

Compendium of Rural Renovation Business Models

Thirty-four business models from eleven Danube-region communities

JUNE 2026



A rural revitalisation project in the Municipality of Sárvár

FOREWORD

Rural buildings, reimagined

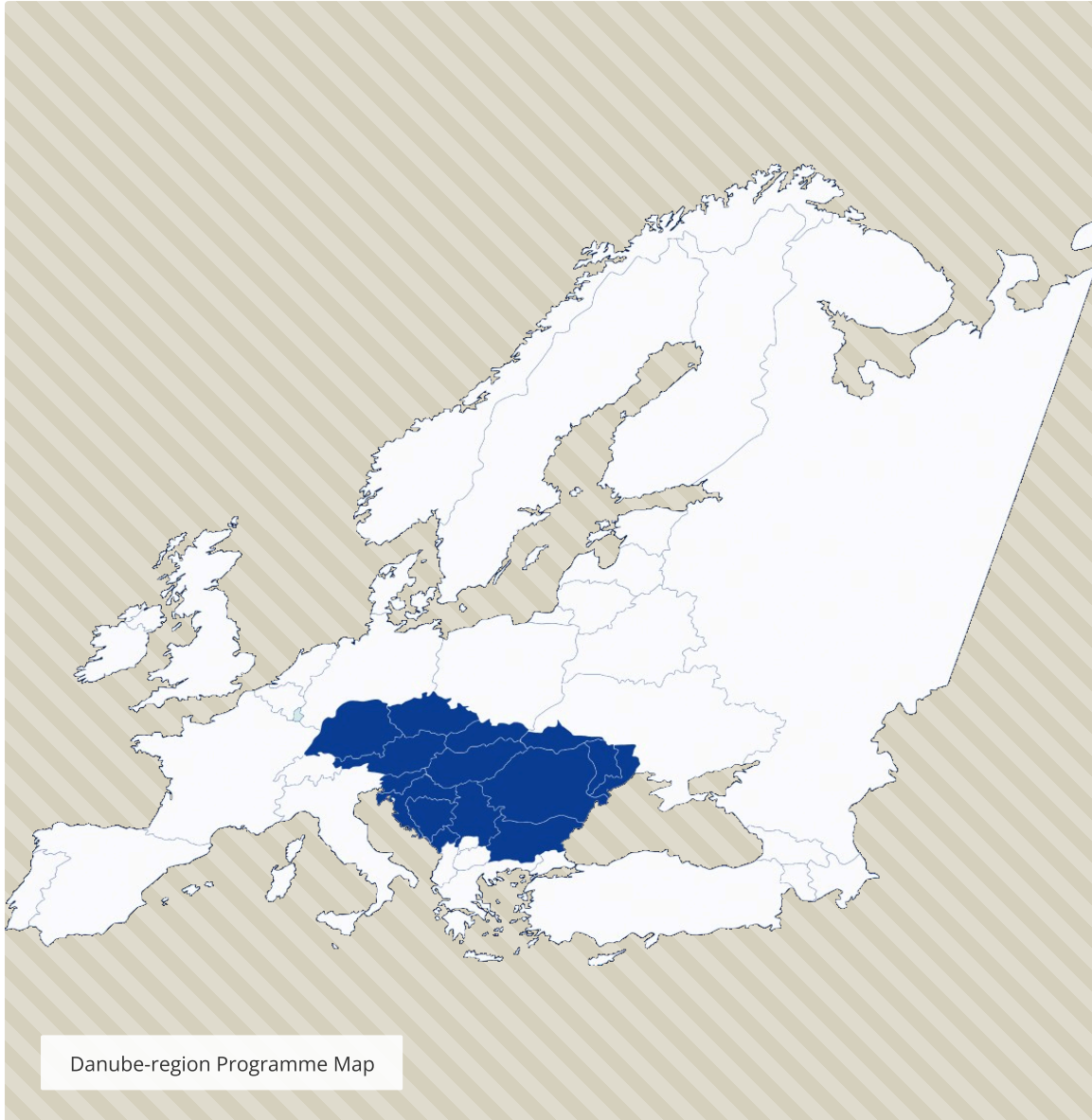
Across eleven rural communities in the Danube region, thirty-four deteriorating buildings are being given a second life.

Each entry shows what the building is now, what it will become, who pays for it, and who benefits. The three buildings in each community fall into private, commercial or public use.

RurALL project is co-funded by the Interreg Danube Region Programme (2021 -- 2027) and unites fourteen partners and seven associated strategic partners from eleven countries.

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- 03 Map of the eleven communities
 - 04 How to use this publication
 - 05 The eleven communities -- thirty-four buildings
 - 27 The RurALL Process and Toolkit

Eleven communities, eleven countries



01	Eberau	Austria
02	Prijedor	Bosnia and Herzegovina
03	Sandanski	Bulgaria
04	Gorski Kotar	Croatia
05	Bystřice	Czech Republic
06	Mojkovac	Montenegro
07	Hodod	Romania
08	Jelšava	Slovakia
09	Beltinci	Slovenia
10	Sárvár	Hungary
11	Despotovac	Serbia

Built around three uses, designed to scan

Every building in this compendium is organised by the use it will serve after renovation. The same three categories repeat across all eleven communities.

Private use

Homes and housing -- including housing for elderly residents and underprivileged groups.
Family dwellings -- elderly housing -- supported housing

Commercial use

Small-scale economic activity rooted in the local context.
Tourism accommodation -- co-working spaces -- food and craft production -- micro-enterprises

Public use

Buildings returned to shared civic life.
Community centres -- cultural spaces -- education and care facilities

Every building follows the same anatomy

Once you have read two or three entries, you can scan the rest in seconds -- and stop where a number or a photograph catches your eye.



(2) TODAY AND BECOMES

Two vision blocks -- the building today and what the community wants it to become

(3) KEY NUMBERS

Investment -- funding route -- capacity -- catchment

(4) WHO THIS BUILDING SERVES

Local residents	Daily
Visitors, tourists	Seasonal
Associations, schools	Weekly

(5) NEW EUROPEAN BAUHAUS

Beautiful - Sustainable - Together and a link to the full model

- 1 **A photograph** shares the story -- what the building is, where it sits.
- 2 **Today and Becomes** -- two short vision blocks describing the building as it is now and what the community wants it to become.
- 3 **Key numbers** -- investment, funding route, capacity, catchment, and any other figure that grounds the model.
- 4 **Who this building serves** -- a table naming the user groups and how often they use the building.
- 5 **NEB dimensions** -- which New European Bauhaus principles this model embodies, and a direct link to the full business model.

GOING DEEPER

The full business model for each of the thirty-four buildings is available online via the links on each page. The toolkit on page 28 presents the process.

01 Eberau

Southern Burgenland, Austrian-Hungarian border

REGION Burgenland, Güssing district

PARTNER ZSI -- Mayor of Eberau as ASP

Eberau sits on the Austrian side of the border with Hungary, a village with a moated castle and a wine-making tradition running through the Pinkafeld valley. The local primary and secondary schools attract pupils who commute daily from across the border -- but residents have named three gaps that shape the three buildings in this compendium: nowhere for students to stay, no indoor space for sport or gathering in winter, and no rest stop along the cycling routes that cross the vineyards.

The three buildings answer those gaps in three different building types -- a vacant house in the old town, a closed carpentry factory, and a small wine-house in the surrounding vineyards at Winten.

LOCATOR

47.107° N -- 16.461° E



Three buildings



Soulkitchen

Soulkitchen -- Cultural meeting space

Public use

A long-vacant building complex on the main square becomes a cooking, living and guest-room hub -- a pedestrian link between the village green, the school and the bus stop. Boarding rooms for cross-border pupils, a public kitchen run with older residents, and flexible space for associations.

€582,000

Concept -- mixed income strategy



full model



Freizeitfabrik

Freizeitfabrik -- Modern sports and leisure complex

Commercial use

A 2,100 m2 former carpentry hall reopens as an indoor sports and leisure centre -- football and volleyball courts, padel, a climbing tower inside the old silo, a cafe, and a ring-shaped running track. The only indoor year-round leisure offer in the area.

€1.5-2.0
million

Concept - unsure whether new owner will take it up



full
model



Kaprizestockl

Kaprizestockl -- Winten vineyards

Private use

A small 1960s Kellerstockl in the surrounding vineyards becomes a holiday apartment for four to five guests above, with a self-service cyclist rest stop below -- vending machines with regional produce, tool station, e-bike charging. A mixed private-commercial model.

€295,000

Concept -- new private owner - operator to be found



full model



Main façade -- rendered visualisation



Existing state -- Hauptplatz 5



Interior render -- cooking and living hub

Soulkitchen

Public use

Concept -- owner negotiations ongoing. Figures are pre-acquisition estimates.

TODAY

A 75-metre-long building complex on the main square, empty for around twenty years. Formerly a car repair shop, then briefly a hardware store. Structurally sound, with soil contamination from oil, a large shop window where a façade should be, and two overgrown courtyards. The owner lives elsewhere.

BECOMES

A pedestrian link between the main square, village green, municipal office, school and bus stop. Ground floor: an open kitchen and living room for residents, a small stage, workshops, and a public toilet. Upper floor: three boarding rooms for cross-border pupils, plus a small apartment for family emergencies.

INVESTMENT

€582K

incl. renovation + financing

TIMELINE

21 months

4 phases, permits to opening

BENEFICIARIES

30 daily

+ 6–8 boarding students, seasonal events

ANNUAL SUPPORT

€70K/yr

net municipal subsidy needed

WHO THIS BUILDING SERVES

USER GROUP	FREQUENCY	NUMBER
Residents (open kitchen, living room)	Daily	5–10
Boarding students	Daily	6–8
School pupils (workshops, stage)	Weekly	5–10
Older residents (Kümmer:innen, events)	Daily	5–10
Village events (concerts, meetings)	Monthly	10–15 per event
Public toilet users	Daily	Occasional
Emergency apartment	As-needed	1 household

BEAUTIFUL

Repairs a long-vacant gap in the historic centre through restraint -- preserving the layered façade rather than replacing it.

SUSTAINABLE

Reuses a structurally sound complex standing empty for twenty years. Roof insulation, renewed envelope, modern technical systems.

TOGETHER

Pairs boarding rooms for cross-border pupils with shared kitchen space run by older residents acting as Kümmer:innen. Accessibility across the ground floor.

02 Prijedor

Bosnian Krajina, west of Banja Luka

REGION Republika Srpska, north-western Bosnia

PARTNER Development Agency of the City of Prijedor (PREDA)

Prijedor is a city of around 80,000 people in the Republika Srpska, north-western Bosnia and Herzegovina. The three RurALL buildings sit in separate rural communities around the city -- Gornji Jelovac to the east, Knežica to the north on the road towards Kozarska Dubica, and Jelička to the south. All three were mapped through a structured community engagement process in 2024--25, led by PREDA with architectural support from the University of Banja Luka.

The three buildings share a pattern: publicly or privately owned assets, underused or empty, in communities where young people leave for the city and winter services thin out. The pilot approach is modest in scale -- medium renovations, volunteer-led operations, mixed public funding -- and deliberately replicable. Each building is tied to a specific local partner: a youth association, a vineyard cooperative, a municipal department.

LOCATOR

44.88° N -- 16.72° E



Three buildings



Jelovac

Trail Lodge and Workshop Hub -- Gornji Jelovac

Public use

A disused branch school in Gornji Jelovac reopens as a simple trail lodge for hikers and cyclists, with a modular workshop space for youth programmes and rural skills classes run by local women.

€72,000 *Concept -- municipal co-financing in preparation*



full model



Knežica

Smart Village Wine Tasting Room -- Knežica

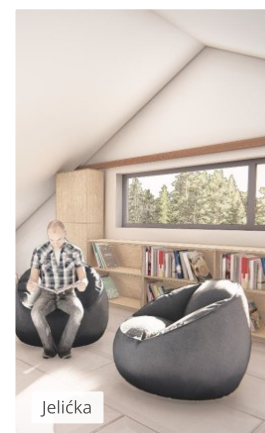
Commercial use

A 1965 stone-and-wood barn next to the Smart Village Knežica vineyard becomes a wine tasting room, direct-sales corner and small-events venue. On-demand operation, run by a local cooperative.

€66,000 *Long-term contract with cooperative in place*



full model



Jelička

Open Hub Jelička -- Jelička

Public use

An existing community centre modernised into a youth-led multi-use hub -- co-working and teleworking space, training room, events venue, and a local-products display corner.

€63,000 *Youth association "Mladi Timar" engaged as lead*



full model

036

KNEŽICA



Tasting room -- rendered visualisation



Existing state -- 1965 stone and wood barn



Render -- tasting room extension

BOSNIA AND HERZEGOVINA -- PRIJEDOR

Smart Village Wine Tasting Room

Commercial use

Concept -- long-term contract with cooperative in place.

TODAY

A 62-square-metre stone-and-wood barn from 1965, closed and functionally inactive. Stone basement, wooden upper floor. Owned by an economist in Belgrade who signed a long-term contract with Smart Village Knežica in 2021 and started planting the vineyard next door on a one-hectare plot.

BECOMES

A wine tasting room that combines tradition with modern elements -- a centre for promoting local wines, tourism and gastronomy. Ground floor for tastings and direct sales, upper floor for presentations and small events. On-demand operation run by the Smart Village cooperative.

INVESTMENT

€66K

incl. renovation + 6kW solar

TIMELINE

21 months

4 phases, permits to opening

VISITORS

~500/yr

tastings, sales, small events

ANNUAL INCOME

€33K/yr

payback 4–5 years

WHO THIS BUILDING SERVES

USER GROUP	FREQUENCY	NUMBER
Wine tasters (by appointment)	Seasonal weekends	~300/year
Direct wine sales visitors	Seasonal	~150/year
Small events (weddings, corporate)	Monthly	20–40 per event
Local producers (showcases, fairs)	Seasonal	10–30 per event
Organised tourist groups	Peak season	15–25 per visit

BEAUTIFUL

Preserves the stone basement and wooden upper floor of a 1965 farm building, the layered materials staying the focal point of the renovation. A compact tasting space in the rural scale of the village.

SUSTAINABLE

Adaptive reuse of a structurally sound building next to the existing Smart Village vineyard. Short payback (4–5 years), 6kW rooftop solar as an option, local materials and workforce.

TOGETHER

Direct link between the vineyard, the cooperative members and visitors. Complements nearby businesses rather than competing -- the ethno village, the church, local guides and caterers.

03 Sandanski

Southwest Bulgaria

REGION Blagoevgrad Province, the Struma Valley

PARTNER Association Business Information and Consulting Centre -- Sandanski (BICC)

Sandanski is a municipality of around 39,000 people in Southwest Bulgaria, stretching from the Struma Valley into the Pirin Mountain foothills and down to the Greek border. The town itself is a spa and wine-region destination; the surrounding 54 settlements include larger villages near the town and smaller, depopulating villages deeper in the hills. The three RurALL buildings sit in three different conditions: a vacant former health service plot in the village of Harsovo, a vacant former school building in Lilyanovo village, and a large vacant former Army headquarters on the main boulevard of Sandanski town.

The three were selected from 56 buildings mapped by BICC and the Municipality of Sandanski through the RurALL mapping and community engagement process in 2024-25. Each targets a different segment: new-build residential for remote workers and young families arriving in the Pirin region; a nature-based education centre serving schools and families; and a sports-tourism base anchored by the adjacent municipal Sports Hall. Architectural designs were produced by an external studio under subcontract, with technical input from municipal experts.

LOCATOR

41.57° N -- 23.28° E



Three buildings



Harsovo

Digital Nomad Houses -- Harsovo village

Private use

A vacant former health service plot is cleared and redeveloped as four near-zero-energy two-storey family homes, 160 m² each, with rooftop PV and battery storage. The Municipality builds and sells to remote-working households and young families.

€988,447

Concept -- decision on build-and-sell route



full model



Lilyanovo

Green School -- Lilyanovo village

Public use

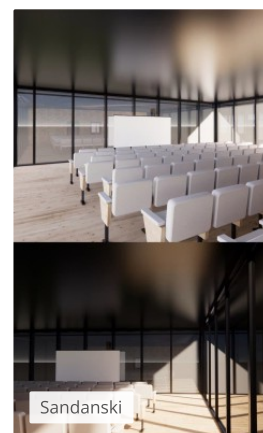
A vacant 1962 village school becomes a nature-based residential education centre for children up to Grade VIII -- 36 beds, dining, indoor and outdoor teaching spaces, amphitheatre, learning gardens. Operated by an NGO under concession.

€960,000

Concept -- grant application route



full model



Sandanski

Sports Campus Centre -- Sandanski

Commercial use

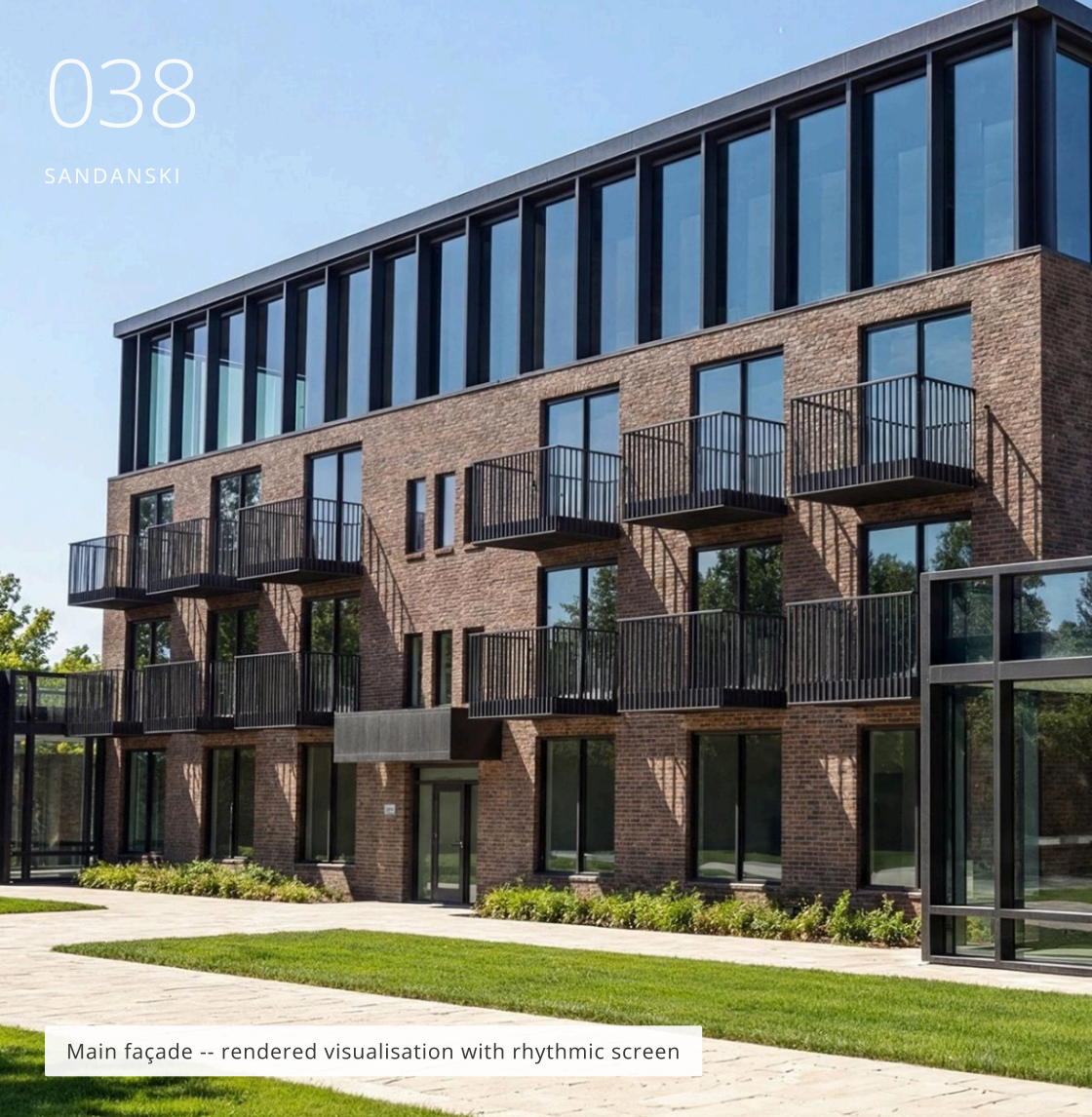
A vacant former Army headquarters next to the municipal Sports Hall becomes a sports-tourism base -- 14 twin accommodation rooms, fitness and recovery facilities, multifunctional hall, café/restaurant. PPP operating model on municipal ownership.

€1,326,000

Concept -- PPP partner not yet identified



full model



Main façade -- rendered visualisation with rhythmic screen



TODAY



BECOMES

BULGARIA -- SANDANSKI

Sports Campus Centre

Commercial use

Concept -- PPP partner selection and grant track in preparation. Figures are design-phase estimates.

TODAY

A 1985 three-storey former Army headquarters on a 20,631 m² municipal plot on Svoboda Boulevard. Vacant and in major-repair condition, with a compact central-corridor layout (~300 m² per floor) and visible signs of neglect. Sits directly next to the modern municipal Sports Hall, opposite a planned outdoor sports park, alongside a retail park under construction.

BECOMES

An integrated sports base: 14 twin accommodation rooms with en-suite (28 beds), fitness hall, recovery zone (cryotherapy, physiotherapy, massage), a multifunctional hall for sport analysis and education, and a café/restaurant. Ground-level glass extensions. Municipal ownership with a private operator under concession.

INVESTMENT

€1.32M

incl. renovation + financing

TIMELINE

28 months

grant approval to opening

BENEFICIARIES

5--10K bed-nights

annually + fitness/events users

MUNI. RETURN

Cost-neutral

concession covers OpEx from Y5

WHO THIS BUILDING SERVES

USER GROUP	FREQUENCY	NUMBER
Resident athletes (twin rooms, full stay)	Daily	14--28
Fitness hall users	Daily	20--40
Recovery zone clients (cryo, physio, massage)	Daily	10--20
Café/restaurant patrons	Daily	40--80

BEAUTIFUL

A rhythmic façade system and ground-level glass extensions recompose a rigid 1980s military block into a civic-facing building at the front of the new sports and leisure zone.

SUSTAINABLE

Reuses the existing structural frame rather than demolishing. 30 kWp rooftop PV, renewed envelope, modern technical systems. A large vacant asset returned to year-round economic activity.

TOGETHER

Complements the adjacent municipal Sports Hall and planned outdoor sports park, positioning Sandanski as a year-round training-camp destination. Public ownership, private operation, shared benefit.

04 Gorski Kotar

Forested highlands between Zagreb and Rijeka

REGION Primorje-Gorski Kotar County, northwest Croatia

PARTNER Primorje-Gorski Kotar County (PGZ)

Gorski Kotar is a mountainous forested region of northwest Croatia, between Zagreb and the Kvarner coast. Three small municipalities participated in the RurALL piloting -- Skrad, Mrkopalj, and Fužine -- each with a vacant historic building in its settlement core. All three buildings date from the early 20th century, built in stone or a combination of stone and either timber or brick. Ownership is public: two held by the municipalities, one by the County itself. All three communities face the same demographic pattern -- younger families leaving for Rijeka or Zagreb, schools closing as student numbers drop, winter services thinning out.

The three buildings span the three compendium categories. A former village school in Divjake (Skrad) converts into community-oriented residential space to attract new families back to the village. An abandoned bowling alley in Mrkopalj's historic core -- identified as the most community-preferred model during workshops -- becomes a youth hostel with co-working and a rock-café pub. A former village school in Lič (Fužine) becomes an ethnographic heritage museum documenting craft traditions at risk of disappearing. Business models were prepared by PGZ's legal and project management team in December 2025.

LOCATOR

45.31° N -- 14.85° E



Three buildings



Divjake

Divjake School -- Skrad, Divjake

Residential use

An early-20th-century stone village school, three levels over 970 m², becomes community-oriented residential space with flexible indoor and outdoor areas for home-based work and small-scale agriculture. Energy-efficient renovation suited to the cold Gorski Kotar climate.

€1,060,000

Concept -- operating model under selection



full model



Mrkopalj

Bowling Alley Hostel -- Mrkopalj centre

Commercial use

A 503 m² stone-and-wood former bowling alley in Mrkopalj's historic core becomes a youth hostel with communal kitchen, co-working space, and a rock-café pub with live music. Community workshops identified this as the preferred model of the three.

€1,800,000

Community-preferred model



full model



Lič

Heritage Museum Lič -- Fužine, Lič village

Public use

A 1,654 m² former school becomes an ethnographic heritage museum and community space, documenting weaving, woodcarving, and blacksmithing traditions practiced by a shrinking number of elderly artisans. Partial current use by the community already.

€800,000

Concept -- hybrid operating model



full model

Mrkopalj

STARI KRAJ 32



Main façade -- heritage core, stone and wood



TODAY



BECOMES

CROATIA -- GORSKI KOTAR

Bowling Alley Hostel

Commercial use

Community-preferred model (workshop vote) -- PGZ developing financing package. Figures are design-phase estimates.

TODAY

An early-20th-century rural bowling alley at Stari kraj 32, in Mrkopalj's historic core. Solid stone-and-wood build, 503 m² over two floors including an attic. Abandoned when local league bowling declined and operating costs outstripped thin margins. Vacant ever since, in major-repair condition. No heritage protection; commercial use permitted in the spatial plan.

BECOMES

A youth hostel with communal kitchen, shared rooms, a co-working corner, and a ground-floor rock-café pub with live music. Low-cost events, budget-traveller pricing, weekend programming aimed at student groups and young remote workers. Municipal ownership; operator selected through a hybrid commercial-community model.

INVESTMENT

€1.80M

major renovation, 503 m²

TIMELINE

24 months

grant approval to opening

BENEFICIARIES

~30 guests

full capacity + café/events

LOCAL IMPACT

New jobs

front desk, cleaning, food, guides

WHO THIS BUILDING SERVES

USER GROUP	FREQUENCY	NUMBER
Hostel guests (budget travellers, students)	Daily	25--40
Remote workers (co-working, short stays)	Daily	5--10
Rock-café pub patrons (locals + guests)	Evenings	30--60
Live music / events audience	Weekly	50--100 per event
Local suppliers (food, guides, transport)	Ongoing	10--15 businesses

BEAUTIFUL

Sits in Mrkopalj's historic core, blending into the mostly preserved built environment of stone, timber, and steep-pitched roofs. Restraint over reinvention -- the building's mass and frontage stay recognisable.

SUSTAINABLE

Reuses a solid early-20th-century stone-and-wood structure rather than demolishing. Renewed envelope and technical systems. Existing utilities and central location minimise new infrastructure demand.

TOGETHER

Community workshops voted this the preferred model of the three PGZ buildings. Indirect demand for local food producers, guides, and transport widens the benefit beyond the hostel's walls.

05 Bystřice

Central Bohemian town south of Prague

REGION Region of Central Bohemia, ORP Benešov

PARTNER City of Bystřice

Bystřice u Benešova is a small town in Central Bohemia on the historic railway line from Prague to České Budějovice, about an hour's train ride south of the capital. The three buildings chosen for piloting are all municipally owned. They share a common challenge: residents, particularly young adults and skilled workers, leave for Benešov or Prague for better opportunities. This thins the local economy, weakens everyday use of public infrastructure, and leaves valuable assets in gradual decline. The business models were authored by Marek Třeščík and Milan Hnátek in November 2025.

The three models point in different directions but share the same logic -- reactivate what already exists rather than build anew. A former primary school in the town centre has an empty second floor ready to become a coworking centre and FabLab. The sports precinct next to the primary school needs a full layout rework into a usable community sports park. And a vacant 1913 railway station with its warehouse hall offers an unusual heritage opportunity: a Migration Museum with immersive exhibitions tied to the town's railway history. MKIC Bystřice is positioned as likely operator for the cultural components.

LOCATOR

49.72° N -- 14.71° E



Three buildings



BYSLab

BYSLab Coworking & FabLab -- Bystřice

Public use

The unused second floor of a former primary school, centrally located and in good structural condition, becomes a coworking centre and FabLab under a joint brand. Equipment-only activation -- 3D printers, CNC, laser cutter, electronics, sewing. NFC-based autonomous access extends opening hours. Operated by MKIC Bystřice.

€128,988 Grant 117D7622 submitted and under evaluation



full model



Sports Complex

SK Bystřice Sports Complex -- Bystřice

Public use

A fragmented outdoor sports precinct next to ZŠ Bystřice rebuilds as a modern multi-functional community park: football training pitch, athletics oval, tennis courts, workout zones, children's playground, clubhouse. Variant II drops an inflatable tennis dome to cut energy use and operating complexity. Shared school, club, and public access.

€2,040,000 IROP Educational Infrastructure and NSA funding routes



full model



Railway Station

Migration Museum -- Nádražní

Public use

The 1913 railway station, vacant for years, with its adjoining warehouse hall and outdoor parterre, becomes a Migration Museum: immersive multimedia exhibitions on migration and railway heritage in the main building, a hands-on Children's Museum in the warehouse, and an outdoor interpretive parterre connecting both to the town's historical routes.

€1,330,000 IROP Cultural Infrastructure funding route



full model



FabLab & coworking -- interior render



TODAY



BECOMES

CZECH REPUBLIC -- BYSTŘICE

BYSLab Coworking & FabLab

Public use

National grant already submitted -- under evaluation. No construction works required.

TODAY

The unused 2nd floor of a municipally owned former elementary school in the centre of Bystřice. The building is structurally sound and in partial use on lower floors, but the entire 2nd floor has stood empty. No digital infrastructure, no community access mechanism, no equipment. A central-location asset producing zero community value.

BECOMES

A multifunctional innovation hub combining a coworking centre and a FabLab under the joint BYSLab brand. 3D printers, CNC milling, laser cutter, electronics and sewing stations; quiet desks, acoustic call booths, meeting room; NFC self-access for extended hours. Operated by MKIC Bystřice with local volunteer trainers and mentors.

INVESTMENT

€129K

equipment & training,
no construction

TIMELINE

~12 months

grant approval to
official launch

USERS

150--200 reg.

+ 500+ unique visitors /
year

STATUS

Submitted

117D7622, 50% eligible,
under eval.

WHO THIS BUILDING SERVES

USER GROUP	FREQUENCY	NUMBER
Children & Youth (3D, robotics, maker clubs)	Weekly	50--80
Freelancers & remote workers	Daily	20--40
Seniors (digital literacy, sewing, repair)	Weekly	30--40
Entrepreneurs & makers (prototyping)	Weekly	15--25
Schools (ZŠ, SŠ -- STEAM, project days)	Weekly (term)	80--120 pupils
Public events (hackathons, maker days, fairs)	Monthly	200--300 / year

BEAUTIFUL

A dormant school floor becomes a contemporary workspace with clean, functional design and high-quality equipment. The renewed interior communicates openness, dignity and creativity in a building that had been losing meaning.

SUSTAINABLE

No construction works. The FabLab's repair, reuse, and upcycling stations give residents tools to extend product life. Local coworking cuts commuting to Prague. Modular equipment can be relocated if needs change.

TOGETHER

Intergenerational by design. Seniors, children, women returning to work, and freelancers share one space. Mentoring runs informally between users. A Steering Committee of municipality, operator, experts, schools and community users keeps governance open.

06 Mojkovac

Northern Montenegro, upper Tara valley

REGION	Northern Montenegro -- between Bjelasica and Sinjajevina
PARTNER	Municipality of Mojkovac -- partner and owner of all three buildings

Mojkovac is a mountain municipality on the upper Tara in northern Montenegro, set between the Bjelasica and Sinjajevina massifs at around 800 m altitude. Its territory runs along the Tara -- the deepest river canyon in Europe -- and borders the Biogradska Gora national park, giving it some of the country's most protected high-country landscape but also the isolation and hard winters that come with it.

Decades of depopulation have left its public buildings behind: the village school at Stevanovac closed as families moved away, the community hall at Podbišće slipped into occasional use, and the teacher's house in the Feratovo Polje school courtyard stands derelict with a partially collapsed roof. Once a mining and timber town, Mojkovac is now repositioning around mountain tourism, outdoor recreation and small-scale enterprise.

The three models are spread across the municipality rather than clustered in one settlement -- a tourism gateway in the mountains, a civic hub near town, a learning centre in a school courtyard. Each pairs public ownership with a dedicated operator or coordinator, so the municipality remains long-term owner while professional management runs the daily work.

LOCATOR

42.960° N -- 19.583° E



Three buildings



Stevanovac

Stevanovac Mountain Outdoor Centre --

Stevanovac

Commercial use

An abandoned stone school 8 km from town, at the foothills of the Prošćenske Mountains on marked hiking and cycling routes, becomes a year-round base for outdoor tourism -- accommodation in a new attic level, camper stop, equipment rental, guided activities and a courtyard for gatherings. The 40 cm stone walls remain the identity of the place.

€300,000

Funding planned; operator to be selected



full model



Podbišće

Podbišće Innovation Centre -- Grotulja, Podbišće

Public use

The 1990 community hall at Grotulja -- the mjesna zajednica of Podbišće, structurally sound, with three separate entrances -- reopens as a community and innovation centre: training room, coworking, meeting space for the settlement's roughly 700 residents and groups from across the municipality.

€80,000

Municipal co-financing confirmed



full model



Feratovo Polje

Feratovo Polje Learning Centre -- Feratovo Polje

Public use

The derelict teacher's house in the wooded courtyard of the Feratovo Polje branch school -- roof partially collapsed, closed as hazardous -- becomes a learning and innovation centre: digital classrooms, robotics and nature-school programmes behind a new glass façade opening onto 16,000 m² of school grounds.

€236,500

Hazardous condition -- major renovation required



full model

056

STEVANOVAC

MONTENEGRO -- MOJKOVAC

Stevanovac Mountain Outdoor Centre

Commercial use

Concept -- funding applications planned; operator to be selected by the municipality.

TODAY

A stone village school at the foothills of the Prošćenske Mountains, 8 km from Mojkovac, empty for years as Stevanovac lost its school-age children. Traditional 40 cm stone masonry, a recently reconstructed roof in good condition, deteriorated interiors, and a spacious courtyard on marked hiking and mountain-biking routes.

BECOMES

A year-round mountain outdoor centre -- reception and visitor information, communal areas and equipment storage on the ground floor, accommodation in a new attic level under the existing hipped roof, a camper stop and a courtyard with seating, fire pits and gathering space for hikers, cyclists and groups.

INVESTMENT

€300K

€240K grants · €60K loan

TIMELINE

18--24 mo

6 phases · prep to opening

VISITORS

2,500+/yr

+ 5 full-time jobs

REVENUE

€45K/yr

stays, camping, rental, guiding

WHO THIS BUILDING SERVES

USER GROUP	FREQUENCY	SCALE
Hikers and mountain bikers	Seasonal -- daily in peak	primary users
Overnight guests	Year-round	within 2,500+/yr
Camper stop users	Seasonal	transit stays
Schools and universities	Organised visits	field classes
Sports clubs and scouts	Multi-day camps	training, youth camps
Local residents and associations	Occasional	events, off-season
Remote workers	Irregular	small numbers

BEAUTIFUL

Restores a familiar stone landmark through restraint -- new vertical frames in forest green order the façade while the original masonry stays visible and dominant.

SUSTAINABLE

Reuses a structurally sound public building instead of building new; energy works and local suppliers keep value in the municipality.

TOGETHER

Public ownership with a professional operator; the centre feeds guests to local accommodation, farms, guides and restaurants rather than competing with them.

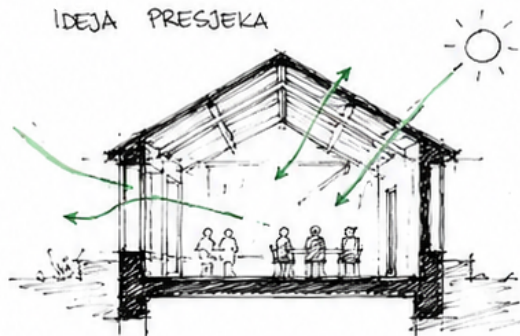
Main façade -- rendered visualisation

TODAY



Existing state -- Kula Mekića, Stevanovac

IDEJA PRESJEKA



OTVOREN PROSTOR, POVEZANJE
SA OKOLINOM

Render -- mountain outdoor centre

07 Hodod

Satu Mare County, North-west Romania

REGION Satu Mare County

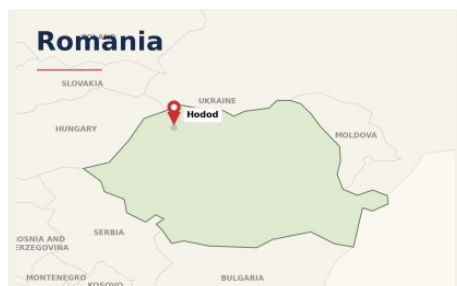
PARTNER Intercommunity Development Association of Satu Mare County

Hodod is a village in north-west Romania, in Satu Mare County, near the border with Sălaj County. The Wesselényi family built their summer residence here in the late eighteenth century, and two of the three buildings chosen for piloting sit on the same street that bears their name. The third was built for the caretaker of the neighbouring Degenfeld estate. Business models were authored by the Chamber of Commerce, Industry and Agriculture Satu Mare (Daniela Culic, Roxana Bojan) in December 2025.

The three buildings divide neatly across the compendium categories. A 1767 late Baroque castle, privately owned by the Wesselényi heirs and vacant for years, becomes a regional centre for events, gastronomy and hospitality. The 1914 Wesselényi Mill, publicly owned with its original milling equipment still intact, becomes a Museum of Milling and Breadmaking. And the Blue House, a modest 1870 caretaker's cottage with a vaulted brick wine cellar, is restored as a modern family home with the cellar reopened for wine tastings. The county road from Satu Mare to Sălaj was completed in August 2025, changing Hodod's accessibility for the first time in decades.

LOCATOR

47.41° N -- 23.03° E



Three buildings



Castle

Wesselényi Castle -- Wesselényi Street 37-39

Commercial use

A 1767 late Baroque castle with original stucco, carved stone frames, a vaulted cellar and an oval salon, set on a 6,007 m² plot. Confiscated under communism and returned to the Wesselényi heirs after 1990; listed as a historic monument. Becomes a regional centre for events, gastronomy and hospitality -- restaurant and wine cellar in the main house, boutiques, artisan workshops and hotel rooms in the annex.

€4,500,000

Final -- private-private operating model



full model



Mill

Wesselényi Mill -- Wesselényi Street 82

Public use

A 1914 industrial mill on three levels, municipally owned, with its original wood and iron milling equipment still in place. Becomes the Museum of Milling and Breadmaking -- restored machinery and exhibits, educational workshops for the neighbouring school, a tasting terrace and a small bistro. Also proposed for historic monument classification.

€780,000

Final -- Interreg, POR and LEADER funding routes identified



full model



Caretaker's House

The Caretaker's House -- Wesselényi Street 19

Residential use

An 1870 two-level, 160 m² house originally built for the caretaker of the Degenfeld estate, with a vaulted brick cellar, traditional porch and wooden beam ceiling. Recently reacquired by the Degenfeld family. Restored as a modern family home -- indoor plumbing added, closed windows reopened and later partitions removed; the cellar reopens for wine tastings.

€160,000

Final -- LEADER (up to 70%) and private co-financing



full model

002

HODOD -- CASTLE



Aerial visualisation



TODAY



BECOMES

ROMANIA -- HODOD

Wesselényi Castle

Commercial use

Final -- private-private operating model. Heritage Directorate approvals gate every intervention.

TODAY

A late Baroque castle built for the Wesselényi family between 1761 and 1787, on a 6,007 m² plot with annexes (former kitchen and stables). Nationalised, returned to the heirs in 1990, briefly the town hall, now non-functional. Listed historic monument. Original stucco, carved stone frames, Baroque volutes, coats of arms, woodwork, and an oval salon are intact. Utilities need full replacement.

BECOMES

A Regional Centre for Events, Gastronomy and Hospitality. Ground floor and vaulted cellar host a restaurant and wine tastings; the attic and annexes become boutique rooms and artist residencies. Outbuildings become artisan workshops and traditional-product shops. The courtyard hosts weddings, concerts, fairs and free community events. Volumetry preserved throughout.

INVESTMENT

€4.50M

2,500 m² at ~1800 €/m²

TIMELINE

36-81 mos

six phases, prep to opening

BENEFICIARIES

5--10 jobs

direct, plus local suppliers

ANNUAL INCOME

€450-650K

break-even 5-8 years

WHO THIS BUILDING SERVES

USER GROUP	FREQUENCY	NUMBER
Community events (concerts, fairs, public gatherings)	Monthly	50--200 per event
Weddings, private parties, receptions	Weekly	150--350 per event
Tourists (guest rooms, gastronomy, tastings)	Daily	20--100 per day
Business clients (retreats, conferences)	Monthly	20--120 per event
Senior citizens (social club, wine tastings)	Monthly	30--80 per event
Children / youth (workshops, outdoor festivals)	Monthly	20--60 per activity
Local producers (fairs, annex workshops)	Weekly	10--30 participants

BEAUTIFUL

The Baroque ensemble -- symmetrical façades, carved stone frames, vaulted cellar, oval salon, surviving woodwork -- is preserved whole. No extensions. A regional landmark returned to visibility.

SUSTAINABLE

Restoring original brick, stone and wood rather than demolishing. Supply chain shortens -- restaurant draws on village producers, cellar on regional vineyards. Utilities rebuilt to modern efficiency standards.

TOGETHER

The commune has no restaurant or event venue today. Part of the courtyard and annexes stay free for community events and local associations, addressing the "elitist" concern raised in consultations.

08 Jelšava

Slovak historic town in the Revúca district

REGION Banská Bystrica Region, Revúca District

PARTNER ADEL Slovakia with the Municipality of Jelšava

Jelšava is a small historic town of roughly 3,400 residents in southern Slovakia, in the Revúca District of the Banská Bystrica Region. Its main square, Námestie republiky, is a nationally protected cultural heritage zone with a Coburg manor house, the Catholic church with its rectory, the town hall, and a row of eighteenth-century townhouses. Several of these buildings have stood empty for years. The three chosen for piloting are all within ~100m of each other on the same square. Business models were authored by Jana Turanská PhD and Ingrid Borárosová PhD (ADEL Slovakia) in December 2025.

The three buildings treat the square as one problem with three answers. Building 508, an eighteenth-century townhouse with barrel-vaulted ground floor and rear courtyard, returns to its original mixed function -- craft workshop or shop at the front, a small residence at the back. Building 498, next to the town hall, becomes a cafe or cake shop that gives the square an everyday reason to be busy. Building 54, an unused part of the rectory next to the church, becomes a church-run community centre with two meeting rooms. A community workshop on 5 December 2025 with 27 participants validated all three models.

LOCATOR

48.63° N -- 20.24° E



Three buildings



Craft Workshop

Craft Workshop + Residence -- Námestie republiky

508/25

Private use

An eighteenth-century brick townhouse (223 m², ground floor + attic) on the main square, vacant and degraded. The barrel-vaulted ground floor returns to its original mixed layout -- shop or craft workshop at the front, residence at the back -- operated by an owner-operator family. Courtyard becomes a small green garden.

€70-85K

Final -- owner-operator to be identified



full model



Cafe and Cake Shop

Cafe & Cake Shop -- Námestie republiky 498/9

Commercial use

A small eighteenth-century urban house (223 m²) directly next to the town hall, empty for years. Becomes a cafe / cake shop or tea room under a long-term municipal lease to a private operator. Building stays in municipal ownership. Serves residents, municipal staff and visitors on the square.

€
tbc

Under review -- permits already in place, cost estimate pending



full model



Community Centre

Rectory Community Centre -- Námestie republiky

54/18

Public use

An unused wing of the rectory (82.6 m² + attic) next to the Catholic church, owned by the parish. Interior-only renovation creates two community rooms, kitchenette and restroom for meetings, small workshops and parish activities. Historic façade preserved untouched. Serves ~1,000 parishioners.

~€94K

Under review -- funding mix (church, municipality, EU) to be confirmed



full model

508

JELŠAVA

SLOVAKIA -- JELŠAVA

Craft Workshop + Residence

Private use

Final BM (December 2025) -- community-workshop validated (27 participants, 5 Dec 2025). Owner-operator still to be identified.

TODAY

An eighteenth-century brick townhouse on Jelšava's main square -- 223 m² over ground floor + attic, 727.6 m³, on a 114 m² plot. Empty, degraded. The barrel-vaulted ground floor is intact; the original craft layout survives -- shop or workshop fronting the square, residence at the rear, enclosed courtyard. Municipally owned, heritage-zone protected.

BECOMES

Mixed-use returns to the original function. Craft workshop or small shop at the front (barrel-vaulted display). Residence at the back for an owner-operator family. Courtyard becomes a small green garden. Private investor assumes renovation and operation under a long-term municipal arrangement, with phased works to match funding.

INVESTMENT

€70-85K

223 m² at ~369-448 €/m²

TIMELINE

phased

major renovation, EU + private

BENEFICIARIES

1--2 direct

+ 2--3 indirect jobs

LOCAL TOURISM

+25% est.

square footfall effect

Building façade -- Námestie republiky 508/25

WHO THIS BUILDING SERVES

USER GROUP	FREQUENCY	NUMBER
Owner-operator family (residents upstairs, shop below)	Daily	3--5 on-site
Customers of the shop or craft workshop	Daily	20--40 per day
Local craft producers (supply and consignment)	Weekly	5--10 producers
Tourists on the heritage square	Seasonal	50--100 per week
Cafe 498 neighbouring customers (cross-flow)	Daily	shared traffic
Municipal stakeholders (asset, lease, heritage oversight)	Monthly	governance
Workshop participants (model validated 5 Dec 2025)	n/a	27 endorsed

BEAUTIFUL

Restoration of eighteenth-century craftsmanship -- barrel vaults, symmetrical windows, original entrance, authentic materials. Removes blight from the main square, nationally protected heritage zone.

SUSTAINABLE

The financials do not balance on a shop alone -- annual revenue projected at ~€1,170 vs ~€6,900 running costs. The model closes the gap with on-site residence (no separate housing cost), phased renovation, EU SME support (30-50%), and local supply chains.

TOGETHER

Model validated by 27 participants on 5 Dec 2025 -- town council, senior citizens' association, volunteer firefighters, local civic groups. Owner-operator residence anchors daily life on the square.

09 Beltinci

Pannonian plain municipality in north-east Slovenia

REGION Prekmurje, Pomurje statistical region, near Murska Sobota

PARTNER Municipality of Beltinci -- RurALL Lead Partner

Beltinci is a municipality of around 8,000 residents in the Pomurje region of north-east Slovenia, next to the Hungarian, Croatian and Austrian borders. As RurALL Lead partner, the municipality submitted four business models rather than three – the only community in the compendium to do so. All four buildings are publicly owned and currently vacant. Authored by the Municipality of Beltinci project team with owners, citizens and local associations, dated between November 2025 and March 2026.

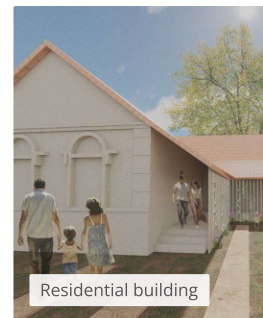
All four buildings are planned as mixed use, with one primary function at the fore, covering every pattern in the compendium. Panonska 13 (1955) answers affordable housing pressure for young people and families. Ravenska 15 (1900) becomes a cultural and creative hub with artist residencies, tied to Beltinci's international folklore festival. Mladinska 26 (2000) becomes a coworking and community hub with three non-profit attic apartments. Lipa 135 (1934) combines a public community centre with a 36-bed hostel for cyclists, hikers and school groups.

LOCATOR

46.61° N -- 16.23° E



Four buildings



Residential building

Panonska 13 -- Medolina, Beltinci

Private use

A 1955 four-storey brick building (430 m² net) in the village centre. Rental housing for 6-8 young residents and families on the upper floors, public social and health spaces on the ground floor. Municipal ownership or sale to private investor under social-objective contract.

€ 872.959,24

Ownership route to be chosen



full model



Creative hub

Ravenska 15 -- Beltinci centre

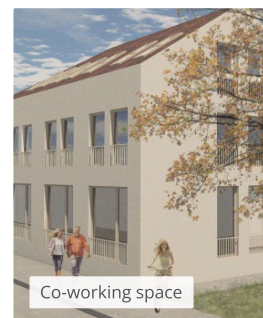
Commercial use

A 1900 brick-and-timber house (152 m² net) near the church and municipal centre. Becomes a cultural and creative hub -- artist-in-residence rooms, workshops, residencies, community events. Public-community-private partnership with ZTKŠ Beltinci and local associations as operators. 2--3 direct jobs.

€ 1.201.059,66 Flood-prone area; festival partnership required



full model



Co-working space

Mladinska 26 -- near primary school

Public use

A 1900 two-storey brick building (157 m² net) near the primary school, vacant from lack of utilities. Major renovation into coworking +10-15 desks, 2 offices for 5-8 associations, event spaces, plus three non-profit attic apartments for staff or visiting professionals. 200+ days of active use per year.

€ 1.235.228,92 Building and change-of-use permits pending



full model



Community club

Lipa 135 -- Lipa village, Beltinci municipality

Public use

A 1934 two-storey brick building (549 m² net) next to the firehouse and sports playground. Multifunctional hostel and community club with 36-bed hostel for cyclists, hikers, school groups. Serves 2,500--4,000 users annually.

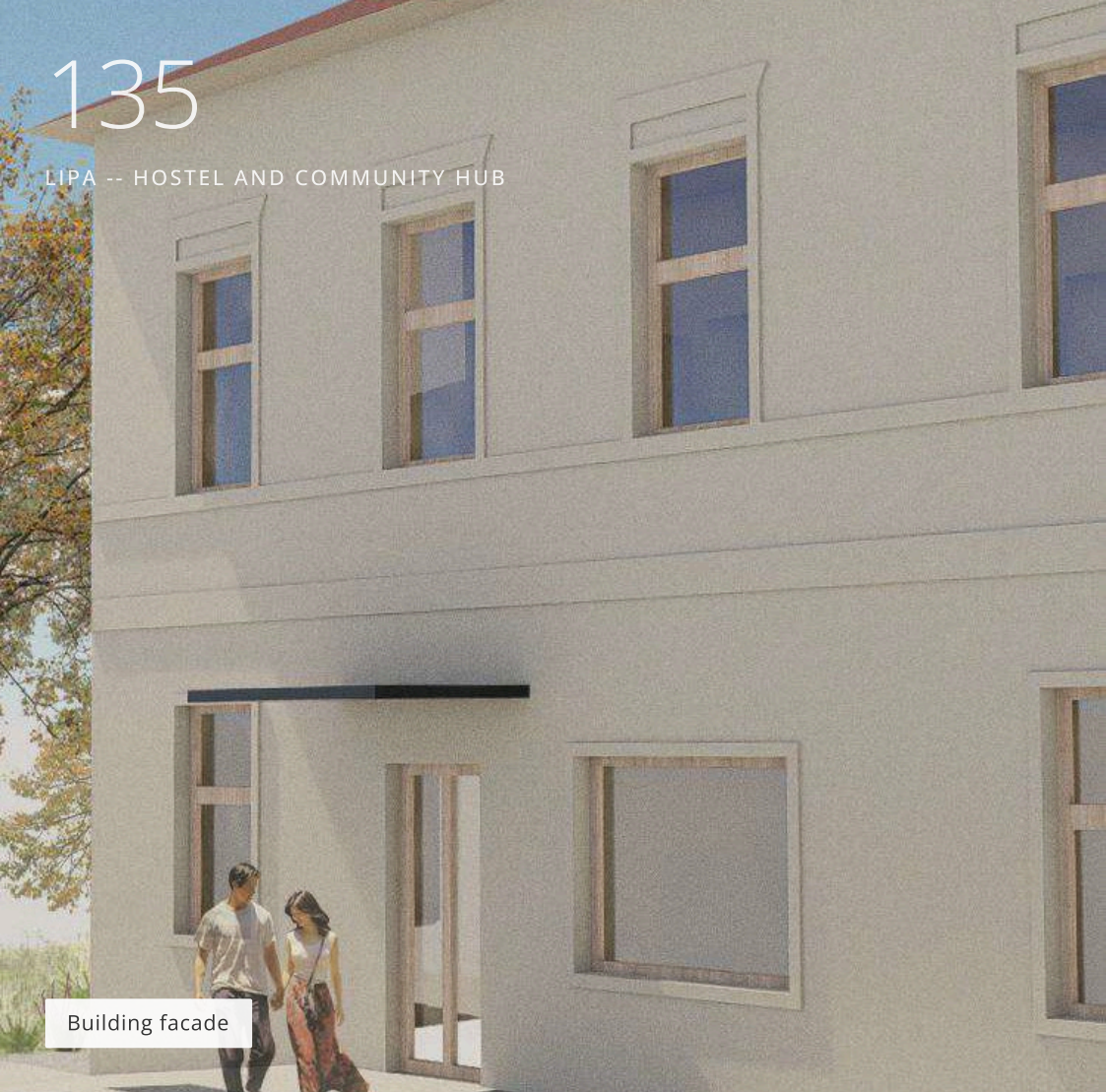
€ 3.200.996,92 Permits in place, CLLD / LEADER route identified



full model

135

LIPA -- HOSTEL AND COMMUNITY HUB



Building facade



TODAY



BECOMES

SLOVENIA -- BELTINCI

Lipa 135 - Hostel and Community Hub

Public use

Final BM (December 2025) -- all utilities, building and use permits in place; solar already installed; CLLD/LEADER and cohesion routes identified.

TODAY

A 1934 two-storey brick building (549 m² net, 732 m² gross) in the village of Lipa, next to the firehouse and sports playground. Owned by the Municipality of Beltinci (Krajevna skupnost Lipa). Vacant. All utilities connected (electricity, water, sewerage, gas, telecom, heating), solar panels already installed on roof, wheelchair access. Not in flood zone, not cultural heritage protected.

BECOMES

A multifunctional community hub plus a 36-bed affordable hostel for cyclists, hikers, families and school groups. Flexible rooms for local associations, youth, seniors, cultural activities. Operated by ZTKŠ Beltinci or a local consortium under a hybrid model combining free community use with revenue from overnight stays and paid programmes.

ANNUAL USERS

2.5--4k users

across community + hostel

BEDS / GUESTS

36 beds

affordable hostel rates

FUNDING MIX

70--80%

EU + national (lead share)

INVESTMENT

€ 3.200.996

major renovation, 549 m²

WHO THIS BUILDING SERVES

USER GROUP	FREQUENCY	NUMBER
Local residents and families	Weekly	1,200--1.800/ year
Seniors and vulnerable groups (social, cultural activities)	Monthly	300--500/ year
Children, youth, school groups (workshops, stays)	Monthly	400--700/ year
Local cultural, sports and social associations	Weekly	8--12 groups
Cycling tourists (hostel overnight)	Seasonal	600--900/ year
Families and groups (affordable accommodation)	Seasonal	400--600/ year
Krajevna skupnost Lipa (local community council)	Monthly	governance

BEAUTIFUL

Solid 1934 brick structure kept and upgraded. New interior respects community scale and village character. Accessibility features are included alongside existing wheelchair access. No-frills design that reads as pride rather than gloss.

SUSTAINABLE

Adaptive reuse of an existing public asset rather than new build. Solar panels already in place; energy renovation reduces running cost. Mixed revenue (hostel, programmes) supports long-term operation without continuous municipal subsidy.

TOGETHER

Free or low-cost community use combined with affordable hostel stays. Intergenerational -- seniors, youth, families, school groups share the space. Krajevna skupnost Lipa (local council) anchors the governance.

10

PBN -- Sárvár

Pannon Business Network piloting in Sárvár, Vas County

REGION Western Transdanubia, Vas County, Hungary

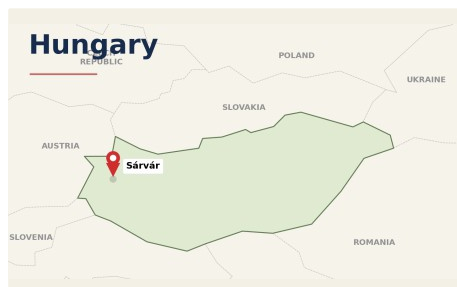
PARTNER Pannon Business Network with the Municipality of Sárvár

Sárvár is a town of roughly 15,000 residents in Western Transdanubia, Vas County, known for its thermal spa and the sixteenth-century Nádasdy-forté castle complex. Pannon Business Network (PBN) is the RurALL partner, working with the Municipality of Sárvár. Two community engagement workshops held at the Mayor's Office (24 April and 5 June 2025) identified a shared priority: retain young people by giving them reasons to stay. Business models were authored by Renáta Csabai and Dr Tivadar Máhr (PBN) with designer Bianka Kiss in January 2026.

The three buildings share one goal -- anchor young people to Sárvár -- but come at it from three angles. Behind the Palace (Building 001) is the underused southern wing of the Nádasdy castle complex, proposed as a street bar, coworking hub, hostel and Nádasdy Garden showroom. The House of Civil Associations (Building 003) is a 1820 monument-protected former church school, home to 8--10 associations and 300 regular visitors. Live, Work, Play (Building 004) is a 1970s dance hall and garage next to a high school and the local media headquarters, stripped back to main walls. No residential model submitted -- this was discussed and agreed with the LP.

LOCATOR

47.25° N -- 16.94° E



Three buildings



Behind the Palace

Behind the Palace -- Nádasdy Castle, Várkerület 1

Commercial use

The underused southern wing of the Nádasdy castle complex -- 600 m² indoor (a 1970s structure) plus a 300 m² courtyard on the historic castle plot. Becomes a street bar, coworking hub, seasonal hostel (training venue for tourism students) and Nádasdy Garden herb plantation and showroom. Municipality retains ownership; private entrepreneur runs daily operations. 5--10 direct jobs.

€ *Under review -- PPP operating model and Heritage Office approvals needed*
tbc



full
model



Civil Associations

House of Civil Associations -- Batthyány st. 29

Public use

A 1820 monument-protected former church school (1,147 m² net, 1,539 m² gross) on a 4,679 m² plot. Currently used by civil associations. Renovated into cafe, bakery, offices, co-working rooms, upstairs communal areas with kitchen, plus a transformed courtyard with sports field. Associations operate individual spaces; municipality covers major maintenance. 8--10 associations, 300 regular visitors.

€1.25M *Under review -- scale requires EU operational programme as core route*



full
model



Live, Work, Play

Live, Work, Play -- Móricz Zsigmond st. 4

Public use

A 1970s former dance hall and garage (100 m² net) stripped back to main walls, 500m from the city centre next to a high school and the local media headquarters. Major renovation into a youth-focused coworking office, modular workshop rooms, fitted kitchen and a green courtyard. Participatory design with local students.

€ *Under review -- funding source open (municipality or private)*
tbc



full
model

001

SÁRVÁR -- CASTLE SOUTH WING



Nádasdy castle complex visualisation



TODAY



BECOMES

HUNGARY -- SÁRVÁR

Behind the Palace

Commercial use

Under review (January 2026) -- public-private operating model agreed in principle; Heritage Office approvals and private-operator commitment pending.

TODAY

The southern wing of the Nádasdy castle complex -- a 1970s structure sitting on an 800-year-old castle plot. 600 m² indoor plus a 300 m² courtyard on a 6,832 m² castle plot. Owned by the Hungarian State and managed by the Municipality. Partially used -- a rehearsal room for a local band, a pensioners' association meeting room, and vacant offices. Central tourist route footfall passes the door.

BECOMES

A commercial and community hub for young people. A street bar activates the centre at night. Coworking and an Info HUB host start-ups. A seasonal hostel doubles as a training venue for tourism students. A "Nádasdy Garden" showroom and herb plantation ties into the castle brand. Municipality keeps ownership; a private entrepreneur runs daily operations.

INVESTMENT

€ tbc

medium to major renovation

FLOOR AREA

600+ m²

+ 300 m² courtyard

DIRECT JOBS

5--10

hospitality, coworking

TRAINEES

40--80/ y

tourism students on site

WHO THIS BUILDING SERVES

USER GROUP	FREQUENCY	NUMBER
Local youth (street bar, events)	Weekly	100--250/ week
Digital nomads and start-ups (coworking, Info HUB)	Daily	15--30 desks
Tourism students (hostel as training venue)	Seasonal	40--80/ year
International visitors (hostel overnight)	Seasonal	30--60 beds peak
Local producers (Nádasdy Garden showroom, craft)	Weekly	8--15 producers
Castle visitors (tourist-route footfall)	Daily	spillover traffic
Municipality (asset steward, Heritage Office liaison)	Monthly	governance

BEAUTIFUL

The 1970s wing is brought up to modern commercial standards without competing with the castle façade. Materials and details chosen to sit quietly in the heritage setting. The courtyard, previously dead space, becomes a public room.

SUSTAINABLE

Adaptive reuse of an existing structure. Operations funded from bar, hostel and coworking revenue -- no continuous subsidy. Nádasdy Garden ties supply chain to local herb and craft producers. Energy-efficient heating and cooling to build.

TOGETHER

Reasons to stay in Sárvár. Youth get a social space and a workspace. Tourism students get a training venue. Local producers get a showroom. Two community workshops (April and June 2025) prioritised this function mix.

11 Despotovac

Rural municipality in the Pomoravlje district, central Serbia

REGION Pomoravlje District, Šumadija and Pomoravlje region

PARTNER REDASP -- Regional Economic Development Agency for Šumadija and Pomoravlje

Despotovac is a rural municipality in central Serbia, in the Pomoravlje District of the Šumadija and Pomoravlje region. It is well known for the Resava Cave and the nearby medieval Manasija Monastery, a major tourism draw -- an annual three-day manifestation at the monastery attracts around 200,000 visitors. The municipality has an ageing population, a growing share of elderly residents living alone, and significant diaspora. Business models were authored by Marica Gajić and Goran Miljković (REDASP) in December 2025 and are all at Draft status.

The three buildings sit in different settlements across the municipality and answer three different questions. Building 031 on Cara Uroša street in Despotovac town becomes a winter shelter for homeless and elderly residents -- only three such shelters exist in Serbia. Building 027 in Jelovac village is the Toplica restaurant, famous in the 1970s for its terrace view and derelict since. Building 001 in Senjski Rudnik -- Serbia's first coal-mining village, a preserved industrial-heritage settlement -- is the Sokolski Dom community centre. All three are publicly owned.

LOCATOR

44.09° N -- 21.44° E



Three buildings



Winter shelter

Shelter for vulnerable persons -- Cara Uroša, Despotovac

Residential use

A 2007 concrete and brick building (130 m² gross, basement + 1st floor) on a 2,142 m² plot, partly used as social work storage, never occupied. All utilities functional. Adapted into a winter shelter for homeless and elderly people living alone -- separate rooms and bathrooms for men and women, reception, shared living room. Only three such shelters exist in Serbia. Operated by the Municipal Social Welfare Center.

€105K

Draft -- municipal budget core; Social Welfare licence required



full
model



Toplica Restaurant

Toplica Restaurant -- Jelovac village, near Resava Cave

Commercial use

The 1970s Toplica restaurant (385 m² gross), once famous for its terrace view and now severely damaged. Major reconstruction returns it to its original function -- 120-seat dining room, 30-seat terrace, 4--5 guest rooms in the attached building -- with modernised gastronomic and cultural offer. Tied to Resava Cave and Manasija Monastery tourism. Operated by PC Resavska Pečina, the public company for local tourism.

€
tbc

Draft -- EU Integra 80/20 route identified; ITI Strategy integration pending



full
model



Sokolski Dom

Sokolski Dom -- Senjski Rudnik mining village

Public use

A stone-and-brick community centre (397 m² gross, basement + 2 floors) in Senjski Rudnik, Serbia's first coal-mining village and a living industrial-heritage town. Major reconstruction restores the original community-centre function -- ground-floor sports hall and stage, upper-floor gallery, shared offices, guest room. Mostly public use; some rental income from cultural events. ~300 regular residents, ~1,500 visitors annually.

€
tbc

Draft -- no wheelchair access today; funding mix to be confirmed



full
model



Terrace view -- Jelovac village, near Resava Cave



TODAY



BECOMES

SERBIA -- DESPOTOVAC

Toplica Restaurant

Commercial use

Draft BM (December 2025) -- EU Integra 80/20 route identified. Integration into the Pomoravlje ITI Strategy and final costing still to be secured.

TODAY

The derelict Toplica restaurant (385 m² gross, ground floor on a 503 m² plot) in Jelovac village. Known in the 1970s and 1980s for what locals called "the most beautiful view in the world" -- a terrace over protected forest. Empty for decades. Roof collapsed, interior rotted, façade partly clad in failing sandwich panels. Owned by the Municipality of Despotovac. Construction and use permits in place.

BECOMES

The restaurant returns to its original purpose with a modernised gastronomic and cultural offer. 120-seat dining room, 30-seat terrace, 4-5 guest rooms in the attached building. Operated by PC Resavska Pečina (public company for Resava Cave and local tourism). Tied directly to the Resava Cave and Manasija Monastery tourism flow. Integrated into the regional Destination Management Organisation.

INVESTMENT

€ tbc

major reconstruction

EU INTEGRA

80 / 20

EU share / municipal share

CAPACITY

150 seats

+ 4-5 guest rooms

REGIONAL FESTIVAL

200k visitors

Manasija, annual three-day

WHO THIS BUILDING SERVES

USER GROUP	FREQUENCY	NUMBER
Domestic and international tourists (culture + nature)	Seasonal	90--160 per day peak
Tour groups and travel agencies (coach stops)	Weekly	40--80 per coach
Residents and weekend visitors (dining)	Weekly	50--120 per week
Event guests (weddings, themed evenings)	Monthly	80--150 per event
Local farmers and food producers (supply)	Weekly	12--20 suppliers
PC Resavska Pečina (operator, DMO member)	Daily	operations
Diaspora returnees (summer and festival season)	Seasonal	high peak demand

BEAUTIFUL

The terrace and view return. Original classic brickwork and monolithic construction kept in the kitchen and basement; failed panel cladding replaced with appropriate thermal façade. A recognisable 20th-century building brought back into its setting.

SUSTAINABLE

Reconstruction rather than replacement; foundation and core structure retained. Supply chain pulls from local farmers and regional producers. Operations tied to existing tourism flows (Resava Cave, Manasija) rather than generating new demand from zero.

TOGETHER

A formerly adored building returns as a publicly accessible destination. Operated by a public company, tied into the regional DMO. Jobs for locals in hospitality. A fixed point on the tourist path that keeps value in the municipality.

The process -- five steps from planning to toolkit

Activity 2.3 methodology -- 11 pilot communities

RurALL Activity 2.3 produced 34 business models across 11 rural communities in ten months. The work followed five sequential steps, each with clear deliverables and a named lead partner. A municipality or regional agency replicating the process should expect similar timing -- research dominates the first half, drafting the second.

01

Preparatory phase

March -- April 2025

Core coordination team formed.
Research tools drafted -- desk research template, online questionnaire, interview guide.
Business models workshop run at the Bystrice project meeting.

LEAD

BICC + MOBA

OUTPUTS

- Research tools and templates
- Core team and roles
- Business models workshop

02

Funding landscape research

May -- July 2025

Three parallel strands. Territorial partners completed desk research of national and regional funding programmes (5--10 entries each). An online survey collected expert input. Structured interviews went deeper with selected respondents.

LEAD

BICC + MOBA, with all territorial partners

OUTPUTS

- Funding database (Excel)
- Expert survey analysis
- Funding & Investment Landscape Report

03

Framework and guidelines

June -- September 2025

Three business model templates co-developed by BICC and MOBA -- private, commercial, public use. Each template integrates stakeholder mapping, investment calculation, funding routes, and NEB dimensions. Excel-based financial tool added. Online training webinar delivered.

LEAD

BICC + MOBA, EMFIE + ZSI input

OUTPUTS

- 3 BM templates (Word)
- Financial tool (Excel)
- BM Canvas (10-box)
- Training webinar

04

Drafting by partners

September -- December 2025

Each territorial partner drafted three models -- residential, commercial, public -- for buildings selected from the Activity 2.1 mapping. Each model presented at a local workshop (10--15 stakeholders). Transnational experts supported partners.

LEAD

Territorial partners, Zavod PIP + ZSI support

OUTPUTS

- 34 draft business models
- 11 community workshops
- Expert consultations

05

Review and toolkit assembly

Dec. 2025 -- Feb. 2026

BICC and MOBA reviewed all 34 models for consistency. Partners refined specific sections where needed. Models compiled by category into this toolkit. Pool of experts and investors assembled. Toolkit presented at the final conference in Beltinci.

LEAD

BICC + MOBA, EMFIE support

OUTPUTS

- This compendium (toolkit)
- Pool of experts + investors
- MSGM integration

The toolkit, in the order you use it

Five resources from Activity 2.3. Four you adapt, one you read. Grouped by the stage of work, not by annex number.

1 Research the ground — map funding, gather input

xlsx + docx Research tools Find the money and capture expert input before drafting.	INSIDE funding-database template · questionnaire (6 sections) · interview guide (30–40 min)	Step 1–2 ↓ /research
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2 Build the model — draft, cost, lay out

docx ×3 Business-model templates One Word template per use type. Same spine, three versions. INSIDE public commercial private Step 3 ↓ /templates	xlsx Financial tool Six-sheet model — costs, loans, cash flow, KPIs (NPV, IRR, DSCR). INSIDE inputs & KPIs · loan + cash-flow schedules · auto charts Step 3 ↓ /finance	pptx · A3 Business Model Canvas One-page A3 canvas, ten boxes, ready to print for a workshop. INSIDE A3 layout · 10-box structure · worked examples Step 3 ↓ /canvas
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Reference READ, DON'T ADAPT

pdf Funding & Investment Landscape Report The consolidated funding picture across 11 countries plus EU-wide programmes.	INSIDE national funding maps · EU programmes · expert-survey findings	Output of Step 2 ↓ /report
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Download the full toolkit

rurall-project.eu/toolkit

One link for the whole folder. Per-card paths above open each file directly.

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PROJECT

RurALL
Interreg Danube Region Programme
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ONLINE

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COLOPHON

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