1. **PROJECT TITLE**  
**SUTJESKA HOTEL RECONSTRUCTION**

2. **SECTOR**  
Tourism and hospitality industry

3. **LOCATION**  
Sutjeska National Park Tjentište

4. **BRIEF PROJECT DESCRIPTION**  
The Sutjeska Hotel is located in the Sutjeska National Park in Tjentište. It was devastated and needs full reconstruction.

5. **PROJECT DETAILS**

<table>
<thead>
<tr>
<th><strong>Facility name:</strong></th>
<th>Sutjeska Hotel</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Year built:</strong></td>
<td>1958, reconstructed in 1985</td>
</tr>
<tr>
<td><strong>Number of floors:</strong></td>
<td>ground floor + raised ground floor + 2 + mansard</td>
</tr>
<tr>
<td><strong>Facility area</strong></td>
<td>Total area 3,115 m²</td>
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<td><strong>(net useful):</strong></td>
<td>The facility consists of a reception, a snack bar, a boiler room, a laundry room, a substation, storages, 3 restaurants, a bistro, private rooms, a kitchen, bedrooms, sanitary installations and terraces.</td>
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<tr>
<td><strong>Facility structure:</strong></td>
<td>Facility structure is made of reinforced concrete, with reinforced concrete slabs between floors and reinforced concrete wall panels.</td>
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</table>
| **Architectural facing of facility:** | Facility ground floor is stone-clad, pillars and a part of the raised ground floor are mortared and sprayed with Hirofa. The floors,
same as the roof, are covered by Eternit panels. The raised ground floor is fitted with glass panes, and windows are made of metal.

**Facility installations:**
The hotel was fitted with all installations required for a B class hotel: electricity, water supply, sewerage, central heating, PTT, fire alarm, ventilation, etc.

**Needed reconstruction:**
All installations have been destroyed in the facility: electricity, water, heating, joinery, floors, sanitary, fittings. Constructive elements are not damaged.

**Capacity:**
105 beds.

**WHAT TYPE OF PROJECT IS IT?**
*Brownfield* project.
This is a facility which requires intervention in order to be put back in use. The facility is managed by the public institution Sutjeska National Park, owned by the Republic of Srpska.

**PROJECT STATUS**
Preserved project documentation used for building (1958) and reconstruction (1985) of the Sutjeska Hotel in Tjentište.

**REASONS TO INVEST IN THE PROJECT**
- Extremely attractive natural and cultural heritage.
- Very famous tourist destination in the territory of the former Yugoslavia.
- On the route of the roads Sarajevo-Dubrovnik and Belgrade-Montenegro coast.
- Low pollution level and climate favour development of all-seasons tourism.
- Favourable for development of a complex tourism offer

6. **PROJECT FINANCING**

**GIVE ESTIMATED PROJECT VALUE IN EURO**
Investment value:
- Building reconstruction of the facility EUR 1 million
- Interior development about EUR 3 million

**PLANNED SOURCES OF FINANCING**
Complete financing by investor.

7. **HAS PHYSICAL LOCATION FOR PROJECT IMPLEMENTATION BEEN IDENTIFIED**

**Location:**
Central urban zone of the Sutjeska National Park in Tjentište

**Ownership relation:**
Manager PI Sutjeska NP, owner Republic of Srpska
8. HAVE THE ACTIVITIES ON PROJECT IMPLEMENTATION ALREADY STARTED

9. PROJECT APPLICANT AND CONTACT INFORMATION
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