



ROYAL HILLS BOBOVAC, KAKANJ

Project title	Royal Hills – Bobovac in Kakanj
Sector	Tourism; Business properties; Infrastructure
Location	Kakanj Municipality
Location description	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. 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. 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. 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.
Project background	The municipality of Kakanj possesses significant economic potentials connected to the proposed Royal Hills Bobovac project. This project has the potential to

	significantly impact tourism, infrastructure, and the local economy. Here are some key details: • **Tourism:** Kakanj is located near significant cultural and historical sites, including Bobovac, the medieval capital of Bosnian kings. The development of tourism in this area can attract visitors interested in exploring rich history, cultural monuments, and natural beauty. The Royal Hills Bobovac project could become a key part of the tourism offer, with a focus on cultural tourism, eco-tourism, and the development of luxury tourist facilities. • **Infrastructure:** The development of a tourist complex involves significant investments in infrastructure, such as road construction, improvements to access routes, water supply, sewage systems, and energy infrastructure. These projects will not only enhance the quality of life in the region but also make it easier for tourists to access. • **Agriculture and Local Products:** In addition to tourism, the municipality of Kakanj has potential for the development of agritourism and the promotion of local products. Visitors to the Royal Hills Bobovac project could be interested in enjoying local food, wines, honey, and other regional products, thus supporting local farmers and producers. • **Employment and Economic Development:** The implementation of the Royal Hills Bobovac project would create new jobs across various sectors, including tourism, construction, services, hospitality, and trade. Additionally, the project would stimulate the development of small and medium-sized businesses, boosting the local economy. The Royal Hills Bobovac project has the potential to significantly enhance tourism, infrastructure, and the local economy in Kakanj municipality, creating a sustainable and competitive tourist destination that connects cultural and historical heritage with modern development.
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	The Royal Hills Bobovac project in Kakanj will significantly enhance the local economy and tourism sector by creating a high-quality destination with luxury accommodations, recreational facilities, and cultural tourism experiences. The municipality will provide land, regulatory support, and infrastructure improvements, while the foreign investor will contribute expertise in tourism development, sustainable building practices, and marketing. The project will generate local jobs, support small businesses, and attract environmentally conscious tourists. Focusing on sustainability, energy efficiency, and cultural preservation, the project aims to boost long-term economic growth and solidify Kakanj's position as a premier tourism destination. The project "Royal Hills - Bobovac, Kakanj" represents a significant initiative in the promotion of the cultural and historical heritage of Bosnia and Herzegovina. Bobovac is the former capital of the Bosnian kings, and Kakanj has become a key

	point in the revitalization of the area. This project can have a significant impact on the competitiveness of the tourism sector of BiH through several aspects: **1. Preservation of cultural and historical heritage:** Through the restoration and promotion of Bobovac and surrounding sites, BiH has the opportunity to further highlight its rich medieval history, which is attractive to tourists interested in culture and history. **2. Infrastructure development:** This project also includes the improvement of the tourism infrastructure in the region, including roads, accommodation and catering facilities, which can significantly improve the visitor experience and attract more tourists. **3. Diversification of the tourist offer:** The Royal Hills add a new layer to the tourist offer of BiH, which already includes natural beauties, mountain tourism and urban offer. The diversity of attractions allows for the attraction of different groups of tourists, thus increasing competitiveness compared to other regional destinations. **4. Employment and economic development:** The development of tourism in this region can create new jobs, especially in the service, accommodation and tour guiding sectors, which can contribute to local economic growth. **5. Branding and marketing**: Bobovac, as a symbol of the Bosnian kingdom, can become a key brand in the promotion of BiH as a tourist destination. Targeted marketing towards target markets can strengthen the international image of the country and increase the number of foreign tourist arrivals.
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** The inputs provided by the Kakanj Municipality for the Royal Hills Bobovac project could include: • **Infrastructure Development**: The municipality could invest in or facilitate the improvement of key infrastructure, including road access, water supply, waste management, and energy infrastructure to support the project's development and ensure seamless integration into the existing community infrastructure. • **Regulatory Support:** The municipality could streamline the necessary permits and approvals, including zoning and environmental clearances, to ensure that the project complies with local regulations and accelerates the implementation process. • **Promotion and Branding:** The municipality could help in promoting the project, showcasing it as a key development in the region's tourism strategy, and integrating it into broader regional and national tourism initiatives to attract visitors. • **Local Workforce and Training:** The municipality could provide support in developing and training the local workforce to meet the needs of the project,

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<tr><td></td><td colspan="2">from construction through to long-term operations, creating jobs and supporting local businesses.
• Partnerships and Networking: The municipality could assist in establishing connections with local businesses, tourism organizations, and government agencies to create a supportive ecosystem for the project and ensure its sustainability.
• Financial and Incentive Support: The municipality could explore providing financial incentives, such as tax breaks or subsidies, to attract further investment, stimulate local entrepreneurship, and ensure the long-term economic success of the project.</td></tr>
<tr><td rowspan="2">Inputs required from foreign partner</td><td>Value</td><td>Description</td></tr>
<tr><td colspan="2">The foreign investor for the Royal Hills Bobovac project could contribute through substantial capital investment to fund development, including tourism facilities and infrastructure.

They could provide design and engineering expertise, ensuring the project meets global standards for sustainability and aesthetics. The investor may also introduce advanced technologies for energy efficiency and eco-friendly systems, while leveraging their international networks for marketing and promotion to attract global visitors.

Additionally, the investor could offer tourism development expertise, training programs for the local workforce, and contribute to project management and operations. These inputs would ensure the project's success, making it a high-quality, sustainable destination.</td></tr>
<tr><td>Form of cooperation with foreign partner</td><td>Financial</td><td>Technical</td></tr>
<tr><td></td><td>Equity Investment:
The foreign investor provides capital in exchange for ownership equity in the project. This could involve a joint venture where both the municipality and the investor share profit and decision-making responsibilities.

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</td><td>• Consulting and Advisory Role: The foreign investor could serve in an advisory capacity, providing technical expertise and strategic guidance in areas such as sustainable construction, tourism management, and project execution, while the municipality oversees local governance and regulatory compliance.
• Technology Transfer and Training: The foreign investor could bring advanced technology and know-how in areas like smart building solutions, energy management, or tourism infrastructure. They could also offer training programs for local workers, enhancing the municipality’s capacity to manage and maintain the project over the long term.
• Financing and Investment Agreements: The municipality could assist in securing financing for the project through international financial institutions or government incentives, while the foreign investor provides the capital. This could involve securing loans, grants, or other forms of investment, with both parties contributing to</td></tr>
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	municipality offers land, regulatory support, and other public resources. **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.	funding the development. • **Environmental and Sustainability Cooperation:** The foreign investor could bring in sustainable building practices and environmental technologies, while the municipality ensures compliance with local environmental standards and regulations. This collaboration would focus on eco-friendly construction, waste management, and the long-term sustainability of the project.
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.	