I FEEL SLOVENIA

GREEN.
CREATIVE.
SMART.



INVESTMENT OPPORTUNITY:

FIREFIGHTER HOSTEL METLIKA



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**.


Baltic -Adriatic
TEN-T Corridor
Mediteranean
TEN-T corridor
250 km
500 km
1000 km
Ljubljana
Warsaw
Berlin
Amsterdam
London
Brussels
Frankfurt
Prague
Bratislava
Vienna
Munich
Paris
Budapest
Bucharest
Bern
Zagreb
Venice
Beograd
Milan
Sarajevo
Sofia
Podgorica
Skopje
Rome
Tirana
Barcelona



FACTS ABOUT SLOVENIA

One of the fastest growing CEE countries

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

FIREFIGHTER HOSTEL METLIKA

The building, also called Konzum Metlika, is an old bourgeois building located in the historic centre of Metlika. Due to its cultural, architectural, artistic, urban, archaeological, historical and other values, it is of particular importance for the Municipality of Metlika.

We are looking for an investor who would renovate and breathe life into the building and set up a Firefighter Hostel with modern animation - adventure content following the theme of firefighting.

It was declared a cultural monument of local importance on 17 July 2007.

Promoter

Development centre Novo mesto

Location:

Old town centre in Metlika, Bela Krajina, Slovenia, Europe
(45.6512066713909N 15.3174350838004E)

Investment 2.50 MIO EUR

Type of investment

Building



https://investslovenia.spiritslovenia.eu/p/1458

Sector
Housing

Plot size 730 m²

Building floor area 380 m²

Total building area 1140,7 m²

Tenants No

Vaule per GURS 272,015.00 EUR

The building is for sale

Advantages of the property

KEY OPPORTUNITIES:
The municipality of Metlika has a significant role in the history of firefighting in Slovenia, which is not emphasized enough. Metlika is known as the cradle of firefighting. In 1869, the first firefighting brigade in Slovenia was established in Metlika, and the Slovenian firefighting story began to be written. On the 100th anniversary of the event, the Slovenian Firefighting Museum of dr. Branko Božič was opened in the old town core of Metlika, near the Metlika Castle and the Konzum building.
Bela krajina is a popular tourist destination, famous for its beautiful landscape, rich natural and cultural heritage, excellent wine, cuisine and the Kolpa river. The Kolpa river is the warmest river in Slovenia (up to 30 degrees in the summer) and is suitable for swimming, canoeing, fishing, camping and other water-based activities. There is plenty of options for exploring cycling, hiking, and theme trails.
A significant lack of similar facilities.

Owner information

Municipality of Metlika

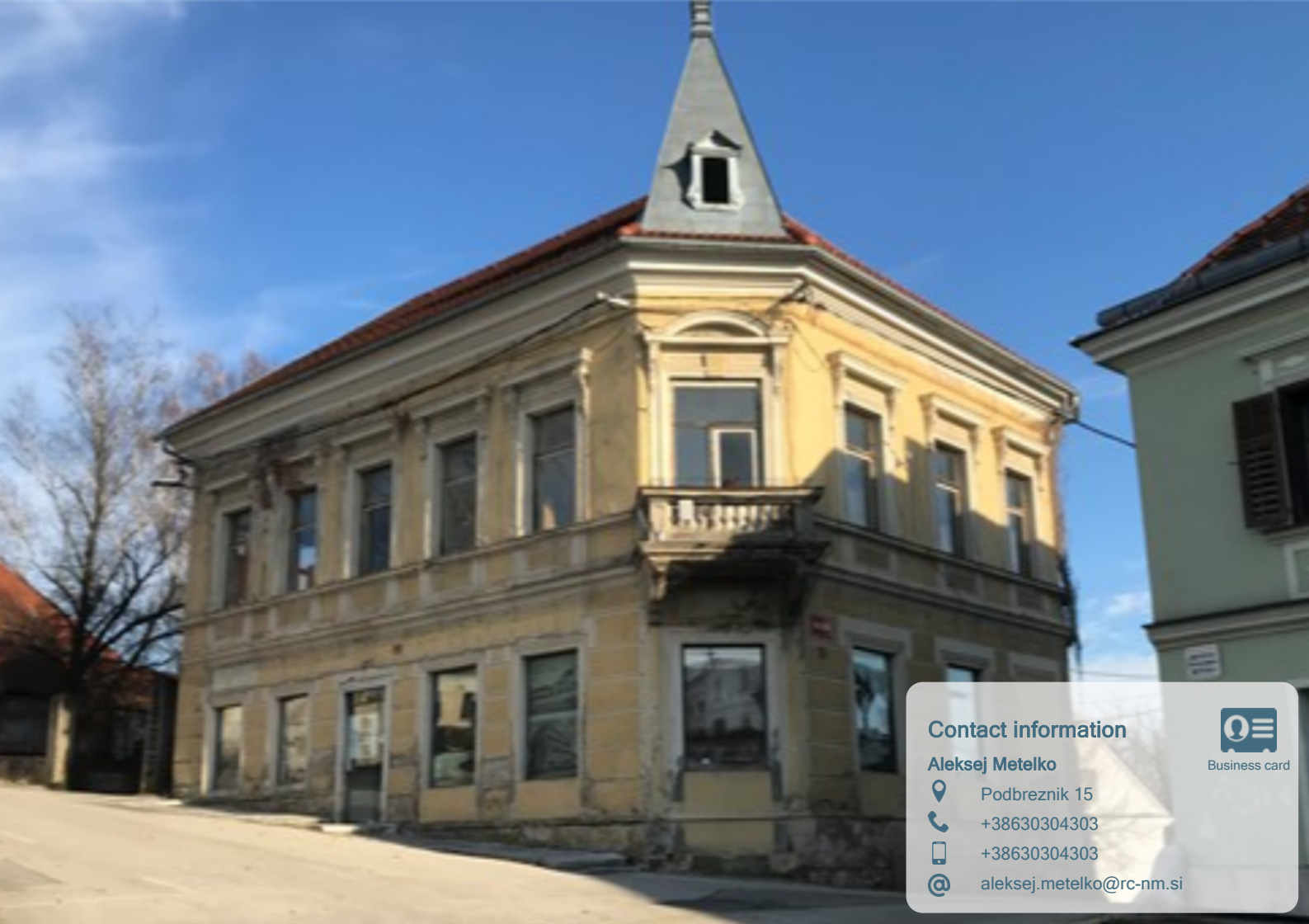
Ident. no. of the buildings and parcels no. of belonging land plots

Building ID 565, landing plot nr. 5/1, k. o. 1515 Metlika

Year of construction začetek 19. stoletja

Year of last renewal 2014


E45
Graz
E59
Szombathely
Székesfehérvár
E71
Veszprém
Zalaegerszeg
E59
Klagenfurt
Villach
E71
Maribor
Kaposvár
Varaždin
Udine
Pécs
Slovenia
Zagreb
Novo mesto
E70
Treviso
Trieste
Velika Gorica
E65
Osije
Venice
Sisak
E70
Rijeka
Slavonski Brod
E71
Croatia
E70
Pula
E661
Bihać
Bosnia and Herzegovina
Tuzla
Ravenna
Zenica
Zadar
Rimini



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