



Slobomir Company Inc.
Slobomir, Bijeljina, Bosnia and
Hercegovina

**OPPORTUNITY TO INVEST IN “AQUA CITY” -
Aqua Park in Slobomir, Bijeljina**

Basic information about the company

- “Slobomir Company” Inc. Slobomir, Bijeljina, was founded in 1997 with its basic task to construct of the new of Slobomir. The founders of the company are Mrs and Mr Pavlović from Chicago with the certain number of domestic founders
- In the past 25 years Mira and Slobodan Pavlović invested in Bosnia and Herzegovina and built the following:
 - “Pavlović Bridge” over the River Drina
 - “Pavlovic International Bank” Bijeljina
 - “Žitopromet” AD Bijeljina
 - Radio and Television “Slobomir”
- Slobomir P University
- IBD Brčko, a company for production of construction material (decorative and constructive)
- On the initiative of the Company “Slobomir” Inc. the new company “Aqua City” LLL Slobomir was found , and the economical -financial analysis and evaluation of the efficiency of investing in the covered park aqua park in Slobomir were done.

Basic character of the project: Investing in the covered Aqua park in Slobomir-the first phase

- The planned touristic and sports-recreation complex is located in Slobomir, near river Drina, near the border Bosnia and Herzegovina-Serbia beside the highway Banja Luka-Brcko-Bijeljina Pavlovic Bridge-Sabac-Belgrade.
- The area of the new city of Slobomir is characteristic by its exceptional natural resources: fertile land, drinking water, geothermal water, hydro-energetic potential of the lower flow of the Drina River and that area according to its characteristics fulfills all the ecological requests.
- In the first phase, the covered aqua park will be built on the construction land with the surface of 7,000m² in the base.
- The entrance object is within this phase together with the ticket office, changing rooms, cloakrooms, sanitary and official rooms on the ground floor and service contents on the upper floor.

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- The second part of the object is the Tower, consisting of the ground floor plus five floors, with the technical rooms on the ground floor, catering services, sauna, fitness centre and similar contents on the first and second floor, technical part on the third floor, restaurant on the fourth and terraces on the last floor.
- The object, whose construction is planned to represent the complex of pools which are organized in the form of the open and covered aqua park, is on the surface of 5.3 ha. Within the object it is planned to build the construction of the parking space with the capacity of around 1,000 vehicles on the surface of 20,000 m².

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- **The covered aqua park – first phase** will be intended for swimming, relaxation and water games and it will consist of the entrance object P+1 (ground floor + one floor) with the total surface of 3,000 m², Tower P+5 with the total surface of around 3,600 m² and the object with the pools with the total surface of 6,200 m². In these spaces there are:
 - 1. Pool with the four-path slide, surface 200 m²
 - 2. Pool with the double spiral and flat toboggan, surface 200 m²
 - 3. Pool for swimming and relaxation with massage zones, upstreams and waterfalls, with the part that goes out of the object, total surface 1,000 m²
 - 4. Children swimming pool with attractions, surface 240 m²
 - 5. Following catering contents
 - 6. Saunas, massage salons, fitness centre
 - 7. Showers
 - 8. Sanitary objects
 - 9. Paved surfaces for rest and sun-bathing
- The service capacities of the covered aqua park are 4,500 visitors a day. The complex entrances, surfaces with greenery, fountains and pedestrian zones and roads around the complex cover the surface of 2.5 ha.

Investment structure

Total investments and the way of financing

The construction of the covered aqua park in Slobomir
(first phase)

- Construction period –investment realizations 14 months
- **Investment scope and structure Total 13.177.014,36 EUR**
 - Land with the primary infrastructure 4.493.233,05 EUR
 - Construction objects with the secondary infrastructure 7.149.905,67
 - Equipment 1.124.842,14EUR
 - Other 409.033,50 EUR
- **Investment sources Total 13.177.014,36**
- Loan (necessary assets) 3.323.397,23
- Loan (used assets) 4.272.866,25
- Own assets 5.580.750,88

The expected business effects and key raid of the investment efficiency

Net current project value 5.972.847,00 EUR

Assets redemption period 7 year



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Drago Savić
Director
+387 55 231 142
drago.savic@slobomir.com

SLOBOMIR
PF 70 Pavlovic road 76
76300 Slobomir
Republic of Srpska, BiH