HEALTH TOURISM CENTER STUBAKI,
Stubiške Toplice

PROJECT DESCRIPTION

The main goal of the project is to create an unique health center and thermal Riviera on an area of 24 ha, based on high environmental, human and technological standards. The concept of the project has been created on the basis of already existing Specialized Hospital Stubiške Toplice that will be reconstructed and renovated according to the standards of modern medicine.

Besides the hospital, the project includes construction of three hotels: 5-star “Grand Spa Hotel Stubiške Toplice” with capacity of 466 beds and a congress centre, and 4-star “Stubaki Wellness Hotel” and “Meditative Maksimilijan Hotel” with total capacity of 636 beds. As additional attraction within the center, a Wellness Center and Thermal Riviera is planned together with an aquapark. The project encompasses a construction of an eco-ethno village offering accommodation in 10 authentic villas enabling visitors to feel and enjoy local traditional environment. Once completed, the project will create 500 new workplaces.

LOCATION DESCRIPTION

The project is located in the Zagorje region, Northwest of Croatia, in the municipality of Stubiške Toplice, just 45 km from Zagreb, the capital city of Croatia and its international airport. Stubiške Toplice are well connected with the European network of highways through the junction to the Pyhrn Motorway (from Nürnberg, Germany to Belgrade, Serbia) that is just 8 km away from the municipality. In addition, it is connected with Zagreb by railway, that once represented the simplest connection for trips to Stubiške Toplice, a traditional resort of Zagreb citizens.

This is a place with a long tourism tradition with beautiful scenery and rich geothermal resources in close vicinity from the most important European Spa tourism emissive markets (Italy, Austria, Slovenia, Hungary…). Within a radius of 20 km there are numerous specialized medical institutions such as the Special hospital for rehabilitation, cardio-vascular surgery, orthopedic clinics and dialysis, which contribute to the attractiveness of the destination for further development of health tourism.

ESTIMATED VALUE

Total estimated value: 72 mil EUR.

TRANSACTION MODEL

Public private partnership. The private partner bears the investment risk of EUR 18 mil of its own funds and EUR 54 mil have been already secured by commercial bank loan.

This project, under the conditions stipulated by the Law on Investment Promotion (OG 102/15) can qualify for investment incentives. For more information, please refer to Section 5: Incentive Measures for Investments Projects.
The project area is in accordance with the Detailed Urban Plan of the municipality of Stubičke Toplice and has been intended for the construction of tourist and recreation facilities as well as public – health facilities.

The building licence has been issued for the access road and the construction works have started on the site. The main design for the part of the project (hotels) is in progress. The project has a strong support from the local community and Krapina Zagorje County is a partner in the project.

Krapina-Zagorje County

Krapina-Zagorje County is located in the north-western part of Croatia, covering an area of 1,224 km². In the West it borders with Slovenia, in the Northeast with Varazdin County, and with Zagreb County in the Southwest and Southeast. The County’s location makes it an unavoidable transport route from Western Europe via Slovenia (Maribor) to the country capital City of Zagreb and further towards all main international and national routes leading to South, East and North of Croatia.

The County’s economy is based on manufacturing and processing industries with production of glass and glass products, machinery and mechanical appliances, furniture, fibres, clothes and clothing accessories as the leading branches. It is traditionally oriented toward its main export partners: Slovenia, Germany, Italy and Austria.

The County has extremely rich cultural, historical, religious and eno-gastronomical offer. It abounds with many medieval castles and fortifications. The Prehistoric Park of Krapina Neanderthals (world’s most important Neanderthal site) makes Krapina-Zagorje County one of the most attractive continental destinations in Croatia.

Due to its richness in thermal and drinking water springs, the County is widely known and popular destination for health and spa tourism as well.

Contacts

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