

A photograph of a construction site under a clear blue sky. 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 large, multi-story building under construction, showing its concrete frame and extensive scaffolding. The building has a curved facade. The overall scene is one of active construction.

I FEEL
SLOVENIA

GREEN.
CREATIVE.
SMART.

INVESTMENT OPPORTUNITY:

**VINARIUM RESTAURANT
AND WINE CELLAR**

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**

**Mediterranean
TEN-T corridor**

250 km

500 km

1000 km

Ljubljana

London

Amsterdam

Berlin

Warsaw

Brussels

Prague

Frankfurt

Bratislava

Budapest

Bucharest

Paris

Munich

Vienna

Bern

Zagreb

Beograd

Milan

Venice

Sarajevo

Sofia

Barcelona

Rome

Rodgoric

Skopje

Tirana



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

VINARIUM RESTAURANT AND WINE CELLAR

The Vinarium tower gets almost 100,000 visitors from different countries every year. The “Scattered Vinarium hotel”, which connects vineyard cottages owners and therefore increases the number of overnight stays in the heart of the Lendava hills, is also located nearby.

The purpose of the investment project is to build a modern restaurant with a wine cellar, located by the Vinarium tower, which will enrich the current offer with local products. For the restaurant with a wine cellar is prepared a conceptual design, connected with the image of the Vinarium tower and situates it to the western side of the tower.

The total area of the building: 1,253.78 m² (Basement area: 631.85 m² + Ground floor area: 621.93 m²)

Advantages:

- The amazing location by the Vinarium tower, based in the middle of Lendava hills, that represents a tourist magnet at the Slovenian level.
- The watchtower Vinarium is only 5 kilometres away from the nearby highway leading from Ljubljana to Budapest.
- Lendava spa resort with thermal water, as well as multiple cultural and natural sights, is

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<https://investslovenia.spiritslovenia.eu/p/68>



Promoter

Razvojni center Murska Sobota

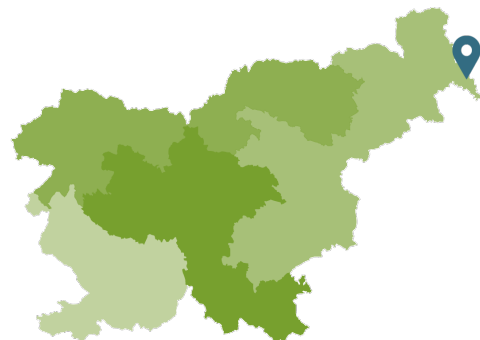
Location:

Municipality of Lendava
(46.56771N 16.468295E)

Investment 2.00 MIO EUR

Type of investment

Building



Sector

Tourism

Plot size 2822 m²

Building floor area 632 m²

Total building area 1.254 m²

Intended use of the facility Pubs and restaurants

The actual use of the facility Pubs and restaurants

Tenants No

Utilities

electric current

water supply

telephone network

sewage

heating

Advantages of the property

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Owner information

The Municipality of Lendava is located in the eastern part of the Pomurje region, which borders on two neighbouring countries: Hungary and Croatia.

Občina Lendava
Glavna ulica 20
9220 Lendava

Authorization of representation YES, authorization exists



Austria

Hungary

Slovenia

Croatia

Vienna

Bratislava

Budapest

Graz

Szombathely

Székesfehérvár

Klagenfurt

Maribor

Varazdin

Zagreb

Velika Gorica

Pécs

Baja

Osijek

Subotica
Суботица

Novi S
Нови С

Wels

Steyr

St Pölten

Wiener
Neustadt

Sopron

Győr

Vác

Salzburg

Udine

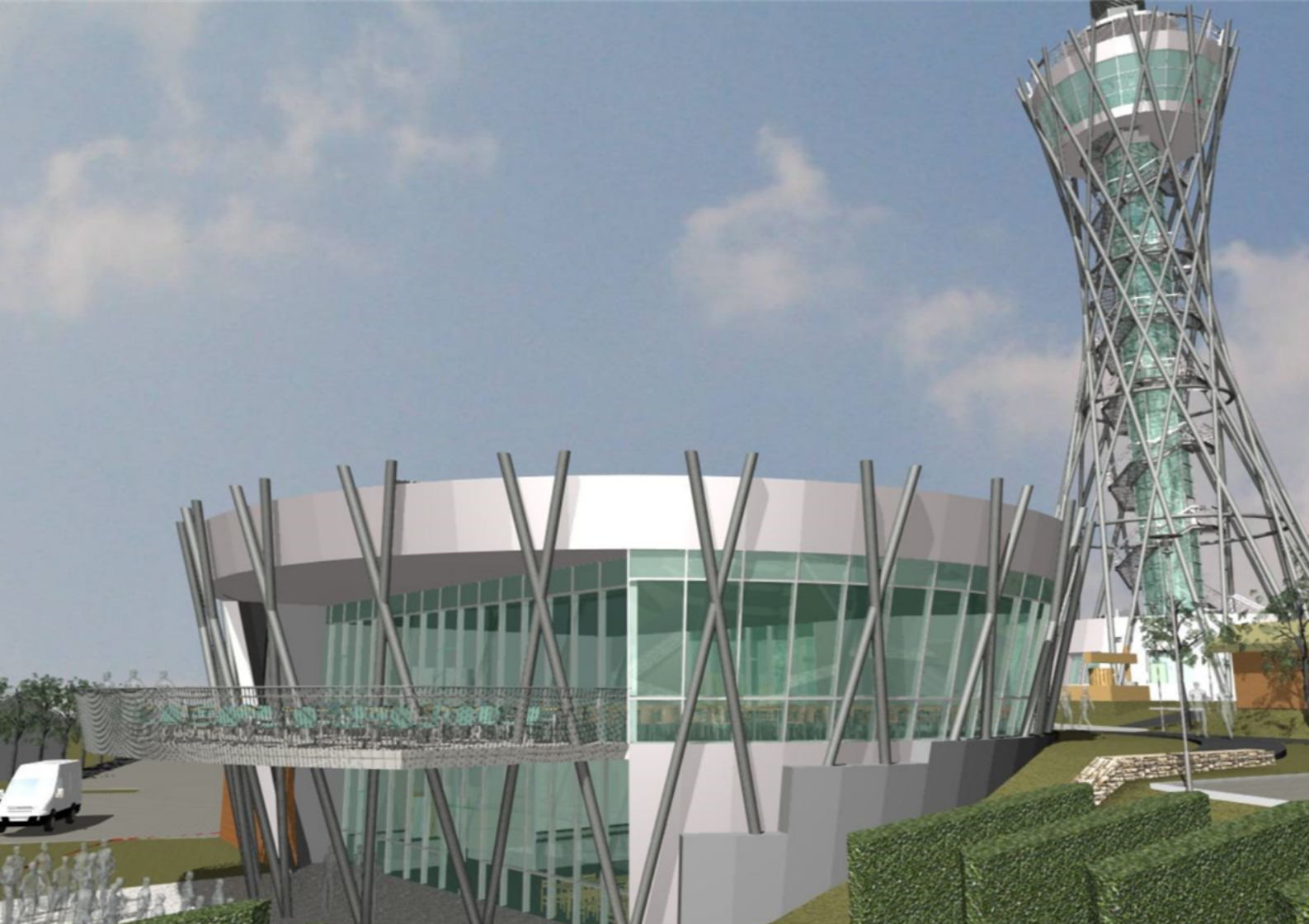
Villacho

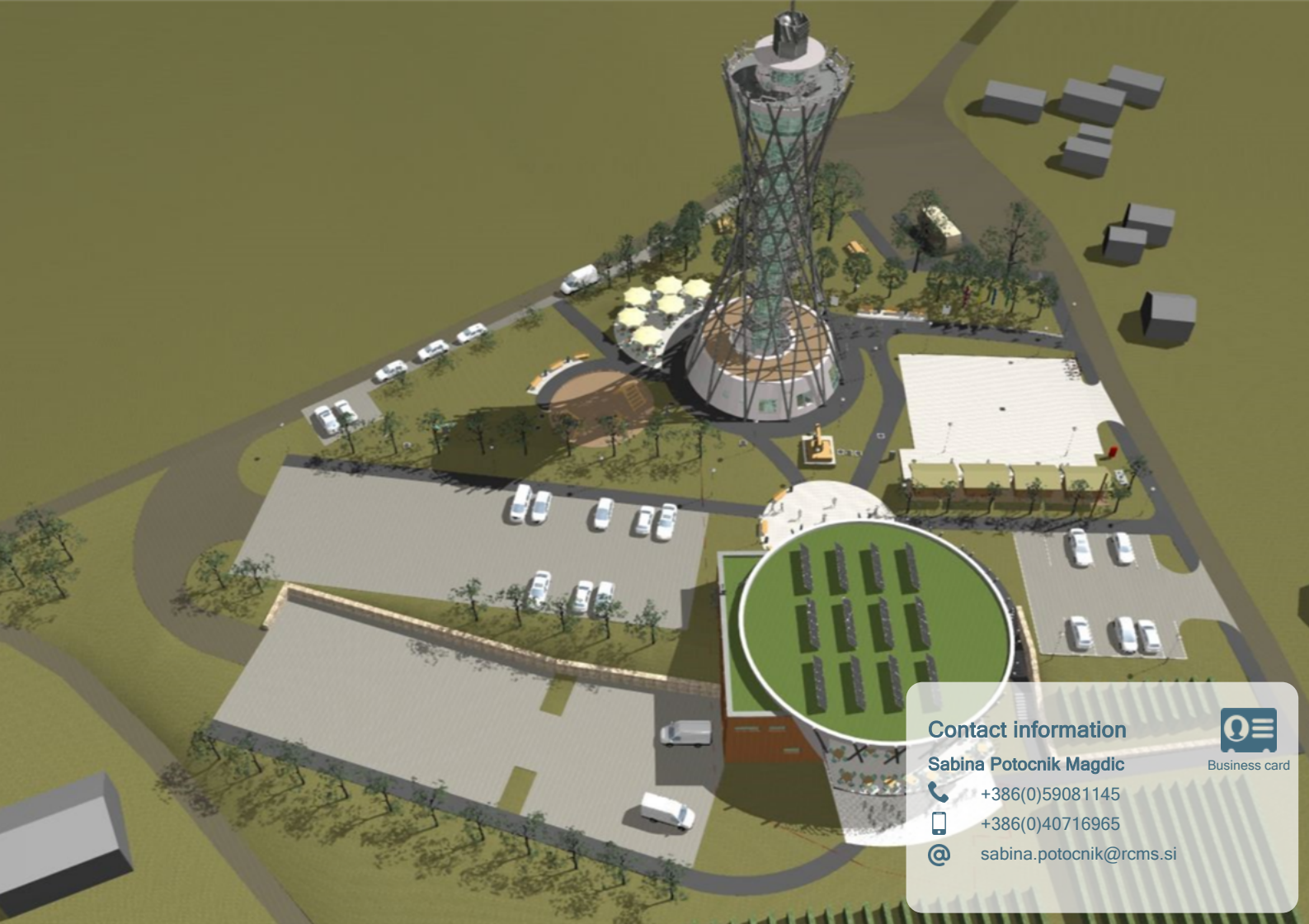
Trieste

Poreč
Rovinj

Opatija
Rijeka

Slavonski
Brod





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Business card

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Slovenian Public Agency for
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SLOVENSKA
POSLOVNA
TOČKA



REPUBLIC OF SLOVENIA



EUROPEAN UNION
EUROPEAN REGIONAL
DEVELOPMENT FUND