



HOTEL COMPLEX, HIPPODROME, SPORT & RECREATIONAL CENTRE, ČAPLJINA

Project title	Establishment of Hotel complex, Hippodrome, and Sport & Recreational centre
Sector	Tourism sector
Location	Municipality of Capljina, Herzegovina Neretva Canton, Bosnia and Herzegovina
Location description	Capljina is a border town, centrally located between Mostar to the north and the Adriatic Sea to the south. Capljina is about 150 km from Sarajevo; 25 km from Mostar, and about 100 km from Dubrovnik and Split in Croatia. Capljina is also accessible by rail on the connecting service between Sarajevo and the port of Ploce in Croatia. The airports in Mostar, Split and Dubrovnik can be used as well. This town on the west bank of the Neretva River was once the home of what is thought to be the largest Roman military camp in the region; there are remains of a Roman villa Rustica at the nearby site of Mogorjelo. There are another three beautiful rivers crossing Capljina municipality: Bregava, Krupa and Trebizat, where canoe safari is a main tourist attraction. Close to Capljina there are other tourist destinations such as the ancient settlement of Gabela - which some archaeologists believe was the location of Homer's Troy, Mostar - the home of the famous Old Bridge and Old Town, Medjugorje - with the Shrine of the Queen of Peace, Hutovo Blato - a unique Nature Park, and Pocitelj - with its stunning architecture and Ottoman character that hosts the longest operating art colony in Southeast Europe. Capljina is also a part of the proposed protective zone of the Neretva River delta. The mild Mediterranean climate in Capljina is very favourable for tourism and horse riding during the whole year.
Project background	The main activity of the project proposer is trade and tourism. The company was established in 1989 and the partners of the company operate several restaurants, having stop over contracts with tourist operators that are organizing the visits to the neighbouring tourist sites especially to the canoe safari on the Trebizat River. The partners of the project proposer are also involved in the Horse Riding Club "Vranac" that was established in 2004.



	<p>The location for this project is 22 ha of municipal land. Part of the land for the hotel complex is urban land and other part is flooded area which can be used for sport and recreational fields, hippodrome and similar projects only. The plot is located between remains of the Roman camp Mogorjelo and Neretva River. A stable with approximately a dozen horses and a small track for their training are located on the plot at present.</p> <p>Neighbouring tourist destination Medjugorje (about 1.000.000 visitors per year), Mostar (500.000 visitors) etc., ensure that there are a large number of tourists visiting the surrounding area. The facilities that the new project in Capljina will offer could, therefore, be promoted as an additional attraction/destination for those visitors already coming to the area.</p>	
Project status	<p>The local partner has made an outline pre-feasibility study, which was required to obtain Municipal approvals. The general municipal approval for concession of the land has been obtained.</p>	
Project description	<p>This project proposes the construction of the following facilities:</p> <ul style="list-style-type: none"> - <u>Hotel complex</u>, 4 or 5 star, G+4 as the height of the building is limited on the proposed location, with 150 beds, outdoor and indoor swimming pools, conference hall, restaurants, shops and services, sauna and fitness centre with therapeutic massage. - <u>Hippodrome</u> of the standard size riding track, stables with the boxes for the horses and horse boarding stables, internal riding track and swimming pool for the horses. - <u>Sport and recreational centre</u> with several sport fields – for football, basketball, volleyball, tennis and bocce and a swimming pool for water-polo. 	
Estimated total investment cost	<p>The estimated total investment cost is 7 million EUR</p> <ul style="list-style-type: none"> -Land works: 500.000 EUR -Hippodrome: 2.500.000 EUR -Sports centre: 500.000 EUR -Hotel complex: 3.500.000 EUR 	
Inputs provided by local partner	Value	Description
	1.300.000 EUR	The local investor is able to participate with maximum of EUR 1.300.000 regardless of the final cost of the investment.
Inputs required from foreign partner	Value	Description
	5.700.000 EUR	Financing of the construction and equipment for the project.
Form of cooperation with foreign partner	Financial	Technical
	Joint venture	Know-how, management, marketing, etc. The ideal partner would be a foreign investor able to bring know-how in horse breeding and training. Additionally, the foreign investor can bring new consumers for any particular part of the project.
Supporting information available	<p>For additional information about this project, please contact FIPA either by e-mail: fipa@fipa.gov.ba or phone number: +387 33 278 080.</p>	