

A large-scale construction site for the Medical - Thermal Center Benedikt. The image shows a multi-story building under construction with a curved facade. Scaffolding and wooden formwork are visible on the upper floors. A tall blue tower crane is the central focus, with its arm extending diagonally across the frame. In the background, other orange tower cranes are 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:

**MEDICAL - THERMAL
CENTER BENEDIKT**

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.

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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

MEDICAL - THERMAL CENTER BENEDIKT

The construction of a spa, rehabilitation and tourist thermal centre can be considered as an independent investment project. Depending on the characteristics of the borehole (water temperature is 80 ° C and flow rate 50l / s), it is reasonable that the proposed investment project is part of a wider investment project. This conceptually covers two additional projects:

1.) The exploitation of geothermal water to generate electricity and "capture" natural CO₂. By obtaining geothermal energy, the water temperature is lowered to the level required for use in geothermal pools and for heating / cooling the complex. However, naturally occurring CO₂ is used in the food industry. This investment project is also ready.

2.) Use of geothermal energy and water for heating and irrigating greenhouses. The preliminary design is prepared in accordance with the regulations, the temperature of the water that can be returned to the well is determined.

The basic project envisages the construction of hotel accommodation, cottages, a health and rehabilitation centre, a recreation and tourist complex. The owner of the investment project is also the owner of the land and has signed a contract with the competent

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Promoter

RRA Podravje

Location:

Benedikt is a town and municipality in the north-eastern part of Slovenia. It is close to the Austrian border and in close proximity to the second-largest city in Slovenia - Maribor (25km) and close to two international airports: Airport Maribor (33km) and Airport Graz (71km).

Benedikt is located along the highway between Maribor and Lendava. On the edge of the Pannonian Plain in a green landscape of forests, wheat fields and winegrowing hills, Benedikt offers a gift of pure nature. (46.613062N 15.873078E)

Investment 35.00 MIO EUR

Type of investment

New real estate



Sector

Tourism

Health

Natural Resources

Renewable Energy Production

The amount of funds 25000000 €

Anticipation of ROI 7,2% - 11% annual

Plot size 78000 m²

Total building area 50000 m²

Building permit It is in the process of being acquired





TERME BENEDIKT




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Business card

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