



PEACE HOUSE KRALJEVA SUTJESKA, KAKANJ TOURIST FACILITIES KRALJEVA SUTJESKA, KAKANJ

Project title	Peace House - Kraljeva Sutjeska in Kakanj. Tourist facilities Kraljeva Sutjeska 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. It is situated in the southern part of Zenica-Doboj Canton. Kakanj Municipality covers an area of ca 377 km².</p> <p>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- Doboj Canton is 25 km, while the distance to the international airport in Sarajevo is 51 km. Railway Ploče-Bosanski Šamac 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</p>



	terms of tourism potential, there are preconditions for the development of cultural, historical, religious and mountain tourism.
Project background	<p>The Kraljeva Sutjeska area, home to the "House of Peace - Kraljeva Sutjeska" project, holds immense potential for tourism development, particularly in the realms of cultural, historical, and rural tourism. Nestled in a picturesque rural setting, Kraljeva Sutjeska is known for its natural beauty and cultural heritage, including the medieval Franciscan Monastery and old Bosnian architecture, making it an ideal location for a project that combines social tourism with relaxation and heritage exploration. The area offers a peaceful environment, surrounded by lush landscapes and mountains, which attracts tourists seeking serenity, nature, and authentic cultural experiences.</p> <p>By focusing on sustainable development, the project can leverage Kraljeva Sutjeska's natural assets and preserve its environment while promoting rural tourism. This will enhance the area's attractiveness to tourists interested in eco-friendly travel, outdoor activities, and quiet retreats. Furthermore, the project will stimulate the local economy by creating jobs and supporting small businesses, such as local shops and restaurants, driven by the increased demand from visitors. The development of the House of Peace can thus act as a catalyst for economic growth and cultural preservation, establishing Kraljeva Sutjeska as a sought-after destination for tourists who wish to connect with nature and explore Bosnia and Herzegovina's rich historical legacy. Through strategic promotion, the area could become known as a peaceful, culturally rich retreat, fostering both local and international recognition.</p>
Project status	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. 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.
Project description	<p>The "House of Peace - Kraljeva Sutjeska" project can have a significant impact on the competitiveness of the tourism sector in Bosnia and Herzegovina, especially in terms of the development of social tourism, tourism associated with cultural and historical heritage, and the sustainable development of local communities. Located in the picturesque Kraljeva Sutjeska, known for its historical sites and natural beauty, the project will offer a unique retreat for tourists seeking peace, relaxation, and a connection to local culture. The initiative will not only attract visitors interested in rural and eco-tourism but also stimulate the local economy by creating jobs, supporting small businesses, and promoting regional products. Through sustainable practices and community involvement, the project will contribute to the long-term economic and social development of the area.</p> <p>Here are some key aspects of the impact of this project:</p> <p>1. Increase in specific forms of tourism: "Dom Mira" as a project of a nursing home or institution for the elderly, can attract interest in specific forms of tourism, such as social tourism, where special services are provided for the elderly, their families or people seeking peace and relaxation in nature. This can contribute to</p>



	<p>the diversification of the tourist offer. Kraljeva Sutjeska is known for its rich history and cultural heritage, including a medieval Franciscan monastery and old Bosnian architecture. Dom Mira can serve as a starting point for tourists interested in visiting historical and religious sites, which further develops this segment of tourism.</p> <p>2. Increasing the attractiveness of rural tourism: Kraljeva Sutjeska is located in a rural area, and such projects can help in the development of rural tourism, which is increasingly popular among tourists who want to escape urban life and experience authentic local cultures and nature. Dom Mira can contribute to attracting tourists who are interested in rural tourism and who are looking for peace and quiet in a natural environment. As part of the project, the focus on sustainable use of natural resources can attract environmentally conscious tourists who appreciate preserved nature and peaceful surroundings. Kraljeva Sutjeska, with its natural beauty, can become a desirable destination for this segment of tourists.</p> <p>3. Economic development of the local community: The opening of a nursing home can directly create new jobs in the community, from medical and non-medical staff to those providing logistics and catering services. In addition, an increase in tourist visits can help local entrepreneurs by increasing demand for services such as accommodation, food and transport. Visitors to the home and tourists often buy local products and use community services, which contributes to local economic development. This project can be a catalyst for the development of small businesses, such as craft shops or local shops.</p> <p>4. Branding Kraljeva Sutjeska as a destination for peace and retreat: "Dom Mira" can help in branding Kraljeva Sutjeska as a destination that offers not only historical and cultural heritage, but also peace and relaxation, thus creating a unique identity. This can attract tourists seeking a peaceful retreat, which is an increasingly popular trend in modern tourism. Through the promotion of the project, Kraljeva Sutjeska can become more recognizable on the domestic and international tourism market, especially in the context of cultural-historical and rural tourism.</p> <p>5. Sustainability and heritage preservation: If the project is implemented in a sustainable manner, with a focus on preserving the cultural-historical heritage and natural resources of Kraljeva Sutjeska, it can increase the attractiveness of the destination for tourists who value ecotourism and sustainable development. Connecting the nursing home with local cultural institutions and historical sites can help protect and preserve cultural heritage, while at the same time attracting tourists interested in the history and culture of BiH.</p>	
Estimated total investment cost	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.	
Inputs provided by local partner	Value	Description
	Potential inputs from Kakanj Municipality for the "House of Peace - Kraljeva	



	<p>Sutjeska" project could include:</p> <ul style="list-style-type: none"> • Land Allocation: The municipality could provide help to facilitate access to suitable land in Kraljeva Sutjeska for the construction of the House of Peace, ensuring the location aligns with the project's objectives of offering a peaceful and serene environment for visitors. • Regulatory Support: Kakanj Municipality could provide assistance with zoning and planning approvals, ensuring that the project complies with local regulations and facilitating the necessary permits for construction and operation. • Infrastructure Development: The municipality could invest in or upgrade the surrounding infrastructure, including road access, utilities (electricity, water, sewage) to ensure easy access for both residents and tourists. • Promotion and Marketing: The municipality could support the project by promoting it through local and national tourism campaigns, highlighting the unique aspects of Kraljeva Sutjeska as a destination for relaxation, cultural heritage, and eco-tourism. • Economic Incentives: Kakanj Municipality could offer tax incentives, grants, or subsidies to support the establishment and operation of the House of Peace, particularly for the creation of jobs and the involvement of local businesses. • Community Engagement: The municipality could facilitate community engagement and collaboration, ensuring that local residents are involved in the project and benefit from employment opportunities, local services, and the promotion of regional products. • Collaboration with Local Cultural and Heritage Institutions: The municipality could foster partnerships with local cultural and historical organizations to integrate the project with the surrounding heritage sites, ensuring that the development contributes to preserving Kraljeva Sutjeska's rich history. <p>These contributions from Kakanj Municipality would be essential in ensuring the House of Peace project aligns with the broader goals of sustainable tourism, community development, and economic growth in the region.</p>				
Inputs required from foreign partner	<table> <tr> <th data-bbox="496 1318 810 1352">Value</th><th data-bbox="810 1318 1497 1352">Description</th></tr> <tr> <td data-bbox="496 1352 810 1759"></td><td data-bbox="810 1352 1497 1759"> <p>A foreign investor's input into the "House of Peace - Kraljeva Sutjeska" project could include significant financial investment for construction and development, as well as technical expertise in designing and building social tourism facilities.</p> <p>The investor could introduce sustainable practices, such as renewable energy solutions and eco-friendly construction materials, alongside modern technologies for health care and facility management. Operational expertise in managing wellness or senior care centers would ensure high service standards, while the investor's branding and marketing support could attract international tourists. Additionally, the investor could offer training for local staff and leverage global networks to foster partnerships, enhancing the project's long-term sustainability and appeal.</p> </td></tr> </table>	Value	Description		<p>A foreign investor's input into the "House of Peace - Kraljeva Sutjeska" project could include significant financial investment for construction and development, as well as technical expertise in designing and building social tourism facilities.</p> <p>The investor could introduce sustainable practices, such as renewable energy solutions and eco-friendly construction materials, alongside modern technologies for health care and facility management. Operational expertise in managing wellness or senior care centers would ensure high service standards, while the investor's branding and marketing support could attract international tourists. Additionally, the investor could offer training for local staff and leverage global networks to foster partnerships, enhancing the project's long-term sustainability and appeal.</p>
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	<p>project. This could involve a joint venture where both the municipality and the investor share profit and decision-making responsibilities.</p> <p>Public-Private Partnership (PPP): A hybrid model where both public and private sectors share the financial burden, risks, and rewards. In this case, the foreign investor might provide the majority of the funding, while the municipality offers land, regulatory support, and other public resources.</p> <p>Build-Operate-Transfer (BOT): The foreign investor funds the construction and operation of the pool for a set period. After this period, the investor transfers ownership and operational responsibilities to the municipality. This allows the investor to recover their investment while enabling the municipality to eventually own the facility.</p> <p>Possible technical forms of cooperation with a foreign investor for the Indoor City Pool project in Kakanj could include:</p> <p>Design and Engineering Expertise: The foreign investor could provide or collaborate with international design firms to create architectural and engineering plans for the pool. This would ensure the facility meets global standards for safety, efficiency, and sustainability.</p> <p>Technology Transfer: The investor could introduce cutting-edge technology in areas such as water filtration, pool heating systems, energy management, and automated maintenance solutions.</p> <p>Training and Capacity Building: The foreign investor could organize workshops, training programs, and knowledge exchange activities for local personnel, enabling them to develop specialized skills in managing high-tech sports facilities.</p> <p>Marketing and Promotion Expertise: The foreign investor could assist in creating a marketing strategy for the pool, using international networks and experience to help attract tourists and generate interest from local communities.</p> <p>These technical forms of cooperation would ensure the Indoor City Pool project in Kakanj not only meets high-quality standards but also benefits from modern technologies and best practices in operation, ensuring long-term sustainability and success.</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>