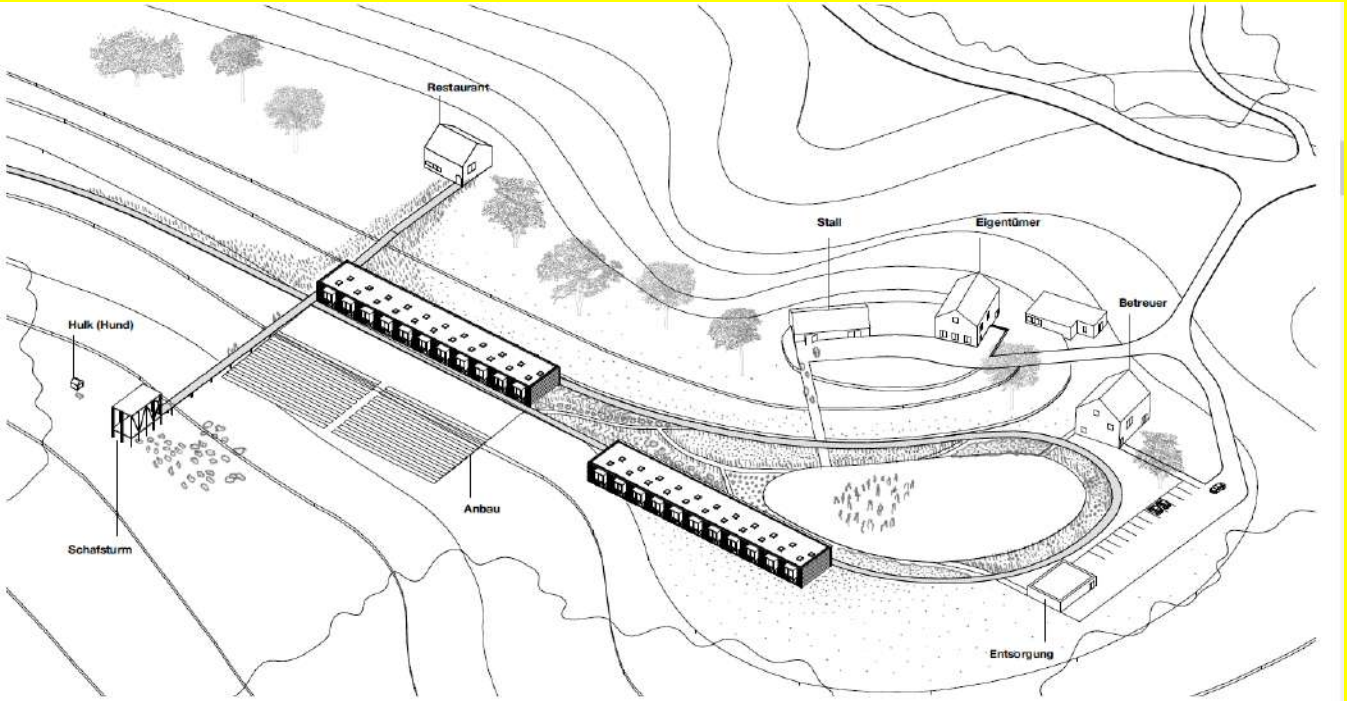

Der Bestand

CULTURAL, SPORTS AND RECREATION CENTER AND NURSING HOME USORA

Project title	The construction of a cultural, sports and recreation center in Usora The construction of a nursing home in Usora
Sector	Tourism sector, Real estate
Location	Zabljak, Usora Municipality
Location description	The project site is located in Zabljak, 1.7 km south of the main road Usora, and 12.8 km from the of Doboj City . The municipality of Usora is located in the valley of the river of the same name, on the main road Doboj - Tešanj - Teslić. Also, the new E661 Highway leading from Doboj directly to the Border Crossing with the Republic of Croatia passes by this location.
Project status	Business idea
Project description	The project proposes the construction of cultural, sports and recreation center and nursing home in Usora. **The project consists of two parts, as follows:** **Project part A,** for which the budget provides 300,000 EUR gross: 1.Bungalow zone for boarding houses ; 2.Museum zone ; 3.Park Zone – Forests ; 4.Access road Project Part A includes the public part of the project content that has not yet been defined by an architectural and horticultural solution. This part of the project will be developed later. **Project Part B includes:** 1. Nursing Home facilities 2. Agricultural land

	3. Infrastructure facilities 4. House for therapists, staff etc. 5. Stables for animals 6. Lookout and bridge 7. Catering house The design of project section B was planned first due to its capital characteristics, and a gross cost of EUR 995,830 was foreseen. The nursing home is planned in the first phase because there are many elderly people in this area who remain uncared for and need health care, assistance, treatment, etc. because their children are in Austria, Switzerland, Germany, Croatia, Slovenia, etc. Among other things, older people who would be in the Nursing home can plant and cultivate their own piece of garden, care for domestic animals, and enjoy therapeutic amenities. There is a walking forest on the northern part of the land. Existing buildings on the land: • Land A (family residential building, fitness studio, barn) • Land B (family house) • Land C (orchard with a ruined residential building • Land D (arable land) • Land E (arable land) • Land F (old house, ruined residential building) • Land G (forest)	
Estimated total investment cost	For Part A - approximately Gross 300 000 EUR For Part B - approximately Gross 995 830 EUR	
Inputs provided by local partner	**Value**	**Description**
Inputs required from foreign partner	**Value**	**Description**
Form of cooperation with foreign partner	**Financial**	**Technical**
	Joint venture, equity participation, and other forms of cooperation in agreement with a foreign investor.	
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.	