



INVESTMENT PROJECT PROFILE	
Project title	Hotel sale “Josipova Kupelj” - medical tourism, Varazdinske Toplice
Location potential	<p>The project location is situated in the very center of the Town of Varaždinske Toplice, easy accessible by any transportation mean. All necessary infrastructure (gas, electricity, water, sewage) has already been provided. The Project holder envisages the construction of a new hotel with a gross building area of 3,100 m², with an accommodation capacity of 108 beds on the land of the former Hotel “Josipova kupelj”. The maximum allowed height of the future hotel includes a ground floor plus two floors, with the possibility of the construction of a basement and attic.</p>
Project description	<p>The Project holder is the Special Hospital for Medical Rehabilitation, which was founded and is owned by the Varaždin County. The Hospital has over 300 years of healing tradition and a reputation of being the leading special medical rehabilitation hospital in Croatia. It has over 100 experienced medical experts specialized in prevention and rehabilitation of locomotor system diseases. With its 660 employees, the Hospital is a major revenue generator, leading in the expansion of accommodation capacities and upgrade of the Varaždinske Toplice into a high category health tourism destination.</p> <p>The previous hotel, built in 1910 in secession style, was completely destroyed in 1943. According to the current Urban plan, the new hotel should be built within the external dimensions of the former hotel, while the interior design and organization of premises may be developed according to the wishes of the potential investor.</p>
Current project status	<p>The Project holder is looking for an investor. The potential transaction may include the sale or lease of the project land. This project, under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20 and 20/21) can qualify for investment incentives. The study on the new medical tourism offer (dentistry, dermatology, surgery) has been completed.</p>
Estimated value of the investment project	7.8 million EUR
Project realization model	Sale
For additional information about this project, please contact by e-mail: info@coral-consulting-service.com	