






TOURIST AND RECREATIONAL VALLEY WITH CASTLE AND BUNGALOWS GRADISKA

Project title	Tourist and Recreational Valley with Castle and Bungalows in Gradiska
Sector	Tourism sector
Location	Gornji Podgradci, Gradiska Municipality
Location description	The construction site is located at the foot of Mount Kozara, in the north-western part of BiH. The location is 25 km away from Gradiska and highway Banja Luka - Gradiska, as well as the border with the EU and Croatia, and 50 kilometers from Banja Luka, 100 km from Zagreb, 250 km from Belgrade.
Company description/ Project background	Vikom Company was founded in 1989. To date, the Company has participated in the establishment of over 40 companies or other companies. Currently, the company Vikom is engaged in broadcasting Radio in TV programs. The company also has 4 Radio and TV electronic media.
Project status	Business idea, concept
Project description	The project proposes the construction of Tourist and recreational valley for rest and recreation with Castle and bungalows, with weekend plots, with swimming pool, waterfall and other facilities in Gradiska. Rooms, apartments, a large congress hall and a heliport are planned in the Medieval Castle. It is planned to build and arrange an environment with recreational facilities around the castle. There is a river on site, where waterfalls, pools and ponds can be made. Tourist and recreational valley with all the facilities except for sports and recreation, congress tourism, business meetings, is suitable for accommodating a large number of retirees - the elderly, there is a possibility for a nursing home. The tourist and recreational valley has opportunities for business people to buy or rent housing for a weekend, permanent vacation, living in nature or living room, either in a castle or in a bungalow. Part of the apartments and bungalows can be sold and part rented.

	The location is surrounded by forest and state land, which gives unlimited possibilities for walking in the woods, bike paths, etc ...	
Estimated total investment cost	1 million EUR to 20 million EUR (with VIP content) Estimated total investment cost depends on the project phase and the project content (depends on how many bungalows will be built, how many weekend plots, how many floors of living space will be worked on, depends on the contents in medieval castle, depends on other contents such as swimming pool, pond, sports and recreational facilities, etc.)	
Inputs provided by local partner	**Value**	**Description**
	150 000 EUR in first phase	First phase: A plot of land of 22,190 m^2 was purchased, and the location was partially arranged.
Inputs required from foreign partner	**Value**	**Description**
	100 000 EUR in first phase	It is necessary to arrange the location, work of construction machines, excavation of swimming pools, ponds, etc ...
Form of cooperation with foreign partner	**Financial**	**Technical**
	Joint venture, equity participation, sales, rent, etc…	
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.	