



**BUSINESS - RESIDENTIAL AND TOURIST CENTER BIHAC**

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| <b>Project title</b>                           | The construction of Business - residential and tourist center in Bihac City   |
| <b>Sector</b>                                  | Real estate   |
| <b>Location</b>                                | City of Bihac, settlement Luke  |
| <b>Location description</b>                    | Bihac is a town and populated place in the northwestern part of Bosnia and Herzegovina, and the seat of the Una-Sana Canton. The area of the city is 945.45 km <sup>2</sup> . In the west, Bihac borders the municipalities of Croatia: Donji Lapac and Plitvice Lakes-Korenica, in the north with the town of Cazin, in the east with the municipalities of Bosanska Krupa and Bosanski Petrovac, and in the south with the municipality of Drvar. Today, Bihac is one of the most popular destinations of continental tourism in BiH with specially developed selective forms such as: sports and recreational tourism dominated by rafting, sailing, parachuting, cycling, fishing and hunting tourism, eco-tourism and cultural-historical tourism, also is the economic and financial center of the Una-Sana Canton. |
| <b>Company description/ Project background</b> | Importanne d.o.o. represents one of the leading private companies in Croatia, which has held its throne for 20 years. The primary activity is construction in which the company has a lot of success, as evidenced by the Importanne Center and Importanne Galleria, the first and leading shopping centers in Zagreb, Importanne Hotels & Resort Dubrovnik, a chain of luxury hotels (Hotel Neptun, Hotel Ariston, Royal Palm Hotel and Royal Princess Hotel), and Villa Elita - the most elite tourist building in the Dubrovnik area.  |
| <b>Project status</b>                          | Building plot, for which a preliminary design with a model was made. Obtained urban consent.  |
| <b>Project description</b>                     | The project proposes the sale of building land of 16 500 m <sup>2</sup> , with a preliminary design and a model of a shopping and tourist center with a usable area of 75,000 m <sup>2</sup> . The Urban Consent for construction was obtained.<br>The building plot is flat, rectangular in shape, surrounded by 4 asphalt roads and with complete infrastructure, water, sewage and electricity. It is located in the center of Bihac, 800 meters from the city pedestrian zone.<br>Contents of the project of the shopping and tourist center:<br>- The shopping center is spread over 2 floors (ground floor and 1st floor), with an area of over 18000 m <sup>2</sup> .  |



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|   | <ul style="list-style-type: none"> <li>- Residential block - about 260 apartments ranging in size from 40 m2 to 75 m2. The block is designed as a separate skyscraper with 15 floors.</li> <li>- Hotel with 5 stars and 100 rooms, located in another business skyscraper on floors 10 to 14. Large panoramic restaurant is on top of the skyscraper. Below is located, office space, on floors 2 to 7, 8000 m2.</li> <li>- Multiplex cinema - 3 cinemas with a 480 seats and other entertainment facilities such as a bowling alley, disco, many coffee bars and restaurants, located in the shopping center. The shopping center is further enriched by an underground garage on two floors with 400 parking spaces</li> </ul> <p>In 2022, the Bihać airport will be completed, which will make this city much closer and even more attractive tourist destination.</p> <p>It is estimated that the annual income from rent and operations of the Inportanne Center would amount to more than 120 million KM.</p> <p>The global tourist magazine "Time Out" ranked Bihać among the perfect city destinations for vacation, entertainment and enjoyment of natural beauty, an article entitled "16 best city holidays in Europe for 2022." reported the prestigious "Daily Mail".</p> |                    |
| <b>Estimated total investment cost</b>          | 2.5 million EUR  |                    |
| <b>Inputs required from foreign partner</b>     | <b>Value</b>   | <b>Description</b> |
|   | 2.5 million EUR  | Purchase of land   |
| <b>Form of cooperation with foreign partner</b> | <b>Financial</b>   | <b>Technical</b>   |
|   | Sales exclusively  |                    |
| <b>Supporting information available</b>         | For additional information about this project, please contact FIPA either by e-mail: <a href="mailto:fipa@fipa.gov.ba">fipa@fipa.gov.ba</a> or phone number: +387 33 278 080.  |                    |