1. **PROJECT TITLE**

CONSTRUCTION OF DVOROVI SPA COMPLEX

2. **SECTOR**

Tourism

3. **LOCATION**

Dvorovi, Bijeljina

4. **BRIEF PROJECT DESCRIPTION**

The Spa has an excellent location in the northeastern part of the Republic of Srpska and Bosnia and Herzegovina (6 km from the city of Bijeljina - connected by a bike trail, 14 km from the border crossing to Serbia) and uses a unique natural resource - hot water spring (75°C). The existing spa capacities include a spa, a hotel (completed first phase of the three planned phases), five outdoor pools, a health center, a restaurant, a park and sports courts).

No significant investments were made in spa capacities during the past two decades. Furthermore, the entire spa complex has suffered significant damage during the floods of 2010 and 2014.

It is necessary to renovate all the existing capacities and to build additional capacities (remaining phases of the hotel complex). An unfinished indoor pool is located within the existing hotel.

Also, in order to meet tourist demand and to attract new tourists, it is necessary to introduce new wellness services and to build additional facilities (e.g. aqua park, trim trail). Approximate value of investment is about 7,400,000 €.

5. **PROJECT DETAILS**

**WHAT TYPE OF PROJECT IS IT?**

The project would be implemented through a share in ownership of the existing firm, i.e. Dvorovi Spa, or through a **public-private partnership**.

**PROJECT STATUS**

It is necessary to rehabilitate the existing and build the new capacities and facilities. There is a preliminary urban and architectural design.

**REASONS TO INVEST IN THE PROJECT**

Dvorovi Spa has a unique renewable energy resource: healing thermal mineral water of potassium-calcium-hydrocarbon composition.
Infrastructure is developed in the Spa and its modernly equipped medical unit treats successfully all forms of rheumatic diseases, chronic gynecological diseases, diabetes, mild neuroses and post-rheumatic rehabilitation conditions, including caries prevention by mouth washing. In addition to the above, the Spa offers all types of massages, inhalations and acupunctures. Handball court, sand volleyball court, basketball court, fitness room, gymnasium, tennis court and sauna are available to recreationists and sport teams.

The location of the Dvorovi Spa tourist destination is very favorable as it is next to a regional road running from the border with Serbia to Raca towards Bijeljina, in the central part of Semberija, the richest agricultural area of the Republic of Srpska and Bosnia and Herzegovina.

During the season, 3000-5000 people per day visit the pools. Dvorovi Spa was a very popular place during the second half of the twentieth century and local population is experienced in providing private accommodation services and/or producing healthy food.

6. PROJECT FINANCING

GIVE ESTIMATED PROJECT VALUE IN EURO

The Directorate for Construction and Development of the City of Bijeljina prepared the Dvorovi Spa Complex Construction Investment Program, which was adopted by the city assembly. Based on graphic appendices to the preliminary architectural and urban design for the Dvorovi Spa complex, these are our approximate estimates of the funding needed for construction of the planned facilities:

2. Spa center 1,368,248.44 €.
4. Aqua park 1,178,640.98 €.
5. Sport courts 122,710.05 €.

Total approximate estimate for the planned facilities amounts to: 6,973,040.58 €.

Note:
The approximate estimate was prepared on given descriptions for standard structures and installations and does not include fitting the space with furniture and equipment.

Investment value estimate
Based on ownership structure and approximate appraisals of the real estate (land and buildings) to be retained and those planned by the Dvorovi Spa Complex Preliminary Architectural and Urban Design, its implementation would require:

Resolving property ownership issues on an area of 27,625 m², of an approximate value of 442,067.23 €. Approximate investment value estimate 7,415,107.81 €.

**PLANNED SOURCES OF FINANCING**
Complete financing by potential investor/partner is anticipated as source of financing.

**INPUTS BY LOCAL PARTNER**
City of Bijeljina - existing capacities

**INPUTS BY INVESTOR**
Private partner-reconstruction and rehabilitation of the existing and construction of the new capacities.

7. **HAS PHYSICAL LOCATION FOR PROJECT IMPLEMENTATION BEEN IDENTIFIED**
The location anticipated by the project is defined by the Dvorovi Settlement Regulatory Plan. The spa complex is fully owned by the city of Bijeljina. Dvorovi Spa, Bijeljina, is located in the NE part of the Republic of Srpska, 6 km from Bijeljina. Dvorovi Spa was established after discovery of thermal water by drilling for the needs of petroleum exploration in 1957 in Semberija. All infrastructure is provided to and on the location.

8. **HAVE THE ACTIVITIES ON PROJECT IMPLEMENTATION ALREADY STARTED**
Prepared prefeasibility study;
Prepared Investment Development Plan by the Directorate for Construction and Development of the City of Bijeljina.

9. **PROJECT APPLICANT AND CONTACT INFORMATION**

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