

# ESTERHÁZY CASTLE

## PROJECT DESCRIPTION

The Esterházy Castle is located in the centre of the Municipality of Darda, in the immediate vicinity of Osijek, the seat of the Osijek - Baranja County.

The project is owned by the Municipality of Darda and envisages the reconstruction of the old castle complex into a 5\* hotel (36 rooms and 4 apartments and 126 beds) with additional facilities (restaurant, coffee house, hotel shop, conference hall, wellness centre, wine cellar, bowling alley and swimming pool) on a land area of 23,807 m<sup>2</sup>. Depending on the preferences of investors, the project can be developed as a home for elderly.

The unique baroque architecture of the castle, built at the beginning of the 18<sup>th</sup> century, has historical, architectural and townscape value and is protected as cultural heritage.

The castle is surrounded by a historical park. Next to the castle, there is a restored chapel from the same period that today functions as a parish church. The Castle is located alongside a lake where there is a sports - tourist zone with a bathing area and accompanying sports facilities and restaurants.

The location is well connected to the highway corridor A5 Beli Manastir - Osijek - The Republic of Bosnia and Herzegovina (distance 8 km), as well as with railway (2 km), Airport Osijek (15 km) and river port in Batina (11 km).

All necessary infrastructure (gas, electricity, water, sewage) is provided.

## CURRENT PROJECT STATUS

The project is in compliance with the spatial plans of the Osijek- Baranja County and the Municipality of Darda. The Report on the first phase of the conservation and restoration research, the Draft of conservation guidelines and the Conceptual design for reconstruction of the castle into the 5\* hotel have been drafted.

## TRANSACTION MODEL

The Esterházy Castle, owned by the Municipality of Darda, will be offered to a strategic partner based on a right to build model which will be granted for 99 years or sale (282.433 EUR). In the event of a sale, the Republic of Croatia has pre-emption rights.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) this project may qualify for investment incentives in case it will be developed as a tourism project. For more information, please refer to Section 5: Incentive Measures for Investment Projects.



## DARDA

### Project Holder

Darda Municipality

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### Website

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### Contacts

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### Estimated value

6,7 million EUR



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