

JUPITER SPA HOTEL

LOCATION

Varaždinske Toplice is a town in the northern part of Croatia, in Varaždin County that represents the central transportation corridor connecting the Central Danube to the Adriatic.

The town, with a centuries old spa tradition (there are archaeological excavations of 2nd century thermal baths belonging to the period of Roman emperor Constantine), is very well positioned for the development of medical tourism. It is strategically situated next to the A4 Highway Zagreb - Goričan, 75 km from the City of Zagreb and its international airport Franjo Tuđman, as well as 17 km from City of Varaždin.

PROJECT DESCRIPTION

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, which holds a concession for the thermal water springs until 2033 and with the right of priority for its renewal, is the major revenue generator in Varaždinske Toplice, offering medical, health, tourism and hospitality services.

Based on a long healing tradition, the aim of the project is to profile Varaždinske Toplice as a regional destination for health and wellness tourism through the development of selective forms of tourism that will enable prolonging the tourist season, and thus increase the economic effects of tourism.

The project land located in the town centre envisages the construction of a new 4 - 5 stars spa hotel with a capacity of up to 480 beds on a land plot of 12,898 m². The gross building area is 34,000 m², the layout area 7,500 m², the permitted lot coverage is a maximum of 40%, while the floor area ratio is 0.8. 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.

The construction of Jupiter Spa Hotel will decrease the existing gap between the current accommodation offer and the increasing demand for high quality accommodation in the region.

TRANSACTION MODEL

The Project holder is looking for an investor. The potential transaction may include the sale or lease of the project land.

Under the conditions stipulated by the Act on Investment Promotion (OG 102/15, 25/18, 114/18, 32/20) this project may qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

CURRENT STATUS

The conceptual designs for the construction of the new Jupiter Spa Hotel have been completed, as well as the study on the new medical tourism offer (dentistry, dermatology, surgery).



VARAŽDINSKE TOPLICE

Project Holder

Special Hospital
for Medical Rehabilitation

Address

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Trg sv. Martina 1

Website

www.minerva.hr

Project Holder

Varaždin County

Address

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Website

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Contacts

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Estimated value

73.7 million EUR



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