

A low-angle photograph of a large, multi-story building under construction. The building's concrete frame is visible, with several floors showing extensive scaffolding and wooden formwork. A tall blue tower crane stands prominently in the center, its arm extending towards the top of the frame. To the left, two orange tower cranes are also visible, one of which is lifting a concrete bucket. The sky is a clear, bright blue. In the top left corner, there is a green trapezoidal graphic containing the text 'I FEEL SLOVENIA'. Below this, on a grey background, are the words 'GREEN. CREATIVE. SMART.'

**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](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



# 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 m<sup>2</sup> (Basement area: 631.85 m<sup>2</sup> + Ground floor area: 621.93 m<sup>2</sup>)

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

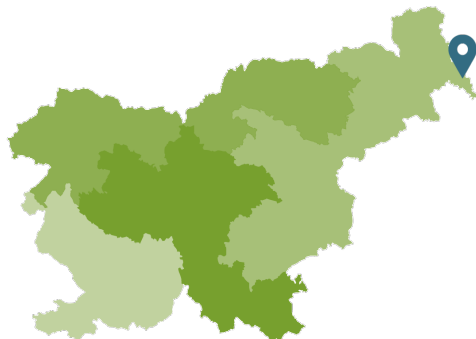
## Location:

Municipality of Lendava  
(46.56771N 16.468295E)

**Investment** 2.00 MIO EUR

## Type of investment

Building



## Sector

Tourism

Plot size 2822 m<sup>2</sup>

Building floor area 632 m<sup>2</sup>

Total building area 1.254 m<sup>2</sup>

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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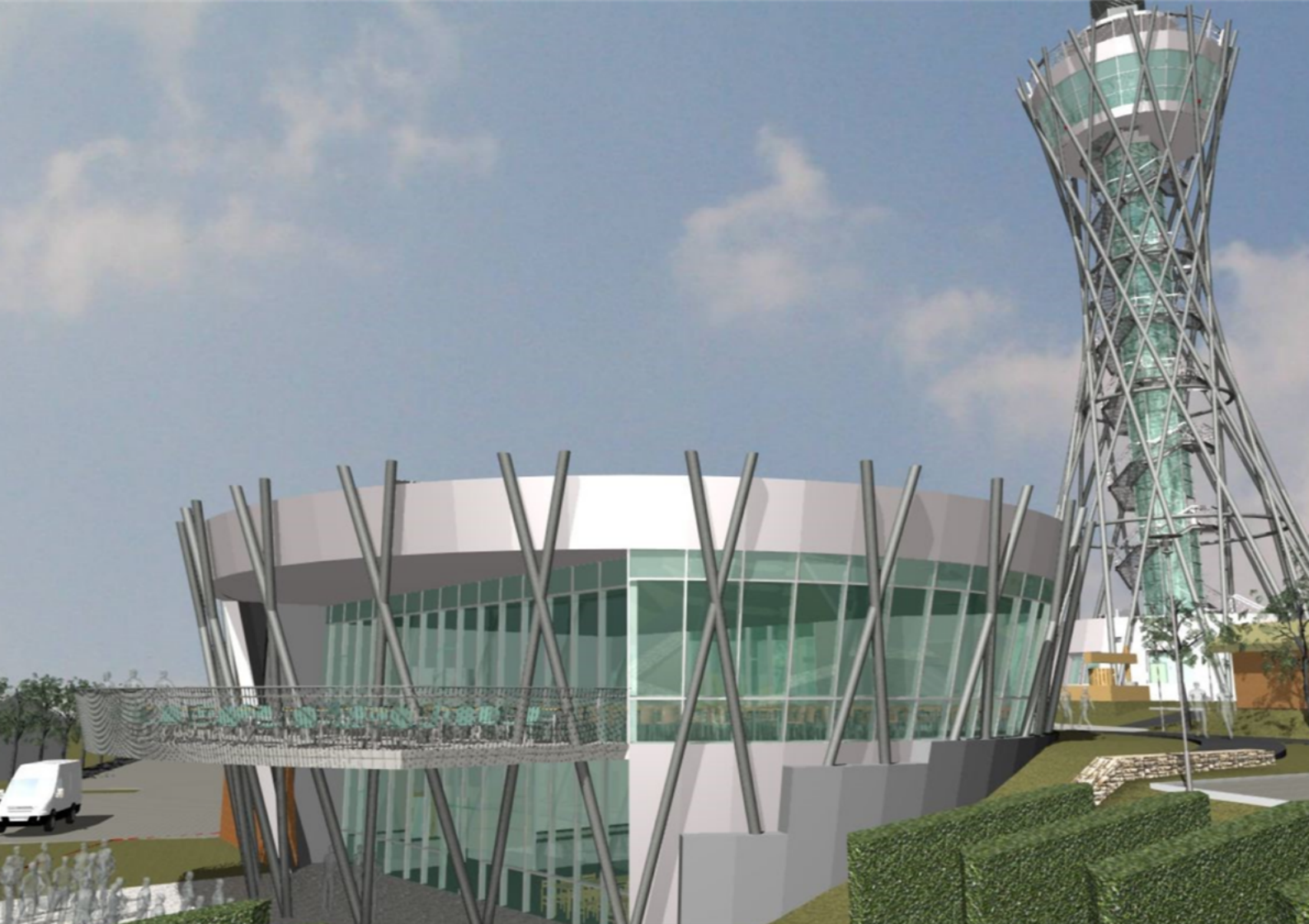
### Owner information

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

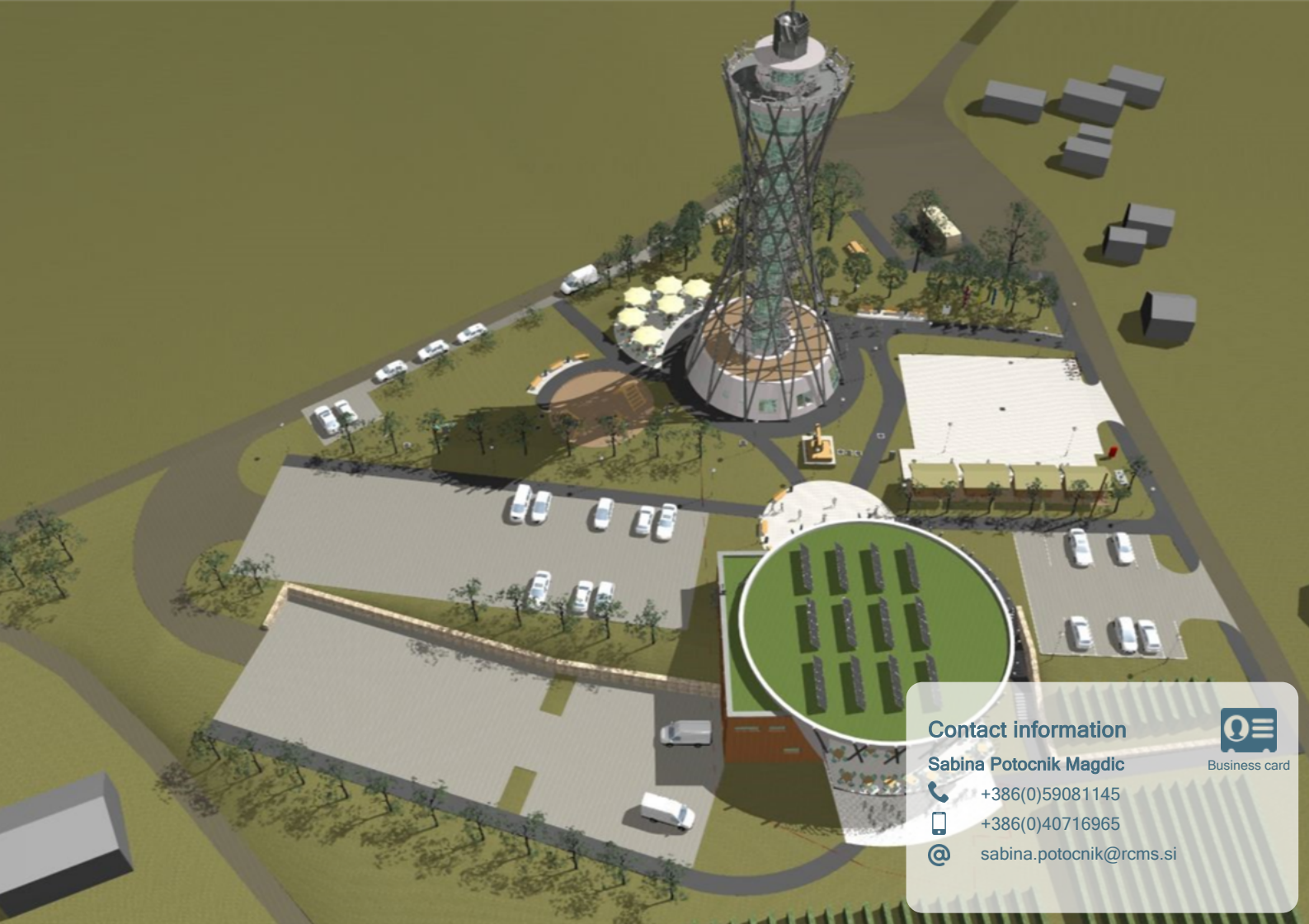
Občina Lendava  
Glavna ulica 20  
9220 Lendava

**Authorization of representation** YES, authorization exists









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Slovenian Public Agency for  
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