



Technical Support to design Brezovica development plan, Kosovo (UNSCR 1244) is a EU funded project managed by the European Commission Liaison Office to Kosovo and implemented by ECO and Ecosign Europa Mountain Recreation Planners GmbH.

Presentation January 28th, 2011

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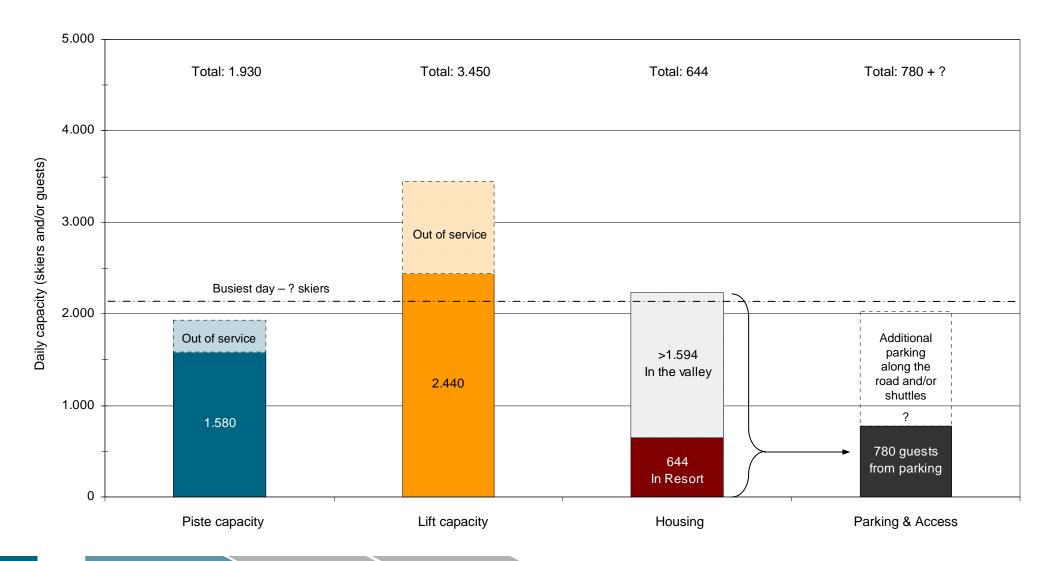
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Balance of Infrastructures

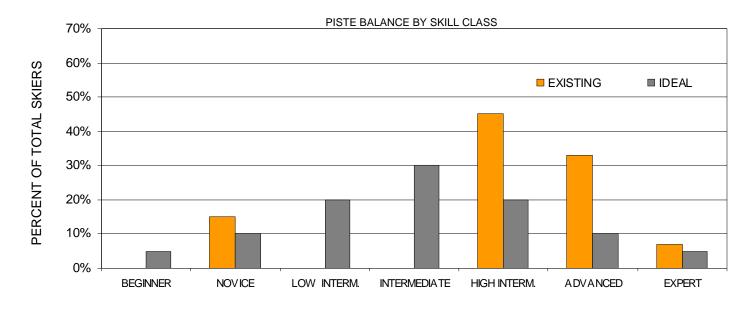
Existing



Piste Balance

Existing

Skill Class	Hectars	Skiers	Balance	Ideal
1 Beginner	0,0	0	0%	5%
2 Novice	2,4	240	15%	10%
3 Low Intermediate	0,0	0	0%	20%
4 Intermediate	0,0	0	0%	30%
5 High Intermediate	12,0	710	45%	20%
6 Advanced	17,5	520	33%	10%
7 Expert	2,8	110	7%	5%
TOTALS	34,7	1.580	100%	100%



Housing and Parking



There are various hotels and housing options at the base area of the existing Brezovica ski area, but the location is pretty uninviting, due to the bad solar exposition, cold location and its very steep base area.

Very limited parking capacity is available, being parking the real limiting factor in the existing ski area. The parking capacity is further reduced due to poor snow plowing after heavy snow episodes.

The very unstructured development on relatively steep terrain in the base area of Brezovica is a major problem from the existing base. It results in a very uninviting environment for a longer agreeable stay.

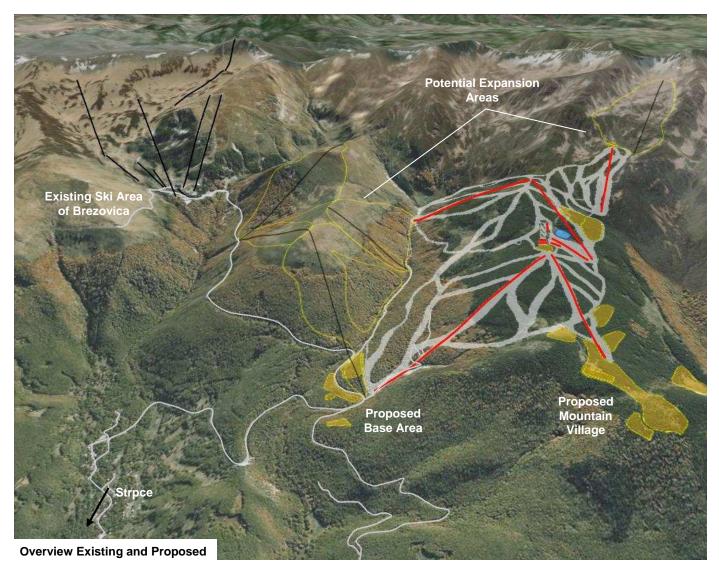
The development is affecting the ski pistes, providing a feeling of unease for the skiers repeatedly using the lifts and pistes.



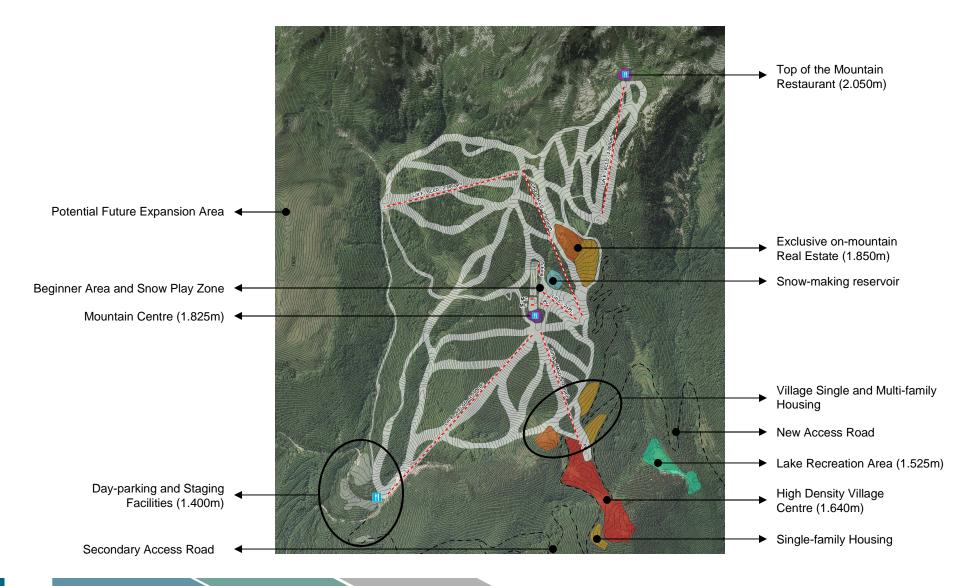


Preliminary TCA Results

Brezovica: Area A



Brezovica: Overview



PHASE 1 > PHASE 2 > PHASE 3

Brezovica: Resort Village

The new Resort Village will be located on a high plateau, at about 1.650m, in the north-western end of the proposed Mountain Resort.

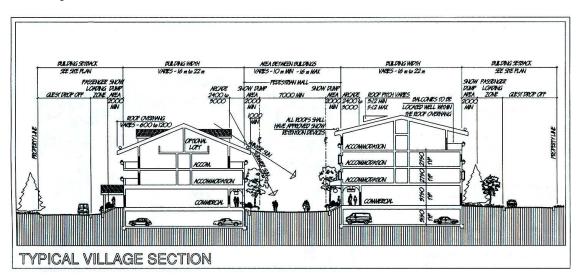
The location is high enough to have snow through the whole winter season and remain fresh in hotter summer days. Views are gorgeous and the solar exposure is very convenient, sunny from sunrise to sunset, winter and summer. Surrounded by forest, the Resort Village will have a really nice flair and invite guests to explore the surrounding nature.

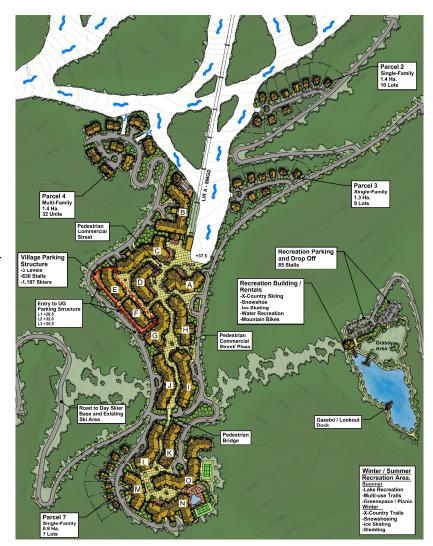
This relatively flat area offers a large potential for development, showing a mix of residential and commercial space, with a total of almost 5.300 beds and over 600 parking stalls.

The Resort Village is made of a Village centre to the north; single and multi-family development to the south, adjacent to the pistes; and some additional exclusive development higher up in the mountains, at 1.850m.

Additionally, a Recreation Area around a potential new artificial lake, west of the Village centre, has been planned associated to the Resort.

The Resort Village has been designed so that arriving guests will park below their accommodations or in the multi-level parking structure and then completely forget about their cars until they depart. No cars will be seen from the pedestrian streets of the Village. Each building will have enough underground parking for all their guests.





Brezovica: Resort Village

The Village centre is designed solely for pedestrian traffic (emergency vehicles in exceptional circumstances can be driven on the pedestrian streets).

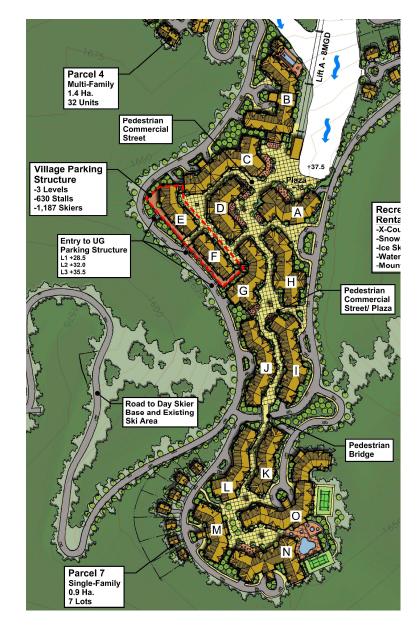
The Village Resort buildings (hotels and condotels) have been designed to be 3 to 4 floors high, very desirable height and human scale, allowing views out to the surrounding mountains and also allowing sun to penetrate onto the village streets and plaza. A few buildings (mainly destination or larger hotels) with 4 to 7 floors have been strategically placed in the Village centre and set against the mountain terrain, so that views will not be blocked and no shadows cast onto pedestrian areas. These larger buildings will be more attractive for destination hotel operators, as they require a minimum number or rooms in order to operate efficiently. The condotels and hotels are planned to have one level of commercial space located on the ground floor (pedestrian street level) and then 2-3 levels of accommodation above.

There is a mix of destination hotels, with smaller rooms, but mostly "Condotels" have been planned (similar to apartments rather than to standard hotel rooms, in order to provide a more homey feeling with more space available for the guests and families). We would like the guests to stay as long as possible in the mountain and fully enjoy their mountain experience, not only while outdoors, but also when they get "home". Conference and spa areas, along with plenty of commercial space have been considered in order to create a fully liveable and vibrant village and will help host sporting guests and additional activities and celebrations of all kinds. These additional services and amenities shall help draw guests to the resort in the "shoulder" seasons of spring and fall and shall help to create the Four Season destination Resort.

One staging lift, 8-seater gondola, has been planned to take guests directly from the Village centre and parking up to the ski area and mountain centre area. There are several main ski pistes that will allow skiers to ski directly into the Village centre and also provide ski-in /ski-out access to the slope side accommodations and main plaza.

Regarding the commercial space, since most buildings will have plenty of dedicated commercial areas on the street level, the main pedestrian street will be a vibrant location, full of activity day and night, with shops of all kinds (including grocery, souvenirs, dedicated clothing and mountaineering gear, etc...) and plenty of restaurants that will cover some of the plazas with outdoor seating but also account for plenty of indoor space. With the right mix of commercial, dinning, residential, other dedicated spaces and its unique location, the new Resort Village has a great potential to become an interesting destination for guests during all four seasons.

A new access road is proposed coming from the western side of the mountain. The alignment is for the most part similar to the existing earth road heading to the site. A secondary road has also been proposed from the east side and connecting to the new day base area and the existing Brezovica road. This road will ideally be built to allow transit between the various parking areas, should one or the other be full, and in order to reduce the driving time for guests coming from both Prizren and Pristina. Each of these roads will be just 3km long.



Brezovica: Resort Village & Exclusive on-mountain Real Estate

At the south-eastern end of the high density Resort Village, in the higher terrain adjacent to the pistes, there is a planned development of single-family private homes and multi-family residences (townhouses) on parcels 2, 3 and 4.

This development is located on a slightly steeper terrain than the Village centre and, hence, smaller and more adaptable buildings have been chosen.

Guests residing in these areas have ski-in / ski-out possibilities just a couple meters away from their accommodation, both towards the village gondola and the lift from the day parking areas. In addition, their location makes them very attractive for guests through the remaining year seasons, being integrated in the forests but still only a short walk away from the Resort Village centre.

Exclusive on-mountain Real Estate:

Located at development parcels 8 and 9, at 1.850m in elevation, this development areas are literally in the middle of the ski area and close to the mountain top.

A mix of single and multi-family homes has been planned in this central part of the ski resort, with direct access to almost every single lift. Full ski-in / ski out access for those clients looking for the highest level of exclusiveness.

Located within the forests, but a step away from the alpine prairies, with stunning mountain and valley views, it is a great location for summer and winter.

A dedicated winding access road is proposed from near the village centre, leading up to the new real estate development.





Brezovica: Day Skier Base and Parking Area

The Day Skier Base and Parking Area are located at 1.400m, adjacent to the existing access road leading to the existing ski area.

Five different small parking lots have been proposed for the day skier, basically all located within comfortable skier walking distance (skiers carry heavy equipment and wear uncomfortable shows; this defines the maximum distance that they would comfortably walk to a lift terminal or piste.

Earthworks will definitely be needed in this area. Their extent cannot be determined at this point and with the provided mapping. The parking lots will likely have to be constructed in several terraces because of the sloping site.

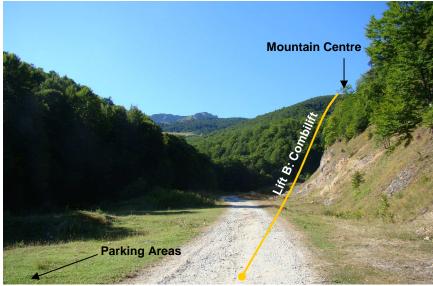
Basic guest services shall be built in this area, with a building constructed to house facilities such as: first aid, toilets, snack bar / restaurant and ticket office, etc.

The day skier base area could be used both in summer and winter. In summer, the parking and lift could be used as a staging area for hiking, multi-use recreational trails and other forms of recreation on the mountain.

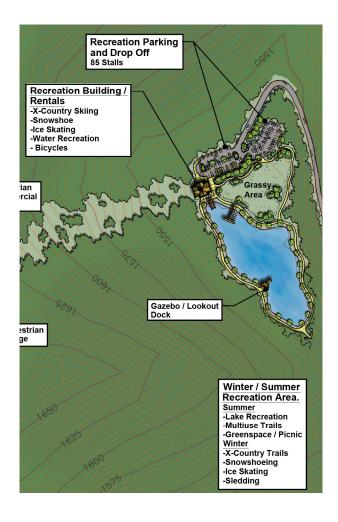
The day skier base should also include a dedicated charter bus drop-off adjacent to the proposed skier service building, so that guests have only a short walk to the services and lift. After dropping off the guests, the buses can go and park in a dedicated parking lot P4 so the noise and fumes are contained and don't negatively affect the guest experience at the mountain resort.

If the resort is successful and reaches build-out, there is potential to build a staging lift from a new valley bottom real estate base and parking area (in the so called "weekend-zone"). It has been taken into consideration for the future, but it is not necessary until the mountain capacity is increased beyond 6.390 skiers.





Brezovica: Lake Recreation Area



Northwest of the Resort Village and 100m below it, there is a new proposed artificial lake, located in a natural sink of the terrain.

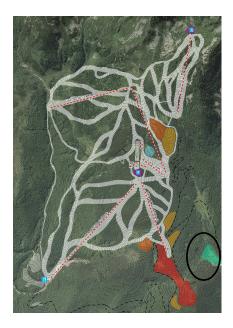
This lake would be a great opportunity to concentrate various activities for summer and winter in and around the lake, such as:

- Recreation activities in the lake: swimming, water recreation, boat rentals, etc.
- Multiuse trails for walking, biking, etc.
- Picnic area
- Snow-shoeing
- Cross country skiing
- Ice skating
- Sledding

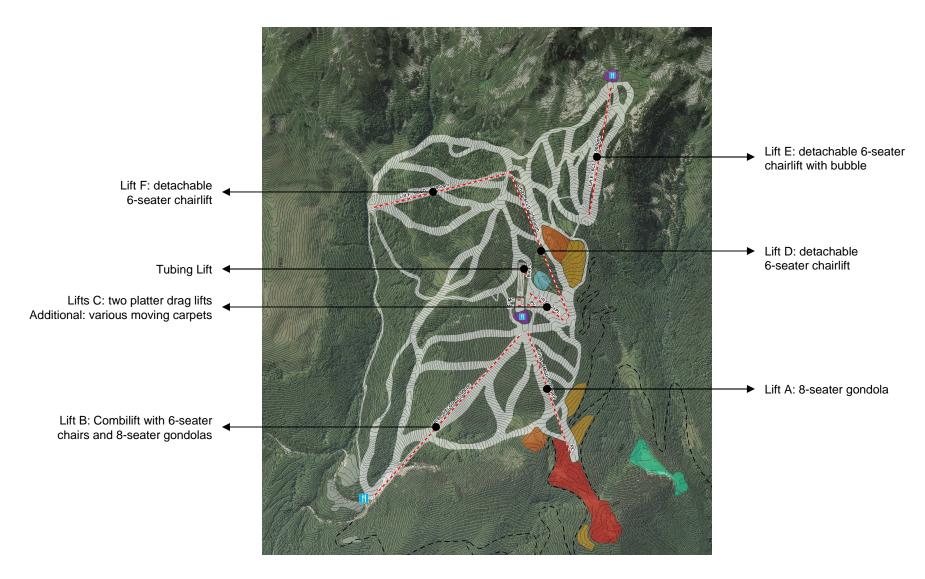
A proposed parking area would be located adjacent to the new lake, as well as a Recreation Building, containing equipment rentals and other guest services, such as toilets, dinning, lockers, etc.

Being lower in elevation than the Resort Village and on the west side of the mountain means this area enjoys a slightly warmer climate than the Village itself, making it an ideal location for water activities in the summer and for afternoon enjoyment in winter.

Additionally, a number of hiking routes will have this lake as a final destination or simply go past it, connecting it to the Resort Village.



Brezovica: Ski Area



Brezovica: Ski Area

Lifts A and B the ski resort main accesses. They have a capacity of transport for almost 5.000 pph, guaranteeing that no queues make the experience uncomfortable for the guest. Simultaneously, both these lifts account for a large number of ski pistes in all difficulties. This means the lifts will be continuously used through the day, increasing their profitability. Both lifts are completely within the forests (as are their pistes), meaning access and operation in adverse weather conditions is possible.

Lift A: Village Gondola: 8-seater gondola

It will connect the Village Centre to the Mountain Centre and the beginner area. This gondola will have an initial capacity of 2.200pph, but should be upgradeable in the future if the needs increased or the ski area was to be expanded. This lift is not only the main access to the mountain, but also covers the need to bring pedestrians, beginners and tired skiers back to the resort in the afternoon.

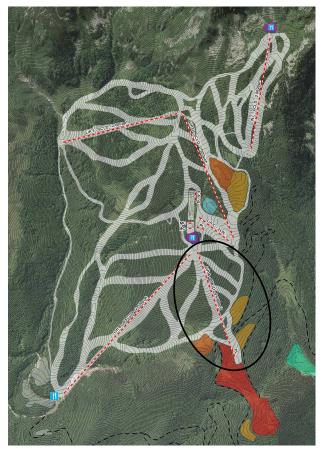
In order to offer an attractive package for the guests, night skiing is recommended for three pistes served by this lift. Skiing at night is a unique experience and even more if, at the end of each run, skiers find themselves in the village centre, right next to the main plaza. This night use of the gondola would be a great advantage for the Mountain Centre restaurants, that may offer top view dinner services. Materials and goods transport to the Mountain Centre can also comfortably take place using this lift.

In summer, Lift A will be used by pedestrians willing to comfortably access the mountain top, bikers for downhill riding and possibly for some other activities, such as alpine coaster, summer toboggan...

Lift Baby:

A small beginner lift could be placed parallel to the gondola for the first few meters, for those beginners would would like to give it a try first in the village, before heading to the mountain beginner area.





Brezovica: Ski Area

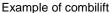
Lift B: Day parking staging lift, combilift

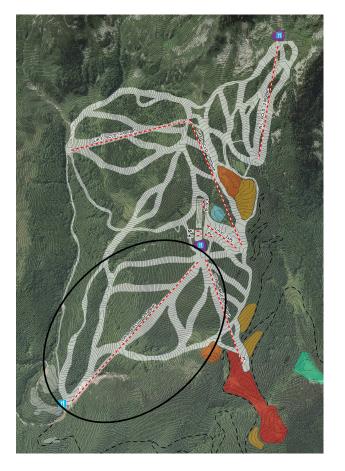
For Lift B we propose a combilift, a mix of 6-seater chairs and 8-seater gondolas in just one cable. Its rated capacity should be at least 2.500pph. This is a relatively new kind of lift, but they are proving very interesting for situation like that in Brezovica. Staging from a day parking area, the resort will receive all kinds of guests (pedestrians, skiers, beginners...) and there will be a need to provide both staging and egress for many of them. Each passenger can chose to sit in a gondola or in a chair once they get to the bottom station of the lift.

The pistes served by this lift range from the lower intermediate to the best skiers, although the very beginners and novice will need to take the gondolas back down to the parking until they feel secure enough to try a bit more complicated piste.

The pistes served by Lift B may require some snow-making in its lower elevations, but due to the north exposure of the slopes, is it to expect that the snow, once on the ground, will last for a long period and retain a good quality. Together with Lift A, its location at lower elevations and within the forest will improve the use of Lift B during bad weather episodes, such as windy conditions, snowfall or fog.







Brezovica: Ski Area

Lifts C: Beginner area. Two parallel platter lifts

The beginner area is the central point of the ski resort and will reply on two platter lifts (surface drag lifts) with a capacity of 750pph each.

Those learning how to ski will find their paradise next to the Mountain Centre. A series of Moving Carpets will offer the first step in the learning process. Then the skiers will move to the platter lifts located just south of the Mountain Centre.

Platters are an ideal step for the beginners since they learn how to slide both when going up and when going down, getting confident faster. The area is very wide and has an ideal length for learning. Restaurants, toilets and all necessary skier services are located just next to the area.

The location of this beginner area is very sunny, from early in the morning to sunset, it is a warm location as well, but being at 1.800m in elevation is a guarantee of snow for a long season.





Brezovica: Ski Area

Mountain Centre

At 1.825m, accessible from the top of the two staging lifts and next to the beginner area and play zone, this skier and guest service centre is perfectly located in the central area of the mountain.

Skier service and tourist oriented commercial surface should be build in this area. Restaurants, equipment rentals and repair, small retail shops, toilets, tickets, children's programs, etc... will be located within steps of the access lifts and, simultaneously, next to the beginner area, snow play zone, tubing and additional activities. This centre will also be very popular for non skiers willing to relax and enjoy the mountain view, while enjoying good services, and for those who would like to see their kids learning how to ski. Night use of the restaurants should be possible, since the village gondola can be open for night skiing too.

In Spring, Summer and Autumn, this will be the centre point and start for many activities. The attractiveness of this area is completed by building a water pond that can have recreational use in summer and will be used for snow making in winter.

Mountain Top Restaurant

Located at 2.050m in the alpine, it is as high as one gets in the planned ski area.

The location is stunning: on the one hand lays the wall of the Sharr Mountains, a cliff gaining a few hundred meters in elevation just a step away from the restaurant. On the other hand, the view to the north extends to almost the whole Kosovo, not to mention that the complete ski area is to be seen just underneath.

In summer, this location may be the destination for plenty of hikers and bikers who start their day in the village or at the mountain centre



Brezovica: Ski Area

Mountain Centre:

Food services

Commercial space

Ski rental & repairs

Toilets & other guest facilities

Snow-play zone

Beginner zone

Children's program

Tubing zone

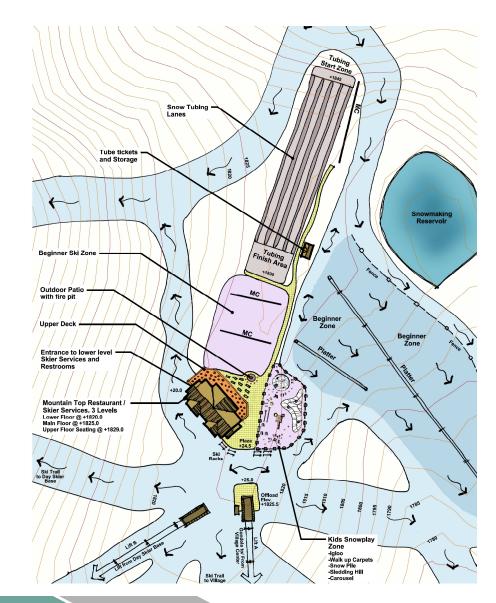
Snow-making reservoir

Night operation of the dinning facilities

Relax and sun-bathing terraces

Summer centre for biking & hiking

Information office for the National Park



Brezovica: Ski Area

Lift D: 6-seater detachable chairlift for novice and lower intermediate skiers

Once confident at the beginner area, beginners take the next step going to this chairlift. Pistes are still almost as easy as in the beginner area, but over 1km long. There are also a couple of pistes for better skiers who would like to stay within the core of the ski area, before heading to the upper trails.

This lift has an important staging function: guests heading to Lift E will need to take Lift D in order to reach their destination, while those heading to Lift F may chose to ride Lift D or may ski the ski-way down to the bottom of Lift F directly. From the top of Lift D one skier can get anywhere in the ski area (all lifts bottom stations, the village and the parking are directly accessible). Guests from the exclusive mountain top development may choose to head directly to this lift in the morning, since they are completely surrounded by pistes heading to the base of Lift D.

The top station of Lift D lays high enough, that all skiers, even novice skiers, can enjoy the beauty of the alpine and gorgeous views over the Sharr Mountains and Kosovo, but get back to the safety and charm of the forest pretty soon.

This lift can also be operated in summer, bringing people high into the alpine and allowing bikers enjoy the prairies and some nice downhill, about 2km to the village or even more to the day parking area!

The rated lift capacity of Lift D needs to be 1.800pph initially, with the possibility to further increase it after Lifts E and F are built (if needed; max. design capacity: 2.400pph).

A 4CLD could be installed instead of a 6CLD; from the capacities point of view it is feasible, however having all chairlifts of the same kind is very convenient for replacement and maintenance, and hence a 6CLD is proposed.





Brezovica: Ski Area

Lift E: 6-seater detachable chairlift for everyone

Lift E shall be the favourite for everyone, specially the intermediate and upper intermediate skill class skiers.

Skiing in the forests is nice and can be done in adverse weather, but the alpine has its own magic. Lift E brings the skier to a mix of terrain, great for almost every skier (no beginners terrain though) offering stunning views over the whole ski area and the region.

Due to the lift alignment, while comfortably seating on the chair, skiers are heading south: directly facing the warming sun and the top of the mountain, the majestic Sharr Mountains are just ahead of the skier. Lift E also gives access to the Mountain Top Restaurant, surely a favourite for all the guests.

While skiing down any of its over 1km long runs, the whole country of Kosovo is below. There is also plenty of terrain for some out of boundaries skiing and maybe even a Fun Park in the future.

Lift F: 6-seater detachable chairlift for the good skiers

Good and expert skiers also have their place in Brezovica, not only on Lift B but also and mainly on lift F. This 6-seater chairlift has plenty of steep terrain and lots of out of boundaries areas that can be used by some exploring skiers. There are some trees in the area, but the forest is not dense, allowing even some skiing within the trees for those who dare. Plenty of difficult trails for the best skiers will be served by Lift F, that should also feature a middle class piste, to allow almost everyone enjoy the beautiful scenery this eastern valley has to offer.

Lift F will surely be a morning and early afternoon destination due to its solar exposure.

The location of this lift, makes it the ski area eastern border, meaning that any future expansion of the ski area will occur this way. With 2.600pph initial capacity, if by the time this lift is built the forecast shows a midterm need to expand the ski area, place a 6-seater detachable with bubble, with a design capacity of at least 3.000 pph.

A ski-way should be built on the valley bottom to return to the parking area, in case of malfunction of the lift and for those willing to go back directly to their cars in the evening. This ski-way will be used as the construction road for the bottom station at the same time, and only a couple hundred meters of construction is required, being the remaining length an existing unpaved road.



Brezovica: Base area

Land	Land	Parcel	Percent	Dev.	Units	Day Skier	Skiers	Bus	Skiers	Total	Total	Total	Skiers	Total
Use	Use	Area	Developable	Area	per	Parking	By Car	Stalls	Ву	Units	Beds	Guests	from	Skiers
Area	Designation	(Ha.)			Ha.	Stalls			Bus			in Beds	Beds	
Village	Plateau													
1	Recreation Area - X-Country/ Lake	3,2												
2	Single Family Chalet	1,4	70%	1,0	10					10	80	32	19	19
3	Single Family Chalet	1,3	70%	0,9	10					9	72	29	17	17
4	MFU - Townhouses	1,5	90%	1,4	25					32	192	108	86	86
5	Commercial Village/ Hotel/ TA	9,2	95%	8,7	100					1.507	4.867	3.942	3.154	3.154
6	Village Parking Structure - 3 Levels - P6	0,7		2,1	300	530	1.187							1.187
7	Single Family Chalet	0,9	70%	0,6	10					7	56	22	13	13
Total Village Plateau		18,2		14,7		530	1.187			1.565	5.267	4.133	3.289	4.476
On-Mou	untain Exclusive Real Estate													
8	Single Family Chalet	3,0	70%	2,1	4					8	64	26	15	15
9	MFU - Townhouses	2,3	90%	2,1	25					53	318	178	142	142
10	Mountain Top Restaurant	0,6	95%	0,6										
11	Mountain Top Restaurant	0,6	90%	0,5										
Total O	n-Mountain Exclusive Real Estate	6,5		5,3						61	382	204	157	157
Day Ski	er Base													
12	Day Skier Parking - P1, P2	1,8	N/A	0,9	330	281	629							629
13	Day Skier Car/ Bus Parking - P3, P4	1,8	N/A	0,9	N/A	197	441	12	384					825
14	Overflow Parking - P5	0,4	100%	0,4	330	139	311							311
Total Da	ay Skier Base	4,0		2,1		617	1.381	12	384					1.765
Total St	tudy Area	28,7		22,1		1.147	2.568	12	384	1.626	5.649	4.337	3.446	6.398

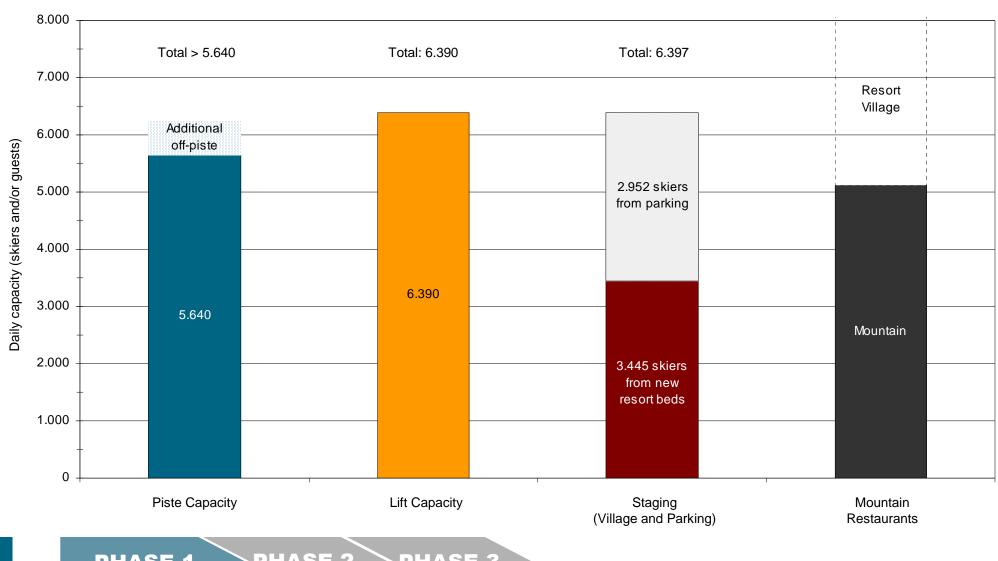
Brezovica: Ski Area

Mtn SCC = 6.390 Design Day (80%) = 5.112

	Ecosign Standard Skier Service	Total Floorspace		
Service Function	Floorspace Required (m²)	Required (m²)		
Staging Facilities	Kequirea (III-)	(111-)		
Ticket Sales	0,0120	61		
Public Lockers	0,0880	450		
Restrooms for Staging	0,0209	107		
Equipment Rental & Repair	0,0840	429		
Guest Services / Ski & Snowboard School	0,0350	179		
Children's Programs	0,0390	199		
Subtotal Staging Facilities	0,2789	1.425		
Commercial Facilities				
Indoor Food Service Seating	0,3250	1.661		
Kitchen & Scramble	0,1630	833		
Restrooms (For Commercial)	0,0600	307		
Accessory Retail	0,0530	271		
Subtotal Commercial Facilities	0,6010	3.072		
Operational Facilities				
Administration	0,0740	378		
Employee Facilities	0,0370	189		
First Aid & Patrol	0,0280	143		
Subtotal Operational Facilities	0,1390	710		
BUILDING SUBTOTAL	1,0189	5.207		
Storage @ 10%	0,1019	521		
Mech/Circulation/ Walls/ Waste @15%	0,1528	781		
TOTAL	1,2736	6.509		

Balance of Infrastructures

At Build-out

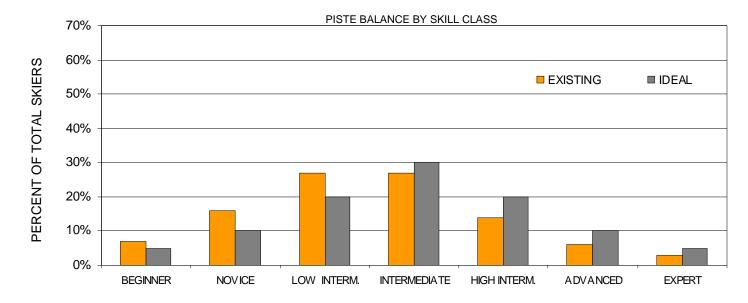


Piste Balance: Concept

At Build-out

Skill Class	Hectars	Skiers	Balance	Ideal	
1 Beginner	2,2	400	7%	5%	
2 Novice	11,6	880	16%	10%	
3 Low Intermediate	25,3	1.520	27%	20%	
4 Intermediate	25,5	1.530	27%	30%	
5 High Intermediate	17,7	800	14%	20%	
6 Advanced	15,1	340	6%	10%	
7 Expert	5,6	170	3%	5%	
TOTALS	103,0 *	5.640*	100%	100%	

^{*} Free riders terrain on lifts E and F not included (adds to classes 5 - 7)



Estimated Investment on Lifts

Brezovica

	Lift A	Lift B	Lift C (x2)	Lift D	Lift E	Lift F	Lift Baby	TOTAL
Lift System	8MGD	6/8CGD	1PL	6CLD	6CLDB	6CLD	1PL	
Lift Length [inclined, m]	850	1.422	290	1.023	850	929	113	5.767
Rated Capacity [pph]	2.200	2.500	720	1.800	2.800	2.600	700	14.040
Rope Speed [m/s]	6,0	5,0	2,5	5,0	5,0	5,0	2,5	
Cost Estimate [electromechanical]	4.020.000€	5.770.000€	230.000€	3.430.000€	4.000.000€	3.900.000€	160.000€	21.740.000€
Cost Estimate [civil works]	600.000€	770.000€	70.000€	550.000€	500.000€	550.000€	40.000€	3.150.000€
Total Cost Estimate*	4.620.000€	6.540.000€	300.000€	3.980.000€	4.500.000€	4.450.000€	200.000€	24.890.000€

*Notice: Estimated standard prices, based on the currently available geo-data and level of detail

For ski resorts in Western Europe an investment of about 10.000€ per skier (in terms of mountain capacity) is considered acceptable. The given investment of about 25 million Euros is on lifts only. Additional expectable investments will be on: ski pistes earthworks, skier services, grooming machines, snow-making facilities, etc.

Regarding the designed mountain capacity, an investment totaling of about 60 million euros only on mountain facilities would be within a reasonable range. Lifts usually account for the most expensive part of the investment.

The Resort Village is an investment that needs to be financed separately, but hotels, real estate and commercial space should normally pay off themselves.

An investment / financial plan is highly recommended.

Brezovica: Mountain Activities

In Spring, Summer and Autumn, the Sharr Mountains and the National Park offer a large variety of sport activities.

The number of high Alpine Lakes existing in the mountains just above the newly planned resort offer guests the possibility to escape civilization and head to the real mountains, where sharp cliffs, rocky areas, alpine prairies with their indigenous flowers and glacial lakes get together, while enjoying stunning views over the whole country.

Hiking, climbing, mountaineering, mountain biking, nature exploring and horse riding are some of the activities that can be easily done and require very little infrastructure. Just a few trails and signs required.

Not only the high alpine is an important asset of these mountains, but also the forests. The forests in the area range from large areas covered by young and mid-sized deciduous trees, as well as areas covered in various types of evergreen forests. The mix of terrain gives the guest the possibility to explore the whole range of mountain climates and biosphere within a half day walk in the area. If weather turns worse, forests become a safe and enchanted area.





Spring and Autumn can prove to be the hardest seasons to attract tourists in many mountainous areas around the world. The Sharr Mountains posses a great attractive during these seasons.

Spring is green and colourful in the lower elevations, while the snow accumulated in the former glacial valleys at the higher elevations retain plenty of snow for various additional months, providing a great contrast of landscapes.

On the other hand, Autumn is a very spectacular season in the northern slopes of the Sharr. Due to the mixed deciduous vegetation being so extensive and covering the mountains up to elevations of even over 1.600m in some cases, the foliage colours

are surely a very powerful magnet to attract visitors during their peak.

Sunny and relatively mild Autumn days can prove to be a very busy time in the hiking trails featuring the most extensive views of the mountains.



Brezovica: Mountain Activities

Additionally, there are plenty of activities, both for summer and winter, that can be offered in the mountains, although some of them will require additional infrastructures. However, these can be a good magnet to attract local and regional guests, as well as offer a nice change and new possibilities for those guests staying longer in the resort area.

These activities include, but are not limited, to:

- Mountain Downhill Kart (MDK)
- Zorbing
- Nature interpretative hikes
- Climbing walls
- Sliding activities
- Ziplining
- Paragliding and Hang gliding
- Farmers / Artisan markets
- Mountain Top dining
- Conference retreats and seminars, weddings and reunions
- Mountain music concerts and festivals
- etc...



Summer Zorbing on a grass slope



Winter Zorbing on snow covered slopes



Ziplining



MDK winter use



MDK summer use

Development Concept Conclusions

Brezovica: Review

The Mountain Resort Master Plan for Brezovica is designed to make the best use of the Sharr Mountains year around. From the beginning of December to sometime in April, alpine skiing, backcountry skiing, cross country skiing, snow-shoeing, snow playing, sledging, sightseeing, etc... will be the favourites, while mountaineering, hiking, climbing, horse-riding, mountain biking and a series of other mountain activities (alpine coaster, fishing... for instance), or simply relaxing in a healthy mountain environment, will be the highlights in spring, summer and fall. The beautiful foliage colours in the region are a good asset during a season when attracting tourism is a bit more complicated in some mountain areas.

This Development Concept consists of two main parts: **Base Areas Development** (village, parking, access, recreation areas and staging facilities) and **Mountain Development** (lifts, pistes, mountain facilities and additional activities). Ecosign Europa proposes the following systems in the new Mountain Resort:

- A Day Skier Base and Parking Area
- Mountain Resort Village with plenty of public accommodation, commercial space, conference and wellness space and some private accommodation around
- Exclusive on-mountain real state development at 1.850m in elevation
- A lake side recreational area
- Ski resort featuring 5 major lifts (1 gondola, 1 combilift and 3 detachable chairlifts), 2 smaller ski lifts and some beginner lifts
- A family-friendly resort with over 35 pistes and 26,3km of pistes in all skill class levels
- Mountain Centre with commercial space, restaurants and various guest services
- Top of the mountain restaurant, at the resort's highest point
- Additional mountain recreational activities, including over 30km of summer trails

The resort has been planned to be a medium sized ski resort, large and interesting enough so that visitors have the possibility to stay for several days and enjoy the different options the mountain has to offer, as opposed to the existing day ski area. Additionally, non-skiers and summer guests will enjoy an extensive offer in alternative recreation.

Compared to the existing ski area, the mountain capacities have been more than tripled, while increasing the level of comfort very substantially.

Additionally, if the ski resort and its management are successful to completely fill the planned capacities, there is potential to expand the area towards the east easily while getting additional bed capacity from the valley bottom if necessary. However, in normal circumstances, we expect the implementation of the proposed Master Plan shall at least require 10 to 15 years.

Rough Estimate of Employment Opportunities Brezovica

Example: modern 4-star hotel with 100 bedrooms:

Based on the available tourism and economic studies made for Kosovo, it can be estimated that 0,8 direct employment spots could be created per each room. Indirect employment could account for an additional 2 workers per room.

Considering that the location is a ski and mountain resort, additional employment will be created.

The following estimated data would be based on a resort made of only 4-star hotels of about 100 beds per hotel (approximately matching the average proposed for the village). The numbers are meant for orientation only!

Area A (proposed development for the next decade):

- 1.507 hotel units (avg. of just about 3 beds per unit)
- over 1.200 direct employments could be expected (mostly locals)
- a total of 1.626 units planned (including private housing)
- over 3.200 indirect employments could be generated (some local, some regional)
- additional employment:

ski resort workers: ~250 workers (including lift operation, piste preparation, administration, rentals, mountain services & restaurants, snow patrol, parking attendants...)

- Rough estimate of employment opportunities: about 4.600 employments (direct and indirect)
- A certain percentage of the employment will be seasonal, but due to the large offer of alternative activities, a large proportion of the created employment should be permanent