

CENTER FOR CULTURE OF HEALTH

LOCATION AND PROJECT DESCRIPTION

The project is located in north eastern Croatia, in the Virovitica-Podravina County, which extends over the area of Slavonia and Podravina and is bordered by the mountains Bilogora, Papuk and Krndija from the South, while the County's northern border is the Drava River which also creates a natural border with Hungary. The center will be one of the points of the "historical route of nobility" which is a newly launched product of Virovitica-Podravina County and which connects the most beautiful of Podravina and Slavonia.

The basic idea of the project "Centre for the Culture of Health" is for the ruins of a former historical, architecturally and ambient worthy castle, with the status of cultural good, to be rebuilt and transformed into a centre for the culture of health and thus contribute to the socio-economic development of Virovitica-Podravina County through the creation of preconditions for the development of an integrated cultural heritage program with emphasis on health culture and quality of life at the local and regional level.

On an total surface area of 10,205 m² and remains of the ruined castle building of 2,966.17 m² (GBP), the project envisages the construction of an independent complex on three floors: an interactive exhibition on the ground floor for the presentation of culture and heritage of the area; a training ground for physical activity and education of children as well as for presentation of renewed castles in Virovitica-Podravina County in the the basement, and administrative rooms and conference / presentation halls with a lounge area on the first floor. All the necessary infrastructure (electricity, water, sewage, gas) is available in the immediate vicinity of the project location.

There are many opportunities for active vacationing and recreation in the vicinity of the Project, such as the Papuk Nature Park, which is 40 km away, with several mountain cabins and numerous hiking, cycling and riding trails. The surrounding localities of Orahovica, Slatina, Virovitica and Pitomača also offer a whole range of sports and recreation facilities (the Orahovica Lake, attractive public bathing & sports centres). By the end of the year 2014, the County established a network of 535 km of marked, themed cycling paths.

The location is very well connected with the wider region (railway - 1.35 km, A3 highway - 90 km and Osijek airport - 110 km).

TRANSACTION MODEL

The Virovitica-Podravina County has full ownership of the property that will be offered to a strategic partner based on a right to build model, which will be granted for 99 years for 1 HRK per year (1 HRK = 0.13 EUR) under the condition that the building is completed and starts operating within five years from the selection of the most favourable bidder.

A feasibility study and cost benefit analysis have been drafted for this project.

This project, under the conditions stipulated by the Law on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) can qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investments Projects.



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Estimated value

approx. 5.26 million EUR

