



## PRIME RESIDENCE – SPA AND REHABILITATION CENTER BIJELJINA

<b>Project title</b>	The construction of first regional Spa Rehabilitation Center for Neurorehabilitation and Postoperative Rehabilitation of children and adults
<b>Sector</b>	Healthcare, Rehabilitation, and Medical Tourism
<b>Location</b>	City of Bijeljina, Bosnia and Herzegovina
<b>Location description</b>	<p><b>Strategic Geographical Position</b>                      Located at the crossroads of Bosnia and Herzegovina, Serbia, and Croatia, within a short driving distance to Belgrade (≈1.5 hours), Novi Sad, and Tuzla. Easy access to regional and international markets, enabling the attraction of both domestic and foreign patients.</p> <p><b>Excellent Accessibility</b>                      Connected to major highways and regional roads. Proximity to several international airports: Belgrade Nikola Tesla Airport (≈1.5 hours), Tuzla International Airport (≈1 hour), and Sarajevo International Airport (≈3 hours).</p> <p><b>Natural and Therapeutic Environment</b>                      Situated in the fertile Semberija plain with a calm, rural atmosphere ideal for recovery and wellness tourism. Opportunities for integration with spa, wellness, and thermal water resources in the wider region.</p>
<b>Company description</b>	Prime Group d.o.o. Bijeljina is a privately owned company based in the City of Bijeljina, Bosnia and Herzegovina. Established with a vision to develop innovative, high-quality projects in the fields of healthcare, rehabilitation, and wellness tourism, the company focuses on creating modern facilities and services that meet international standards. The company's mission is to combine advanced medical technology, professional expertise, and a patient-centered approach to deliver exceptional rehabilitation and therapeutic services. With a strong commitment to quality, ethics, and sustainable growth, Prime Group d.o.o. is positioned to become a leader in the regional healthcare and wellness sector. Prime Group d.o.o. operates with a team of experienced professionals and strategic partners, ensuring that each project—from concept to execution—is carried out with precision, efficiency, and long-term value in mind. The company's upcoming



	flagship project is the construction of the First Regional Spa Rehabilitation Center for Neurorehabilitation and Postoperative Rehabilitation of Children and Adults in Bijeljina, aiming to serve both domestic and international clients.	
<b>Project status</b>	The company's flagship project — the <b>First Regional Spa Rehabilitation Center for Neurorehabilitation and Postoperative Rehabilitation of Children and Adults</b> in Bijeljina — is <b>currently in progress</b> , with preparations underway for construction and operational setup.	
<b>Project description</b>	<p>The project involves the construction of the first regional spa rehabilitation center in Bijeljina, specializing in neurorehabilitation and postoperative rehabilitation for children and adults. The center will integrate advanced medical treatments, modern rehabilitation technologies, and spa-based therapeutic programs in a peaceful, natural setting.</p> <p><b>Key Features:</b></p> <ul style="list-style-type: none"> <li>• Inpatient rehabilitation units with 220+ beds.</li> <li>• Outpatient services for day treatments and specialized therapies.</li> <li>• Advanced neurorehabilitation equipment, including robotic therapy, TMS, physiotherapy, occupational therapy, and speech therapy.</li> <li>• Balneotherapy and wellness areas combining natural healing with modern medical practices.</li> <li>• Specialized pediatric rehabilitation unit for children with neurological and developmental conditions.</li> </ul> <p>The facility will comply with international healthcare standards, positioning Bijeljina as a hub for medical tourism and health recovery programs in the Western Balkans.</p> <p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>• Skilled Workforce Availability</li> </ul> <p>Presence of qualified healthcare professionals, physiotherapists, and rehabilitation experts in the region.</p> <p>Lower labor costs compared to Western Europe while maintaining high professional standards.</p> <ul style="list-style-type: none"> <li>• Government and EU Funding Opportunities</li> </ul> <p>Potential eligibility for development grants, cross-border cooperation programs, and public-private partnership incentives.</p>	
<b>Estimated total investment cost</b>	9 200 000 EUR	
<b>Inputs provided by local partner</b>	<b>Value</b>	<b>Description</b>
	250 000 EUR	Land, architectural design, and building permit.
<b>Inputs required from foreign partner</b>	<b>Value</b>	<b>Description</b>
	7 000 000 EUR	Cash investment for construction and equipment
<b>Form of cooperation with foreign partner</b>	<b>Financial</b>	<b>Technical</b>
	<p>Joint venture</p> <p>The foreign partner will contribute 4 000 000 EUR in capital to fund construction, advanced neurorehabilitation equipment, and operational setup, in exchange for equity ownership in the joint venture with Prime Group d.o.o.</p>	
<b>Supporting information available</b>	For additional information about this project, please contact FIPA either by e-mail: <a href="mailto:fipa@fipa.gov.ba">fipa@fipa.gov.ba</a> or phone number: +387 33 278 080.	