



# Hotel Monument – National Park “Kozara”, Prijedor

Bosnia and Herzegovina



## PUBLIC CALL FOR INVESTORS

Public call is dedicated for companies from tourism and hotel management sector whose recognize this offer as an opportunity for capacity expansion or/and new market opportunities.

**Priority is given to the following companies:**

- that have proven in their fields and behind have completed projects in their areas of work
- that have the financial ability and don't have restrictions from their banks
- that are willing to enter into new challenges and participate in negotiations with the owner of hotel Monument

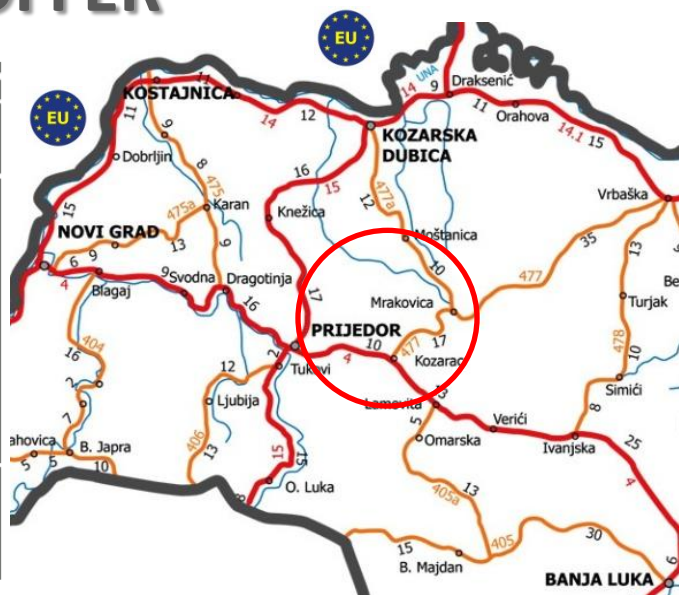
We request that all interested investors submit a letter of intent or to additionally inform at: [infocentar@preda.rs.ba](mailto:infocentar@preda.rs.ba)



SALE  
**NEGOTIABLE**



## INVESTMENT OFFER



**TITLE:** hotel "Monument" - National park "Kozara" - Prijedor, Bosnia and Herzegovina

**LOCATION:** the hotel is located in the central part of Kozara Mountain in the heart of the National Park "Kozara", only 12 km from the main road M4 Banja Luka - Prijedor, about 50 km from the Banja Luka - Gradiska highway and about 60 km from the Mahovljani airport and the same as from the border crossing with Croatia

**TOTAL AREA (land and facility):** cca 5.275 m<sup>2</sup>, including 10.000 m<sup>2</sup> of belonging land owned by the hotel

**CAPACITY:** 28 double rooms, 11 suites, 3 single rooms. All rooms with a total of 130 beds are fully equipped and have their own bathrooms, TV, minibar and Wi-Fi

**ADDITIONAL CONTENTS:** gym, sauna, massage salon, restaurant hall with 300 seats, congress hall with 200 seats, open terrace with children's playground

**INFRASTRUCTURE:** asphalt road to the hotel, own asphalt parking space, electric energy power station, hydrant network, sewage and water supply, wireless internet

**OWNERSHIP:** 1/1 private

**INITIAL SELLING PRICE:** 3.911.660 KM (2.000.000 €)

**EXISTING DOCUMENTATION:** usable permit

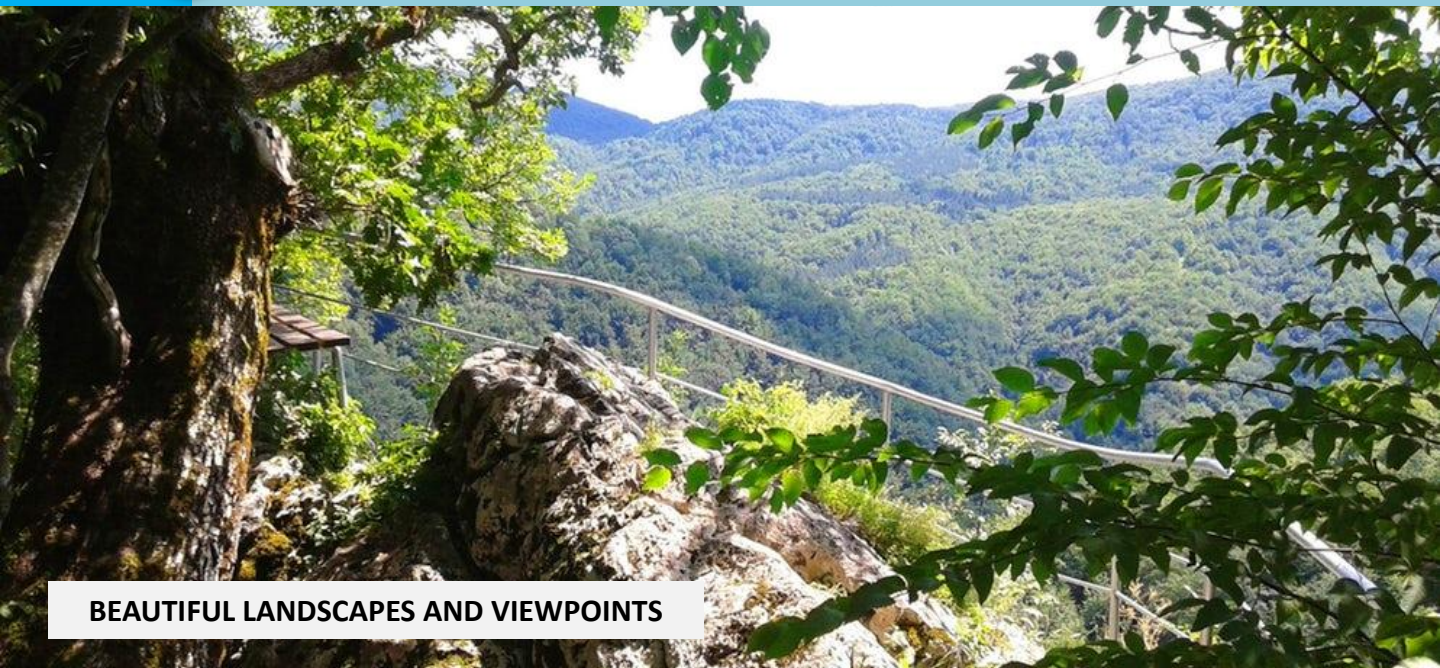
**REMARK:** suitable for companies in the field of tourism and hotel management, necessarily additional renovation and interior decoration of the hotel, with the possible insertion of new contents (indoor and/or outdoor swimming pool) or expansion and modernization of existing contents

**INVESTMENT OFFER:** owner is interested for sale of hotel and belonging land to interested investors



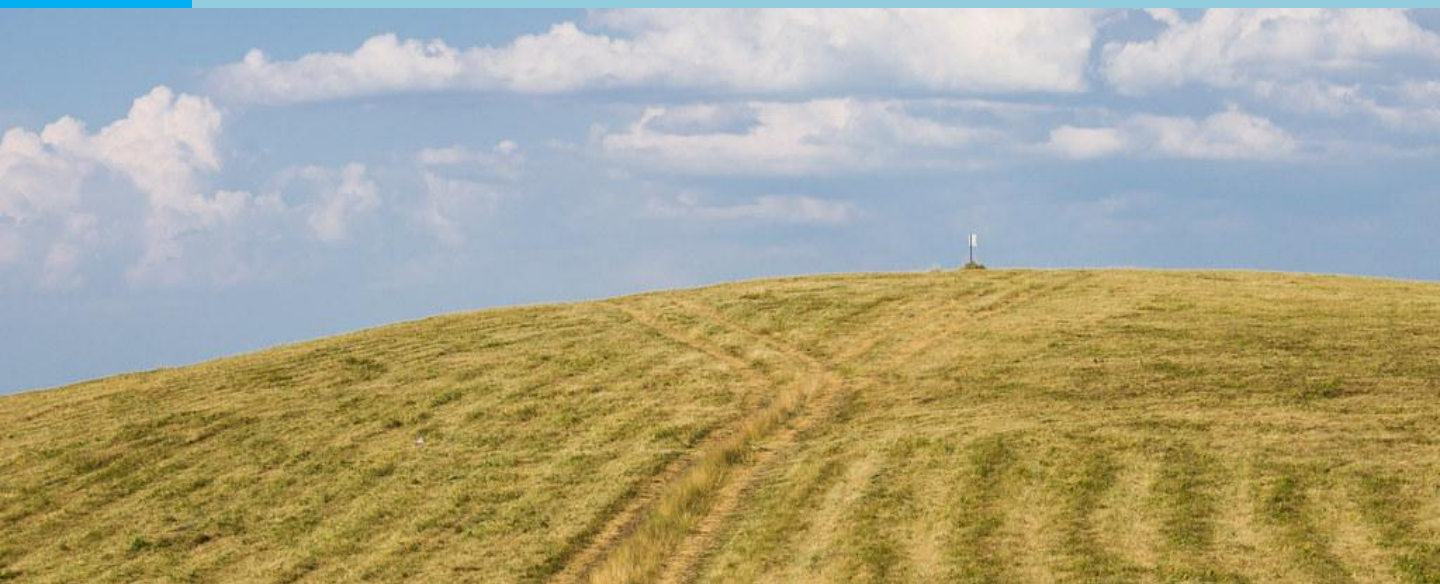


## Hotel Monument - Kozara, Prijedor – B&H



BEAUTIFUL LANDSCAPES AND VIEWPOINTS

## Contents on KOZARA...



Memorial complex on Mrakovica  
Ski trails, hiking trails, MTB biking trails, mountaineering homes, alpinism /via ferrata/, recreation, school in nature, hunting, adventure park  
Active vacation or relaxation for the body and soul...

# Hotel "Monument"

National Park "Kozara"  
Prijedor // Bosnia and Herzegovina

