



# FORTIFICATION BROD HOTEL, Slavonski Brod

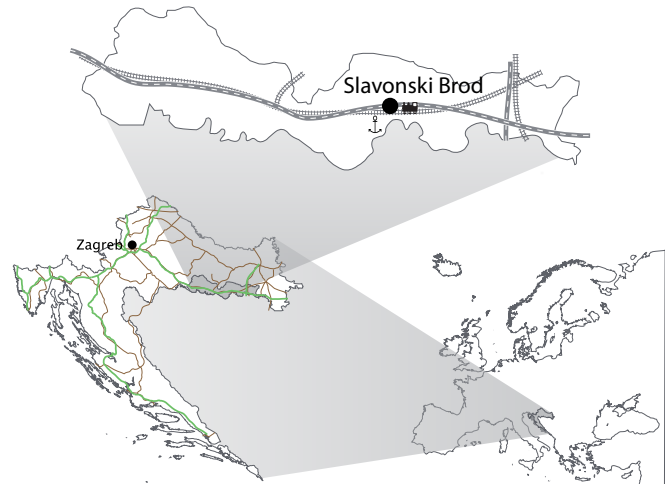
REPUBLIC OF CROATIA

## PROJECT LOCATION AND DESCRIPTION

The Project is located in the old fortification near the City promenade in Slavonski Brod, and includes the reconstruction of a former military building which used to be a part of the fortification, into a modern hotel. The site includes a preserved foundation of the building, on which the hotel is planned to be built, in the original shape of military barracks.

The Brod Fortification is a symbol of cultural heritage in Brod-Posavina County, and has a status of a cultural monument, which should contribute to the future hotel attractiveness. Another advantage is its location at the centre of Slavonski Brod, with easy access to all tourist attractions in the County.

There are already a few tourist-cultural institutions within the Fortification (Art Gallery Ružić and Tamburitza Museum). In the near vicinity there is the House of Ivana Brlić-Mažuranić, a famous Croatian writer of children's literature, the Theater and Concert Hall, The Brod-Posavina Museum, a Franciscan monastery from 1723, sports and recreational centre, and city swimming pools.



## CURRENT PROJECT STATUS

All required documentation, including the building permit and main design certificate, as well as all the permits from the Ministry of Culture and the Conservation Department have been obtained. The feasibility study with cost-benefit analysis has also been completed.

## TRANSACTION MODEL

The possible transaction models include a joint venture with a strategic partner, as well as concession and/or lease.

## ESTIMATED VALUE

The estimated value of the project is 5 million EUR.



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## SPECIFICATION OF ACCOMMODATION CAPACITIES

The project documentation includes a construction of a 2-storey building on a land lot of 1,703.36 m<sup>2</sup>. The ground plan covers 899.36 m<sup>2</sup>, while the gross building area will amount to 4,178.53 m<sup>2</sup>.

The hotel will contain 32 rooms with 58 beds and 4 apartments with 8 beds. During the construction of the hotel, the investor will have to comply with the conservatory requirements.



**Fortification Brod with the foundation of the future hotel**

## BROD-POSAVINA COUNTY

Population (2011): **158,575**

GDP per capita (2011): **5,882 EUR**

Unemployment rate (2013): **37%**

Average gross salary: **858 EUR**

Average gross salary in the sector (tourism): **528 EUR**

The main competitive advantage of Brod-Posavina County is its exceptional geo-strategic position as it is situated on the crossing of important European traffic corridors: The Pan-European Corridor X which connects Western Europe with South-East Europe and Middle East, and the Pan-European Corridor Vc connecting Northern and Eastern European countries with the Adriatic Sea. The County is intersected with railway, highway, inland waterways, telecommunications networks and oil pipeline.

There are four capital cities (Zagreb, Budapest, Belgrade and Sarajevo) within 350 km radius of the County seat, Slavonski Brod. The river Sava, which represents a natural border with Bosnia and Herzegovina, enables waterway traffic with Central and South Europe as the most cost-effective way of transporting commodities and cargo. The Port of Slavonski

Brod is connected, by road and railway infrastructure, with international infrastructure corridors.

The most present business activities in the County (measured by their share in the total revenue) are manufacturing/processing industry - metal processing, wood processing and furniture manufacturing, chemical industry and food processing (49%), trade (14%), construction (11%) and agriculture, forestry and fishery (9%).

The County has an excellent potential for development of tourism: large forest areas, the ornithological reserve Jelas, special reserve of forest vegetation and a nature park. There are large hunting and fishing areas with abundance of game and large fishing ponds along the rivers Sava, Orjava and Mrsunja, suitable for wild ducks and geese hunting.

There are also numerous picnic areas (Strmac, Ljeskove vode, Migalovci, Petnja, etc) and protected landscapes (Gajna, Prašnik, Muški bunar, Lonjsko polje). A significant role in the development of tourism also belongs to the archaeological sites, cultural and historical heritage, galleries, museums and buildings of sacral culture.

## CONTACT

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