



INVESTMENT PROJECT PROFILE	
Project title	Esterházy Castle
Location potential	The location is well connected to the highway corridor A5 Beli Manastir – Osijek – Bosnia and Herzegovina (distance 8 km), as well as with railway (2 km), Airport Osijek (15 km) and river port in Batina (11 km). All necessary infrastructure (gas, electricity, water, sewage) is provided.
Project description	<p>The project is owned by the Municipality of Darda and envisages the reconstruction of the old castle complex into a 5* hotel (36 rooms and 4 apartments and 126 beds) with additional facilities (restaurant, coffee house, hotel shop, conference hall, wellness centre, wine cellar, bowling alley and swimming pool) on a land area of 23,807 m². Depending on the preferences of investors, the project can be developed as a home for elderly.</p> <p>The unique baroque architecture of the castle, built at the beginning of the 18th century, has historical, architectural and townscape value and is protected as cultural heritage. The castle is surrounded by a historical park. Next to the castle, there is a restored chapel from the same period that today functions as a parish church.</p>
Current project status	The project is in compliance with the spatial plans of the Osijek–Baranja County and the Municipality of Darda. The Report on the first phase of the conservation and restoration research, the Draft of conservation guidelines and the Conceptual design for reconstruction of the castle into the 5* hotel have been drafted. The Esterházy Castle, owned by the Municipality of Darda, will be offered to a strategic partner based on a right to build model which will be granted for 99 years or sale (282.433 EUR). In the event of a sale, the Republic of Croatia has pre-emption rights. Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20 and 20/21) this project may qualify for investment incentives in case it will be developed as a tourism project.
Estimated value of the investment project	6,7 million EUR
Project realization model	Sale
For additional information about this project, please contact by e-mail: info@coral-consulting-service.com	