

# AQUAE BALISSAE HOTEL

## PROJECT DESCRIPTION

The project "Aqua Balissae" Hotel, owned by the City of Daruvar, envisages the construction of an international 3\*/4\* category family thermal hotel, with a gross developed area of 7,173 m<sup>2</sup>, with 150 accommodation units (50 % standard rooms, 30 % family rooms and 20 % equipped for athletes) and additional facilities (restaurant, lobby bar with outdoor terrace, multi-purpose hall, swimming pool, souvenir shop and parking lot for 96 vehicles).

The project is located in Bjelovar-Bilogora County, in the central part of continental Croatia, in town of Daruvar. Thanks to its thermal springs and nature, Daruvar has long tradition in health (thermal) tourism, which it supplements with a diverse tourist offering: baths, wineries, brewery, hunting grounds, fishing areas, paths for walking through nature, cycling, mountaineering, agrotourism and various events and meetings held in relation to these. With the aim of meeting growing demand for hotel accommodation capacities, along with the project "Aqua Balissae", the City of Daruvar is offering another investment project "Rimska Šuma Hotel", which envisages the construction of a hotel with 250 accommodation units and accompanying facilities.

The area of the project "Hotel Aqua Balissae" is in the immediate vicinity of the existing thermal water park "Aqua Balissae", which could be linked with a future hotel based on an agreement with the City of Daruvar, the owner and operator of the water park. Necessary infrastructure (electricity, water supply, sewage system, phone cables and good mobile phone network coverage) is provided on the site. The project area has access to the main traffic route: to the A3 Zagreb - Lipovac motorway (50 km).

## TRANSACTION MODEL

The project complies with the Spatial Urban Plan of the City of Daruvar and will be offered to a strategic partner based on the right to build model which will be granted for a period of 99 years, under the condition that the hotel is developed within two years (24 months) from the date of the selection of the most favourable bidder.

One of the criteria for the selection of the future right to build holder will be a development reference in the sector of high-quality family thermal hotels along with professional management experience in operating these types of hotels.

Incentives may be realized for this project, under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18). For more information please refer to Section 5. Incentive Measures for Investment Projects.



## DARUVAR

### Project Holder

City of Daruvar

### Address

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### Website

[www.daruvar.hr](http://www.daruvar.hr)

### Contacts

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### Estimated value

9 million EUR



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