

**POSLOVNA PRILIKA
ZA INVESTITORE**

EDEN

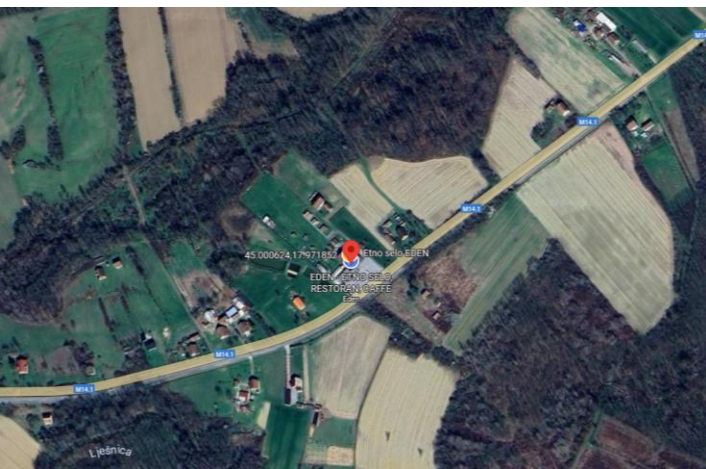
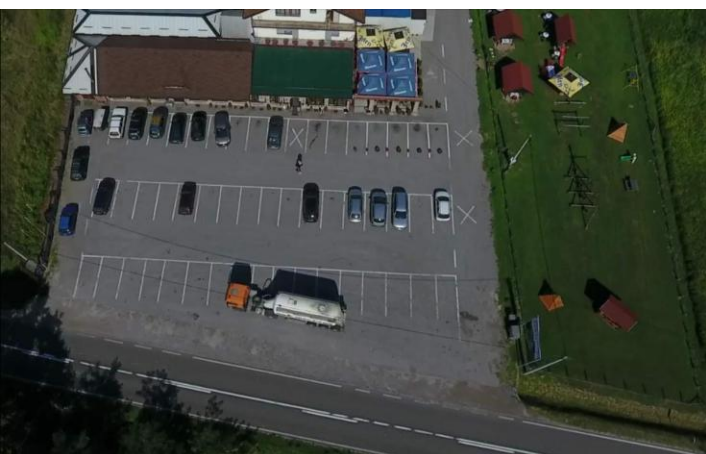


**BUSINESS OPPORTUNITY
FOR INVESTORS**

- **ETNO SELO & RESTORAN**

- Vaša investiciona prilika / Your Investment Opportunity



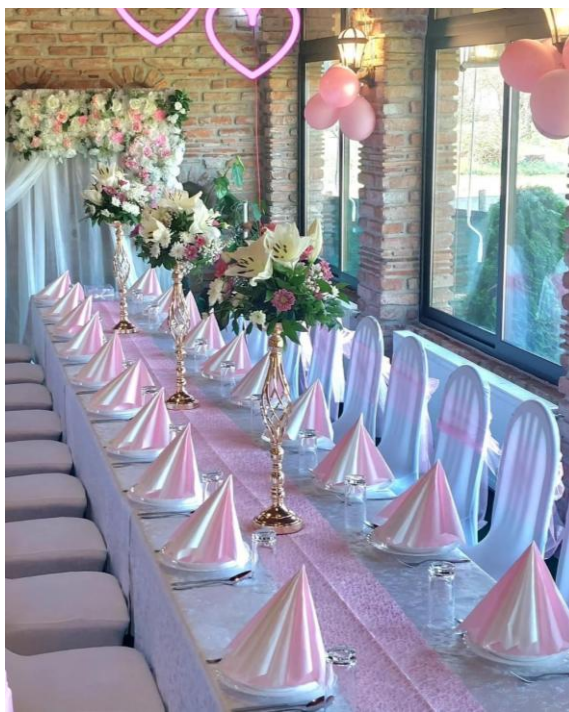


UVOD / INTRODUCTION

- Komplex Eden se nalazi uz magistralni put Derventa–Bosanski Brod.Sastoji se od restorana sa tri odvojene sale, 10 drvenih bungalova (6 trenutno funkcionalno za izdavanje), podruma pića i registrovane destilerije.Eden je poznat po kvalitetnoj tradicionalnoj kuhinji, visoko kvalitetnoj usluzi, smeštaju u etno duhu, proizvodnji vrhunske rakije, a nagrađen je šampionskim peharom na MPS sajmu u Novom Sadu 2019. godine
- The Eden complex is located along the main road Derventa–Bosanski Brod.It consists of a restaurant with three separate halls, 10 wooden bungalows (6 currently functional for rental), a wine cellar, and a registered distillery.Eden is renowned for its high-quality traditional cuisine, premium service, authentic ethno-style accommodation, production of top-quality brandy, and was awarded the Champion Trophy at the MPS Fair in Novi Sad in 2019.

RESTORAN / RESTAURANT

- Kapacitet restorana: oko 350 gostiju u tri sale, terasa za 70 mesta.
- Objekat ima površinu od 682 m² i modernu opremu.
- Restaurant capacity: approx. 350 guests across three halls, terrace for 70 seats.
- The building covers 682 m² and includes modern equipment.



BUNGALOVI / BUNGALOWS

- Komplex sadrži 10 drvenih bungalova, od kojih je 6 potpuno funkcionalno i spremno za izdavanje.
- Ostatak pruža potencijal za dodatni razvoj i smeštajne kapacitete.
- The complex features 10 wooden bungalows, 6 fully functional and available for rent.
- The remaining provide potential for expansion of accommodation capacity.





ENTERIJER BUNGALOVA



PODRUM I DESTILERIJA / CELLAR & DISTILLERY

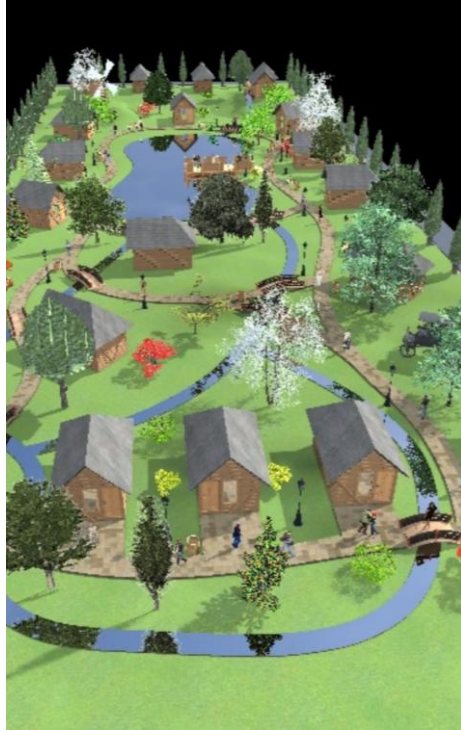
- U sastavu kompleksa nalazi se prostrani podrum pića i registrovana destilerija.
- Destilerija pruža mogućnost razvoja i proširenja proizvodnje rakije i drugih pića.
- The complex includes a spacious wine cellar and a registered distillery.
- The distillery provides opportunities for development and expansion of brandy and beverage production.



INVESTICIONA PRILIKA / INVESTMENT OPPORTUNITY

- Površina kompleksa: 9473 m²
- Asfaltiran parking: 2000 m²
- Osnovan 2000. godine, Eden predstavlja stabilnu i perspektivnu osnovu za razvoj u turizmu i ugostiteljstvu.
- Total complex area: 9473 m²
- Asphalted parking: 2000 m²
- Founded in 2000, Eden provides a stable and promising foundation for tourism and hospitality growth.





PLAN BUDUĆEG RAZVOJA / FUTURE DEVELOPMENT PLAN

Planirana faza razvoja uključuje širenje smještajnih kapaciteta, dodatnih 10 bungalova, izgradnja moderne sale, preuređenje stambenog u aptrmanski kompleks, avantura park za najmlađe i nove sadržaje koji će dodatno povećati atraktivnost kompleksa.

Planned development phase includes expanding accommodation capacity, adding 10 more bungalows, construction of a modern hall, conversion of the residential area into an apartment complex, an adventure park for children, and new facilities that will further increase the attractiveness of the complex..

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