



DVOROVI SPA COMPLEX, BIJELJINA

Project title	Reconstruction and rehabilitation of the existing and construction of the new capacities of Dvorovi Spa Complex in Bijeljina
Sector	Tourism sector
Location	City of Bijeljina
Location description	The location anticipated by the project is defined by the Dvorovi Settlement Regulatory Plan. Dvorovi Spa has an excellent location in the northeastern part of the Republic of Srpska and Bosnia and Herzegovina (6 km from the city of Bijeljina - connected by a bike trail, 14 km from the border crossing to Serbia) and uses a unique natural resource - hot water spring (75°C). The location of the Dvorovi Spa tourist destination is very favorable as it is next to a regional road running from the border with Serbia to Raca towards Bijeljina.
Company description	Dvorovi Spa was established after discovery of thermal water by drilling for the needs of petroleum exploration in 1957 in Semberija. The spa complex is fully owned by the city of Bijeljina.
Project status	Prepared prefeasibility study Prepared Investment Development Plan by the Directorate for Construction and Development of the City of Bijeljina.
Project description	This project proposes reconstruction and rehabilitation of the existing and construction of the new capacities of Dvorovi Spa Complex. The existing spa capacities include a spa, a hotel (completed first phase of the three planned phases), five outdoor pools, a health center, a restaurant, a park and sports courts). It is necessary to renovate all the existing capacities and to build additional capacities (remaining phases of the hotel complex). An unfinished indoor pool is located within the existing hotel. Also, in order to meet tourist demand and to attract new tourists, it is necessary to introduce new wellness services and to build additional facilities (e.g. aqua park, trim trail). Dvorovi Spa has a unique renewable energy resource: healing thermal mineral water of potassium-calcium-hydrocarbon composition.



	<p>Infrastructure is developed in the Spa and its modernly equipped medical unit treats successfully all forms of rheumatic diseases, chronic gynecological diseases, diabetes, mild neuroses and post-rheumatic rehabilitation conditions, including caries prevention by mouth washing. In addition to the above, the Spa offers all types of massages, inhalations and acupunctures.</p> <p>Handball court, sand volleyball court, basketball court, fitness room, gymnasium, tennis court and sauna are available to recreationists and sport teams.</p> <p>During the season, 3000-5000 people per day visit the pools.</p> <p>The Directorate for Construction and Development of the City of Bijeljina prepared the Dvorovi Spa Complex Construction Investment Program, which was adopted by the city assembly.</p> <p>Approximate estimates of the funding needed for construction of the planned facilities is about 7 415 107.81 EUR:</p> <ol style="list-style-type: none"> 1. Hotel - second phase 2 562 262.99 EUR 2. Spa centre 1 368 248.44 EUR 3. Sports and recreation centre including a pool 1 229 886.24 EUR 4. Aqua park 1 178 640.98 EUR 5. Sport courts 122 710.05 EUR 6. Apartment accommodation /bungalows 306 775.13 EUR 7. Trim trail 51 129.19 EUR 8. Parking spaces 153 387.56 EUR 9. Resolving property ownership issues on an area of 27,625 m², of an approximate value of 442 067.23 EUR 	
Estimated total investment cost	Approximate value of investment is about 7 415 107.81 EUR	
Inputs provided by local partner	Existing capacities owned by the City of Bijeljina.	
Inputs required from foreign partner	Value	Description
	7 415 107.81 EUR	Complete financing by potential investor/partner is anticipated as source of financing-reconstruction and rehabilitation of the existing and construction of the new capacities.
Form of cooperation with foreign partner	The project would be implemented through a share in ownership of the existing firm, i.e. Dvorovi Spa, or through a public-private partnership.	
Supporting information available	For additional information about this project, please contact FIPA either by e-mail: fipa@fipa.gov.ba or phone number: +387 33 278 080.	