

Health resort Třeboň

- widely-known tourist centre and holiday resort
- cultural, historical and education centre (two departments of the Academy of Sciences, State archive)
- urban monumental preserve of medieval buildings
- 9 500 inhabitants

Sights

- renaissance chateau and medieval houses
- crypt of the Schwarzenberg's Aristocratic family
- gothic church
- ancient brewery

Cultural events

- theatre
- concerts
- puppet theatre
- festivals
- exhibitions

Health resort

- peat-bath spa with 125-year tradition
- relaxation stays
- wellness activities



Distance from other cities

Praha–Třeboň	140 km
Brno–Třeboň	165 km
Bratislava–Třeboň	230 km
Vienna–Třeboň	170 km
Salzburg–Třeboň	245 km
Munich–Třeboň	340 km
Regensburg–Třeboň	275 km
Dresden–Třeboň	285 km



Nature

- UNESCO Biosphere Reserve
- protected Landscape Area Třeboňsko, middle-age fishpond system
- tourism, tracking, biking, water sports, riding, golf

Angling and hunting

- sport fishing
- pond fishing, hunting



CZECH REPUBLIC

REGION OF SOUTH BOHEMIA

TŘEBOŇ



SPA LAVANA

Development project
of health resort complex
and mansion houses

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Czech Republic

- inland country in Central Europe
- area of 79 000 km²
- 10 million inhabitants
- neighbour countries – Germany (west), Poland (north), Slovakia (east) and Austria (south)
- capital city of Prague

The investment terms in the Czech Republic have been favourable. At present, the Czech Republic represents one of the fastest developing countries in Central Europe.



PRAGUE

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Location and land availability

- Czech Republic, South Bohemia, village Domanín near Třeboň
- aim of project: construction of health resort complex and congress centre including mansion houses
- land and capital investment project are owned by Lavana Ltd. (3 shareholders) or its subsidiary company LUDVÍK Ltd.
- land area – 90 hectares/900 000 m² (municipality development plan)
 - area planned for health resort complex: 50 hectares (10 ha of building area, 30 ha of park, 10 ha of forest)
 - area for mansion houses: 40 ha (30 ha of building area, 10 ha of park)
- possibility of immediate start-up of health resort construction – planning permission and building approval available
- utility lines available: water pipeline, sewage system, electricity and phone lines



Region of South Bohemia

- area of 10 000 km²
- 630 thousand inhabitants
- renowned tourist and holiday destination with nice nature, rich culture and long history
- three protected landscape areas in the region: Bohemian Forest, Blansko Forest and Třeboňsko Basin
- longstanding tradition of aquaculture (fishpond management) and balneology
- good position at the transport axis north-south (international road, railway corridor, European bicycle and tourist tracks)
- airports (domestic lines – České Budějovice, international airport – Hosín by České Budějovice)



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Project plan of health resort

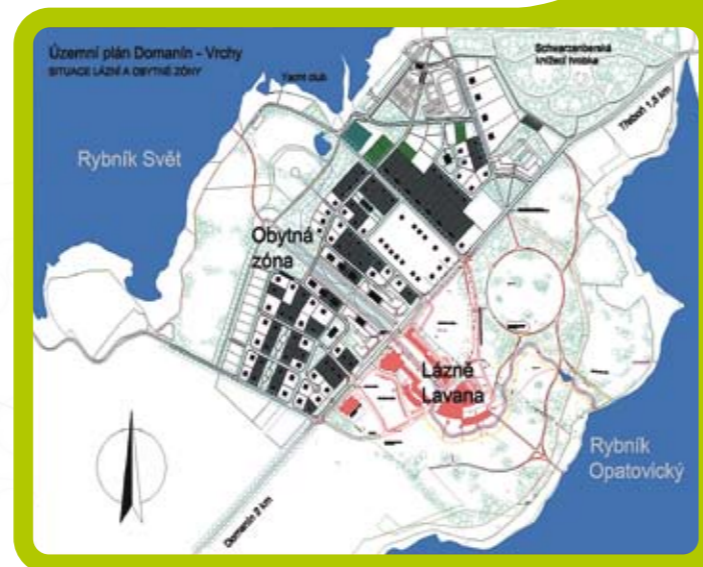
- modern complex at four- or five-star level for demanding customers from the Czech Republic as well as abroad
- construction of health resort complex focused on diseases of locomotive organs and muscle system
- major treatment methods – peat baths, massages
- modern wellness centre
- congress centre
- boutiques and fashion shops
- clinic (aesthetics medicine, dental medicine, ophthalmology)

Possibilities of project participation in the LAVANA project

- participation of foreign investor in the project when the management will be carried out by LAVANA Ltd.
- participation of foreign investor in the project, followed by long-term contract with a third party
- entry of strategic partner, which would participate in the investment as well as management
- sale of the entire project including land and company (23 million EUR)
- any combination of above options with a possibility to divide the project into several parts

Advantages of the proposed project Health Resort LAVANA

- 125 years of health resort tradition
- highly effective health treatment (peat baths) based on rich local source of natural peat
- beautiful nature area – UNESCO Biosphere Reserve and Protected Landscape Area
- comprehensive solution of health resort area with its nature integration
- continuous requirement for spa and wellness services in Třeboň
- increasing demand of wealthy clients for spa and wellness tourism with high-level services
- suitable location close to Austria and Germany
- good availability: international road to Praha and Vienna, intercity railway line Berlin-Praha-Vienna, international airport - 25 km (Č. Budějovice in 2010, under construction)



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