




CORAL CONSULTING SERVICE

## INVESTMENT PROJECT PROFILE

	
<b>Project title</b>	<b>Tourist &amp; Recreational Centre “Boracko Lake”</b>
<b>Sector</b>	Tourism sector
<b>Location</b>	Boracko Lake, The Municipality of Konjic, Herzegovina Neretva Canton
<b>Location description</b>	Boracko lake is a beautiful glacier lake that is snuggled in between Prenj, Bjelasnica and Visocica mountains at 405 m above sea level. Boracko Lake is just 80 km from Sarajevo and is accessible by 21 km long asphalt road from the city of Konjic.
<b>Project Background</b>	Boracko lake has long been a tourist destination for nature lovers from Bosnia and Herzegovina and other countries. Some tourism related projects at the lake have already been started and currently there is great interest among tourism operators to include Boracko lake in their offers.
<b>Project status</b>	The Municipality of Konjic has developed a concept project for development of the Boracko lake location while the final design will be determined jointly by the investor(s) and the Municipality.
<b>Project description</b>	<p>The concept project proposes the construction of two new hotels and 35 bungalows on the municipality land near to Boracko lake, as follows:</p> <ul style="list-style-type: none"> <li>• First hotel with 80 rooms with 180 beds,</li> <li>• Second hotel would have 60 rooms with 130 beds</li> <li>• 35 bungalows with 40 m<sup>2</sup> of space each.</li> <li>• In addition, restaurant, café bar, disco, congress hall, swimming pool, outdoor sport center and parking lot are proposed.</li> </ul> <p>In accordance with their interest, potential investors are welcome to make proposals for the redesign of the initial concept project. Additionally, the Municipality can offer another plot of the land next to the lake of 4.756 m<sup>2</sup> including a devastated accommodation building.</p>
<b>Estimated total investment cost</b>	<p>As per concept project, the estimated cost of the investment is 10.51 million €</p> <ul style="list-style-type: none"> <li>• Construction works: 7 650 000 EUR</li> <li>• Equipment: 2 499 000 EUR</li> <li>• Utilities and permits: 357 000 EUR</li> </ul>
<b>Form of cooperation with foreign partner</b>	Joint venture
For additional information about this project, please contact by e-mail: <a href="mailto:info@coral-consulting-service.com">info@coral-consulting-service.com</a>	