Hotel", also owned by the Town of Daruvar, is planned to be developed. The aim of the project is to build spa & thermal hotel (3\*/ 4\*) primarily intended for families with children, with complementary facilities (restaurant, lobby bar with outdoor terrace, multi-purpose hall, swimming pool, souvenir shop, parking).



## ESTIMATED VALUE

The project value is estimated at 20 mil EUR.

## CURRENT PROJECT STATUS

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

## TRANSACTION MODEL

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.

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.

## PLANNED FACILITIES

4\* Congress, spa & health hotel with 250 rooms (of which 10% suites) with 500 beds, including:

- Specialized health clinic, shops, and other facilities
- Congress centre with the total rentable area of approximately 500 – 600 m<sup>2</sup>
- Large spa with a variety of treatments, two outdoor thermal pools, gym, tennis grounds
- A la carte restaurant
- Lobby bar with an outdoor terrace, night lounge bar, spa bar and pool bar



## 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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