

A photograph of a large-scale construction project. In the foreground, a tall blue tower crane stands prominently. To its left, several orange tower cranes are visible, some with concrete buckets suspended. The background features a multi-story building under construction, with its concrete frame and wooden scaffolding clearly visible against a clear blue sky. The overall scene conveys a sense of active development and infrastructure growth.

I FEEL  
SLOVENIA

GREEN.  
CREATIVE.  
SMART.

INVESTMENT OPPORTUNITY:

**HEALTH RESORT GAJA**

# WHY SLOVENIA?

Foreign direct investment (FDI) is equally important to Slovenia's economic growth as it is for global GDP and jobs worldwide. The Slovenian government has been working on improving the environment to attract quality business to the country and, in turn, create new jobs. For Slovenia as an FDI location quality has always been its core value and its cutting edge. Attention to quality runs in the blood of its people and in combination with vocational and university education makes the country's workforce often **No. 1 reason to invest** in Slovenia.

Discover Slovenia's investment opportunities, visit

[www.investslovenia.org](http://www.investslovenia.org).





## FACTS ABOUT SLOVENIA

One of the fastest growing CEE countries

- GDP growth in 2018: 4.5 % (**4<sup>th</sup> highest** in EU-28)
- Estimated GDP growth for 2019: 3.4 %
- Long-term GDP growth: 2.2 %
- **25<sup>th</sup> most developed country** (Human Development Index 2018, UN)
- **15<sup>th</sup> place on Quality of Life Index** 2019 (Numbeo)
- **11<sup>th</sup> safest country** (Global Peace Index 2018)
- **2<sup>nd</sup> most secure energy system** in the world
- Well-developed ICT infrastructure
- Strong healthcare system

# HEALTH RESORT GAJA

The investment will comprise the construction of a niche and high-quality class tourist complex/ eco-resort (Healthiness & Spa Resort) - 4\*\*\*\* plus.

The goal is to construct the tourist complex in the centre of the region Slovenske gorice, the village called Janežovci in the Municipality of Destrnik.

On an area of around 82,000 m<sup>2</sup> with an existing geothermal well, a hotel and two sets of apartment villas are planned on the verge of partly shaped natural lakes. One of them in the form of a hotel suite and operating in the scope of the Hotel, and the other in the form of apartments, which will be sold to private investors/buyers.

The tourist complex shall be marketed under the trademark "Gaja", with the creative slogan "Garden of Senses". In contrast, the tourist complex's functional, geographic explanation will be "The Healthiness Resort Gaia".

The objectives of the investment in the construction of the planned tourist complex are the following:

- Achieve the maximum value of the area, its natural wealth and the environment by offering it to the tourists in the form of the tourist complex (Resort) Gaia, "Healthiness

...

<https://investslovenia.spiritslovenia.eu/p/1373>



## Promoter

Občina Desternik

## Location:

Gaja Healthiness Resort is located in region Slovenske Gorice in the municipality of Destrnik. Distance to the capitals and major cities in the neighbouring countries: Ptuj 10km, Maribor 25km, Ljubljana 120km, Zagreb 100km, Vienna 270km, Budapest 320km, Prague 570km, Bratislava 340km, Venice 380km  
(46.469459N 15.874983E)

**Investment** 4.10 MIO EUR

## Type of investment

New real estate



## Sector

Tourism

Health

Human Capital, Education & Training

Sports, Leisure activities

The amount of funds 4.000.000

## Advantages

Medical tourism is booming worldwide. Medical tourism is one of the markets of the future and fast-growing Tourism segment.

Resorts Gaja will be on 82.000 m<sup>2</sup>, right climatic conditions, in the forest, healthy thermal water, a healthy drinking water bottling, worldwide known operator.

GAIA HEALTHNESS RESORT will be a place to recover, feel love, create a new way of life, recharge your batteries, relieve stress, and learn something new. Health is our greatest treasure. Modern wellness and medical facilities, world-known hotel Management and Hotel brand, Green countries.

1. Building land in the size of 82,089 m<sup>2</sup>.
2. Valid and valid building permit.
3. Thermal well.
4. Concession for pumping thermal water.
5. Made Feng Shui locations.
6. The Terme Gaja Spa Resort investment is included in the list of Important State Investments according to the Act on the Elimination of Obstacles to the Implementation of Important Investments for Starting the Economic after the COVID-19 Epidemic.

## Key ways to generate revenue

- Revenues Hotel: Hotel accommodation, room service, Wellness.
- Piano bar, Hotel restaurant.
- Health Clinic rent.
- Villa apartments.
- ...

## EBITDA Anticipation

Year	Income	EBIDTA
2023	4,343,988.00	1,378,020.00
2024	9,679,770.00	3,713,626.00
2025	10,382,832.00	4,136,586.00
2026	11,218,643.00	4,645,884.00

**Anticipation of ROI** 10,6 years

**Plot size** 82.000 m<sup>2</sup>

**Total building area** 24.150 m<sup>2</sup>

### Utilities

electric current

water supply

telephone network

**Building permit** Yes

### Estimated time of realization

8 months



### Estimated completion time

30 months

**Project owner** Terme Gaja ltd

### What is expected of the investor?

Co-investment and long-term partnership in the project.



**Austria**

**Slovenia**

**Croatia**

**Bratislava**

**Budapest**

**Graz**

**Maribor**

**Zagreb**

**Szombathely**

**Keszthely**

**Székesfehérvár**

**Villach**

**Klagenfurt**

**Varaždin**

**Wiener Neustadt**

**Sopron**

**Győr**

**Siófok**

**Veszprém**

**Baja**

**Pécs**

**Osijek**

**Slavonski Brod**

**Udine**

**Trieste**

**Poreč**

**Rovinj**

**Pula**

**Opatija**

**Rijeka**

**E71**

**E65**

**E70**

**E59**

**E59**

**E71**

**E73**

**E60**

**E60**

**E60**

**E58**

**E77**

**E661**


**E**





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Slovenian Public Agency for  
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POSLOVNA  
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DEVELOPMENT FUND