



HOTEL AND TOURIST COMPLEX PALE

Project title	Reconstruction and adaptation of existing facilities and Hotel and tourist complex construction in Pale Municipality
Sector	Tourism sector
Location	Pale Municipality
Location description	<p>The Municipality of Pale is situated in the eastern part of the Republic of Srpska and Bosnia and Herzegovina. It is one of five municipalities comprising the City of East Sarajevo. Municipality's traffic position is favourable because it is near the largest city in Bosnia and Herzegovina – Sarajevo (15km), which is an intersection of roads from all directions in Bosnia and Herzegovina. At the 25 km mark is an International Airport in Sarajevo, the main railroad station and a connective road to the main highway corridor 5C.</p> <p>The business complex is located at the ecologically pure natural environment of Kalovita Brda settlement, on the right side of the Pale – Sarajevo highway, about 1 kilometer from the M5 highway turning, in Kalovita Brda Settlement.</p>
Project background	<p>In the territory of the Pale Municipality and the city of East Sarajevo, tourism is a strategic economic branch, because this area is characterised by its great tourist potential. There are several tourist attractions, with valorized capacities and included in the tourist offer: the Jahorina Olympic mountain, Ravna mountain ski slope , Dvorista-Jahorina sports center , Pecina Orlovaca tourist and speleological center , Novak's Cave, Ledenjaca Cave, Kadino vrelo excursion site, as well as many other cultural and religious facilities in the municipalities of East Sarajevo and the City of Sarajevo. Therefore, new accommodation capacities of service and tourist type (hotel and tourist complex, apartment construction, accommodation for</p>



	rehabilitation or for elder and disabled people) etc. are indeed needed.
Project status	In progress
Project description	<p>The project proposes reconstruction and adaptation of existing facilities and Hotel and tourist complex construction in Pale Municipality.</p> <p>Business complex of the former Buducnost Scouts' House and a student dormitory later is a brownfield type. It is fully built, infrastructurally organized, traffically well connected, having multiple facilities for service and accommodation, representing a terrific location for hotel and/or apartment accommodation premises construction. It is ideal for winter relaxation and recreation, but for summer as well.</p> <p>The business complex is not in function at the moment.</p> <p>Total land area is 14.434 m², and total gross area of the existing facilities is 2.718 m²/net area 2.471 m².</p> <p>Dimensions (40×9)m+(37×6,5)m+(26,3×12,8)m+(13,5×10)m+(10×5,5)m+(26,3×12,4)m</p> <p>Floors Ground floor+Attic</p> <p>Gross area 2.718,00 m²</p> <p>Net area 2.471,00 m²</p> <p>Object A 615,00 m²</p> <p>Object B, O-1 428,00 m²</p> <p>Object B, O-2 528,00 m²</p> <p>Object B, O-3 122,00 m²</p> <p>Object B, O-4 126,00 m²</p> <p>Object B, O-5 580,00 m²</p> <p>Boiling room, garage and news stand (devastated) 42,00 + 90,75+ 15,00 m²</p> <p>Land area 14.434,00 m²</p> <p>Construction year Object A I 1950 , and Object B in 1972</p> <p>Reconstruction year roof covering changed in 2008</p> <p>Object A is and individual, free standing, ground floor+attic, total area of 615,00m². The object is monolithic, built with brick at ground floor, the attic is filled with brick products coated in wood, and floors are connected from the wood ceiling to the ground level with an interior steel staircase coated in wood. The ground level holds halls and the attic 16 accommodation rooms.</p> <p>Object complex B(O-1, O-2, O-3, O-4, O-5) is designed in such a way that the entry hall and a reception and sanitary facilities, a kitchen and a restaurant, a fireplace hall and the management office are situated at the ground level, while the accommodation capacities of 32 rooms are in the attic. Disposition of the business complex is solved in a way that the vertical communication / the staircase is situated in the central part at the north-eastern side of the object, and the joint area and the service area / the restaurant with terrace and accommodation capacities are at the south-western side of the object. Since the object hasn't been in function for so many years, the decay of time and an inadequate maintenance</p>



	<p>did their part, so the entire object is in bad shape.</p> <p>Micro location is on the hill terrain, directly oriented towards the connecting asphalt road on the northwestern side and is within range of tourist and economic zone of Kalovita Brda. The lot is on the hill terrain, irregularly shaped and of 14.434m2 total area. The object is owned by the Pale Municipality.</p> <p>For potential investors, this business location is important because it is infrastructurally equipped; it is an attractive location, slightly separated from the town centre and is very sunny. There are several tourist attractions nearby, such as the Olympic mountain of Jahorina, Ravna mountain ski slope, Dvorista-Jahorina sports centre, Pecina Orlovaca tourist and speleological centre, Novak's Cave, Ledenjaca Cave, Kadino Vrelo excursion site and many other cultural, sport and religious objects in the municipalities of East Sarajevo and the city of Sarajevo. Here, the investors can develop their own business idea on reconstruction of existing facilities and building new hotel content and/or apartment capacities for relaxation and recreation or building objects for the elderly and the disabled persons, etc.</p> <p>The investors have qualified and competitive workforce at their disposal. The current business complex is not covered by the Regulatory Plan and the Urban Permit and Building Permit are issued based on the location requirements. The business complex is owned by the Municipality of Pale.</p>	
Estimated total investment cost	The estimated value of the business objects and land area is 619 165 BAM (App. 316 574 EUR)	
Inputs provided by local partner	Description	
	Municipality of Pale offers complete support to all potential investors in implementation of the planned investment through a contact person, authorized for providing information and organisation of meetings between the competent bodies and investors in aim of simplifying and fast implementation of the planned investment. Municipal administration is fully available to the potential investors 24 hours a day, through the accelerated procedure for obtaining a building permit and certificate of occupancy, as well as in company registration and obtaining the necessary work permits which greatly makes the successful business start-up a lot easier.	
Inputs required from foreign partner	Description	
	Investor funding entails full project funding by the investor through reconstruction and adaptation of existing facilities and building a new hotel complex. Potential investors are expected to invest in reconstruction and adaptation of the current business facilities and building new facilities of service and tourist type.	
Form of cooperation with foreign partner	Financial	Technical
Supporting information available	For additional information about this project, please contact FIPA either by e-mail: fipa@fipa.gov.ba or phone number: +387 33 278 080.	