



MOUNTAIN LODGE BOCICA, KAKANJ

Project title	Mountain Lodge – Bocica in Kakanj
Sector	Tourism; Business properties; Infrastructure
Location	Kakanj Municipality
Location description	<p>Kakanj Municipality is located north of Visoko and southeast of Zenica, in the center of Sarajevo- Zenica basin, the economically most significant and most densely populated region of BiH. Kakanj Municipality has a favourable trading position, a well-developed network of trunk, regional, local and uncategorized roads. The route of the Corridor Vc and the trunk road M 17 pass through its territory, providing good potential for developing road communications.</p> <p>The distance from Kakanj Municipality to Sarajevo, the capital of Bosnia and Herzegovina, is 50 km; the distance to Zenica, the seat of Zenica- Dobož Canton is 25 km, while the distance to the international airport in Sarajevo is 51 km. Railway Ploče-Bosanski Samac runs parallel to the Corridor V-c and the trunk and regional roads, and its total length within Kakanj Municipality is 21.</p> <p>Kakanj Municipality has predominantly hilly and mountainous terrain and is rich in numerous water springs, forests, ore deposits and other natural resources. In terms of tourism potential, there are preconditions for the development of cultural, historical, religious and mountain tourism.</p> <p>Hiking site Bocica is situated 10 km from Kakanj and its altitude is 920 m. There is a mountain hut at Bocica, surrounded by coniferous and deciduous forest and it is an excellent spot for hikers, hunters, scouts, athletes and others who want to stay there for several days and enjoy various activities. There are 46 beds in the hut. There are also sports fields (for football, handball, volleyball, and basketball) and a</p>



	playground.
Project background	<p>The Municipality of Kakanj possesses significant economic potential that can be linked to the proposed Mountain Lodge - Bocica, Kakanj project. The geographical location and natural resources of the municipality provide an excellent foundation for tourism development, and this project could significantly contribute to that sector. Here are some key pieces of information about the economic potential and activities related to this project:</p> <ul style="list-style-type: none"> • Tourism: Kakanj is located in an area rich in natural beauty, including forested areas and mountain peaks like Bocica, which provides excellent opportunities for the development of ecotourism, hiking, cycling trails, and winter sports. The Mountain Lodge project could become a central point for tourists seeking peace, recreation, and enjoyment of unspoiled nature, thereby increasing the number of visitors and enhancing the municipality's tourism offerings. • Infrastructure Development: The Mountain Lodge project encompasses the development of necessary infrastructure. These infrastructure projects will not only improve conditions for tourism but will also contribute to the overall improvement of the municipality's infrastructure. • Agriculture and Local Products: Given the natural environment, the Municipality of Kakanj has potential for the development of agrotourism and the promotion of local products, such as organic goods, honey, cheese, and fruit. The Mountain Lodge could become a center for promoting and selling these products, supporting local farmers and producers. • Employment and Economic Development: The creation of new jobs through the project, from construction to operational phases, would provide employment opportunities for the local population. Additionally, the project would support small and medium-sized enterprises (hospitality, transport, souvenir sales, etc.), stimulating economic development in the municipality. • Sustainable Development and Environmental Protection: Kakanj has large forested areas, and the Mountain Lodge project can include elements of sustainable development, such as solar panels, eco-friendly heating systems, and the use of local building materials, which would raise environmental awareness and contribute to the preservation of natural resources. <p>The Mountain Lodge - Bocica project could significantly improve tourism, stimulate the local economy, create jobs, and contribute to sustainable development, becoming a key element in the Municipality of Kakanj's strategy for enhancing the environment and economic activities.</p>
Project status	<p>The project is currently in the ideal phase, as it allows for various development possibilities, including hotels, wellness centers, resorts, and other tourism-related facilities.</p> <p>Since the final concept depends on investor interest and market demand, no specific main or implementation project has been defined yet. The flexibility of the site enables tailored investments, making it an attractive opportunity for potential investors.</p>
Project description	<p>The Mountain Lodge - Bocica project in Kakanj is an integral part of the municipality's long-term strategy for sustainable tourism development and rural</p>



	<p>revitalization. This project aligns with the goals of boosting tourism, creating employment opportunities, and enhancing the local economy.</p> <p>The Mountain Lodge will serve as a high-quality, eco-friendly facility that attracts tourists seeking nature-based experiences, such as hiking, wellness, and eco-tourism activities. It will help promote Kakanj's rich natural resources and scenic landscapes, particularly the Bocica mountain area, positioning it as a regional destination for outdoor enthusiasts.</p> <p>The project will also support local agriculture by promoting regional products, such as organic food and handicrafts, through its hospitality services. The Mountain Lodge will create new job opportunities in construction, hospitality, and tourism sectors, benefiting local communities. Furthermore, it will contribute to the municipality's sustainability goals by utilizing green technologies, renewable energy sources, and eco-friendly construction materials.</p> <p>The project "Mountain Lodge - Bocica, Kakanj" can have a significant impact on the competitiveness of the tourism sector in Bosnia and Herzegovina through several aspects:</p> <p>The Bocica Mountain Lodge in Kakanj and its surroundings helps the local community to attract nature lovers, mountaineering and outdoor activities, thus diversifying the tourist offer, which ultimately improves the positioning of Kakanj and the surrounding areas as a tourist destination in BiH.</p> <p>Ecotourism is increasingly popular, and mountain lodges play a key role in the development of this type of tourism. The Bocica Mountain Lodge can serve as a base for exploring the natural beauty of the region, which attracts tourists interested in sustainable tourism. Projects like this often led to economic growth in rural areas. The development of tourism infrastructure increases employment and stimulates the local economy through hospitality, the sale of local products and other tourist services.</p> <p>Through the development of mountain lodges and their surroundings that fit into the environment and use sustainable energy sources, the project can become a model for future similar initiatives in BiH, emphasizing the importance of preserving natural resources and promoting responsible tourism. Through promotion and networking with similar mountain lodges and tourist destinations in the region, the influx of foreign tourists can be increased, thus better integrating BiH into international tourist flows.</p>	
Estimated total investment cost	<p>The project does not have a predefined estimated value, as the location offers flexibility for various types of developments. Potential projects include hotels, wellness centres, resorts, and other tourism-related facilities, depending on investor interest and market demand. This adaptability allows for customized investments that align with the specific needs of the tourism sector and maximize the potential of the site.</p>	
Inputs provided by local partner	Value	Description
	<p>Possible inputs from Kakanj Municipality for the Mountain Lodge - Bocica project could include:</p> <ul style="list-style-type: none"> • Location: The municipality could provide suitable land for the construction in 	



	<p>the Bočica area, which has potential for tourism development due to its natural beauty and accessibility.</p> <ul style="list-style-type: none"> • Infrastructure Development: Kakanj Municipality could invest in or facilitate the development of necessary infrastructure, such as access roads, utilities (water, electricity, waste management), and communication networks, ensuring the site is ready for construction and operation. • Regulatory Support: The municipality could offer assistance with obtaining permits, zoning approvals, and ensuring the project complies with local building regulations, environmental standards, and other relevant laws. • Promotion and Marketing: The municipality could support the project by integrating it into its broader tourism strategy, promoting the Mountain Lodge as part of Kakanj's tourism offerings, and leveraging its networks for national and international exposure. • Tax Incentives and Financial Support: The municipality might provide tax incentives or subsidies to support the investment in the project, helping to reduce initial costs and attract further investment. • Local Workforce Development: Kakanj could support the project by organizing training programs or providing access to a local workforce skilled in hospitality, construction, or eco-tourism services, ensuring that the lodge operates with locally hired staff. <p>These inputs would support the successful implementation and operation of the Mountain Lodge - Bocica project, ensuring its alignment with local development goals and maximizing benefits for the community.</p>	
Inputs required from foreign partner	Value	Description
Form of cooperation with foreign partner	Financial	Technical
	<p>Possible financial forms of cooperation with a foreign partner for the Mountain Lodge - Bocica project could include:</p> <p>Equity Investment: The foreign partner could provide equity funding, becoming a co-owner of the project. This would involve shared ownership of the Mountain Lodge, with the foreign partner investing a portion of the capital in exchange for a stake in the project's profits and long-term success.</p> <p>Joint Venture: A joint venture (JV) could be formed, where both the local municipality and the foreign partner contribute financial resources, expertise, and management to the project. Profits and responsibilities would be shared based on</p>	



	<p>the terms of the JV agreement.</p> <p>Revenue Sharing: Another model could be revenue sharing, where the foreign partner invests capital upfront in exchange for a percentage of the revenue generated by the Mountain Lodge once it is operational. This allows the foreign partner to recoup their investment through ongoing earnings from the lodge.</p> <p>Public-Private Partnership (PPP): A public-private partnership could be formed, with both the local government and the foreign partner pooling their financial resources for the project. The government might offer land, regulatory support, and public services, while the foreign partner provides funding, technology, and expertise.</p> <p>Technical :</p> <p>Design and Engineering Expertise: The foreign partner could contribute by bringing in international design firms and experts to create architectural and engineering plans for the lodge. This would ensure that the project meets high global standards for quality, sustainability, and aesthetics.</p> <p>Technology and Innovation: The foreign partner could introduce cutting-edge technologies for energy management, waste treatment, water conservation, and building automation systems, ensuring the Mountain Lodge adheres to sustainable development principles. They could also bring innovative solutions for eco-friendly construction and smart tourism features.</p> <p>Operational Expertise: The foreign partner could share knowledge and best practices in hospitality management, ensuring that the lodge operates efficiently and offers high-quality services to tourists. This could include training local staff in areas such as customer service, operations, and management.</p> <p>Marketing and Promotion: The foreign partner could leverage their international networks and experience to help market the Mountain Lodge, attract tourists, and establish strong online and offline promotional campaigns. This could involve marketing the project through global tourism channels, leveraging their expertise to ensure broad visibility.</p> <p>Sustainability Practices: The foreign partner could provide expertise in sustainable tourism and environmental conservation practices, ensuring that the Mountain Lodge is built and operated in an environmentally responsible way. This could involve introducing green certifications and eco-friendly operational standards.</p> <p>Training and Capacity Building: The foreign partner could help organize training programs for local workers and businesses, enabling them to develop skills related to the tourism and hospitality industry, which would benefit the broader community.</p> <p>These forms of cooperation the foreign partner would contribute significantly to the success of the Mountain Lodge - Bocica project, helping to ensure its quality, sustainability, and long-term profitability.</p>
<p>Supporting information available</p>	<p>For additional information about this project, please contact FIPA either by e-mail: fipa@fipa.gov.ba or phone number: +387 33 278 080.</p>