

# *Pohorska Livada Hotel And Resort*

## Owner of the project:

MIK Celje d.o.o.

## Estimated value:

€30 million

## ROI:

N/A

## Short description



One of the largest ski resorts in Central and Eastern Europe is looking for investors into tourist infrastructure. The vicinity of Hungary and Croatia makes the project a perfect winter getaway for ski fans foremost, and could provide visitors from Austria with a tropical escape on their doorstep. Other types of accommodation to be constructed in accordance with the municipal spatial plan (hotel extensions, holiday apartment, etc.) will be equally suited for holiday rentals or other types of use such as second homes.

The blueprint for the property development is the construction of a tropical paradise next door to the existing Snow Stadium at the foot of Pohorje Hill, a popular winter resort that attracts naturelovers in all four seasons. Excellent road and railway connections, as well as an international airport, offer holidaymakers guaranteed quick and easy access to Pohorska Livada from all parts of Europe and other continents. The fact that the area of the tropical escape is some 22,383 m<sup>2</sup> of which 15,000 m<sup>2</sup> is a beach, is fantastic in combination with the excellent ski pistes next door. Almost 4,000 m<sup>2</sup> of water surfaces, wave-creation technology for surfers who no longer have to travel the world searching for the perfect wave, a lake with a waterfall, fun equipment and an array of facilities which are all connected by the common theme of water will provide recreation and entertainment for even the

most discerning guests. For the complete experience there will be a fitness centre, saunas and wellness programs, as well as specialised treatments for those recovering from sports injuries. And what matters most to environmentally-conscious developers and investors is the concept that envisages the use of renewable energy sources for the HVAC equipment around the resort. The hotel industry is without a doubt more energy-conscious today than ever before.

The concept of the Hotel \*\*\*\* Superior envisages compliance with the minimum standards for five-star hotels; it can be upgraded to a higher category. Further accommodation capacity will be provided at a later stage in three detached buildings with guestrooms connected to the main hotel building. Advantages such as public transport, schools, shops, restaurants, sports and recreational facilities, are attributes not often found in such a fascinating landscape. The fact that the Snow Stadium is a stone's throw from the hotel the resort will be much appreciated by the fans of winter sports.

As regards the three accommodation buildings connected with the hotel, these are two-storey structures with an underground garage with some 39 apartments and about 180 parking spaces in the basement. The total floor area is over 11,000 m<sup>2</sup>.