I FEEL SLOVENIA

GREEN.
CREATIVE.
SMART.



INVESTMENT OPPORTUNITY:

MIKLAVŽ TOURIST COMPLEX (GORJANCI)



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

MIKLAVŽ TOURIST COMPLEX (GORJANCI)

Miklavž, with an elevation of 964 meters, is a popular excursion spot on the edge of a plateau high in the Gorjance mountains. Tourist hiking developed in Miklavž as early as 1930 when a mountain lodge was built.

Right above the mountain lodge, on a scenic elevation, is the small church of Saint Nicholas, which was first mentioned in 1526.

Not far away, on the edge of the meadows, in a shallow depression called Izero, there are several small lakes. The plain with meadows lies below Trdinov vrh, from where the world steeply descends deep into the valley to the north and south.

In addition to the pristine nature, numerous legends and tales associated with the Gorjance, Krvavi kamen, Gospodična, and Miklavž also enchant visitors.

Location: Miklavž is 20 km away from Novo mesto and Šentjernej. Access is via Velike Brusnice, Vahta, or Cerov Log. Some kilometers of the road are gravel, well-maintained and plowed in winter.

Nearby are several tourist spots: Trdinov vrh, Gospodična, Kartuzija Pleterje monastery, ...

https://investslovenia.spiritslovenia.eu/p/1996

Promoter

Razvojni center Novo mesto d.o.o.

Location:

Location: Miklavž is 20 km away from Novo mesto and Šentjernej. Access is via Velike Brusnice, Vahta, or Cerov Log. Some kilometers of the road are gravel, well-maintained and plowed in winter. (45.7767331017455N 15.3225363924612E)

Investment 1.30 MIO EUR

Type of investment

Enter ownership



Sector

Tourism
Sports, Leisure activities

Description of key products

Accommodation Services:
Lodging at the renovated mountain lodge and potentially other new eco-friendly cabins or cottages for overnight stays.
Specialized accommodations like tree houses or glamping tents for unique experiences.

Outdoor Activities:
Guided hiking tours to explore Trdinov vrh and other scenic spots.
Biking trails around the Gorjance mountains.
Seasonal activities such as snowshoeing or cross-country skiing during winter.

Cultural and Historical Tours:
Guided tours focusing on the history of the church of Saint Nicholas and the development of the area since 1930.
Workshops or exhibitions showcasing local traditions, legends, and the history of the Gorjanci region.

Nature and Wildlife Programs:
Bird watching excursions and wildlife observation tours.
Educational programs about local flora and fauna.
Star gazing events, given the likely low light pollution in the area.

Wellness and Recreation:
Investor can develop Wellness&SPA retreats utilizing the natural tranquility of the area for meditation and yoga sessions.

Local Cuisine and Gastronomy:
A restaurant or café serving traditional Slovenian cuisine, focusing on locally sourced ingredients.
Cooking classes and culinary tours to engage visitors with local food practices, including charcoal cooking.

Event Hosting:
Facilities for hosting events like weddings, corporate retreats, and cultural festivals.
Picnic and barbecue areas for family outings and group activities.

Art and Craft Workshops:

Workshops where visitors can learn traditional crafts like pottery, woodworking, or textile arts prevalent in the region.

Agricultural and Eco-tourism:
Tours of local farms and orchards, possibly including fruit picking or farm-to-table experiences.
Programs to educate visitors on sustainable practices and conservation efforts.

Souvenir and Craft Shop:
A shop selling local crafts, homemade products, and other souvenirs that represent the Miklavž area and Slovenian culture.

Description of need or reason to look for an investor

acceleration of activities and development

What the funds will be used for

This concerns the sale of the tourist complex to a new owner.

Expected share 100,00 % through the sale of the company shares

Desired source of investment

Private founds.

Additional requirements

None.

A description of the key ways to generate revenue

market activity

Market

Local and international turist, hikers, event organizers...

Anticipation of ROI 10.00

Estimated time of realization

depends on investor business model

Key benefits

Nature, unique locations, wildlife, less then 1h drive from Zagreb, Ljubljana, Novo mesto...

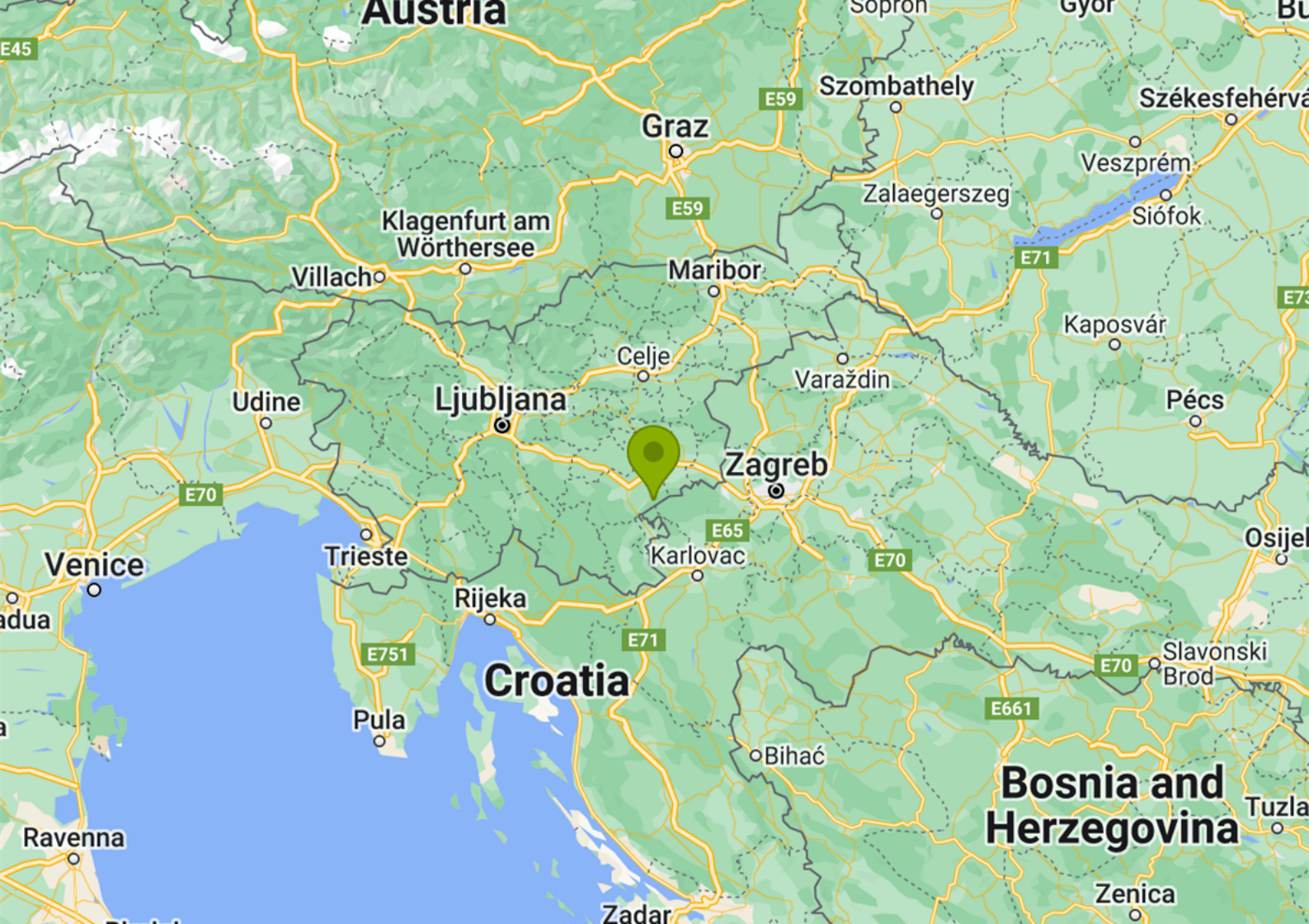
References

Complex with tradition.

Profit / Loss brought forward 0.00 EUR

Additional presentation material

https://www.kvadrat-nepremicnine.si/miklavz-gorjanci


Austria
Sopron
Győr
E45
Szombathely
E59
Graz
Székesfehérvá
Veszprém
Zalaegerszeg
E59
Siófok
Klagenfurt am
Wörthersee
Villach
Maribor
E71
Kaposvár
Celje
Varaždin
Udine
Ljubljana
Pécs
Zagreb
E70
E65
Osijek
Venice
Trieste
Karlovac
E70
Rijeka
E71
E751
Croatia
Slavonski
Brod
E70
E661
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Tuzla
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Zadar


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