

# FORTIFICATION BROD HOTEL

## PROJECT LOCATION AND DESCRIPTION

Situated in the immediate vicinity of the town promenade, the project includes the reconstruction and re-purposing of a former military barracks, which was once part of the Brod fortress, into a modern hotel. The foundations of the former building have been preserved at the location on which the construction of a hotel in its original form of a "military barracks" is planned.

The Brod fortress is a cultural symbol of the Brod - Posavina County and has the status of a cultural good, which should contribute to the attractiveness of the future hotel. Another advantage is its position in the centre of Slavonski Brod, and the nearby tourist attractions of the County.

There are a few cultural institutions within the fortress (the Art Gallery Ružić and Tamburitza Museum). In the immediate vicinity is the house of Ivana Brlić-Mažuranić, a famous Croatian writer of children's literature, as well as theatres and concert halls, the Brod-Posavina Museum, a Franciscan monastery from 1723, a sports and recreational centre, and city swimming pools.

City of Slavonski Brod, administrative and cultural center of Brod-Posavina County in eastern Croatia, has exceptional geo-strategic position as it is situated on the crossing of important European traffic corridors: the Pan-European Corridor X which connects Western Europe with South-East Europe and Middle East, and the Pan-European Corridor Vc connecting Northern and Eastern European countries with the Adriatic Sea.

The County is intersected with railway, highway, inland waterways, telecommunication networks and oil pipeline.

## SPECIFICATION OF ACCOMMODATION CAPACITIES

The project documentation includes the construction of a 2-storey building on a land lot of 1,703.36 m<sup>2</sup>. The ground plan covers 899.36 m<sup>2</sup>, while the gross building area amounts to 4,178.53 m<sup>2</sup>. The hotel will have 32 rooms with 58 beds and 4 apartments with 8 beds. During the construction of the hotel, the investor will have to comply with the requirements of the Conservation department.

## CURRENT PROJECT STATUS

All required documentation, including the building permit and main design certificate, as well as all the permits from the Ministry of Culture and Media and the Conservation Department have been obtained. The feasibility study with cost-benefit analysis has also been completed.

## TRANSACTION MODEL

The possible transaction models include a joint venture with a strategic partner, as well as concession and/or lease.

Incentives may be realized for this project, under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18 32/20). For more information please refer to Section 5. Incentive Measures for Investment Projects.



## SLAVONSKI BROD

### Project Holder

City of Slavonski Brod

### Address

35 000 Slavonski Brod,  
Vukovarska 1

### Website

[www.slavonski-brod.hr](http://www.slavonski-brod.hr)

### Contacts

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### Estimated value

5 million EUR



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