

# HOTEL JOSIPOVA KUPELJ

## 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 from 2<sup>nd</sup> 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 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.

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.

The project location is situated in the very centre 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 m<sup>2</sup>, 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. For more information, please refer to Section 5: Incentive Measures for Investment Projects.

## TRANSACTION MODEL

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) can qualify for investment incentives.

## CURRENT STATUS

The study on the new medical tourism offer (dentistry, dermatology, surgery) has been completed.



## VARAŽDINSKE TOPLICE

### Project Holder

Special Hospital  
for Medical Rehabilitation

### Address

42 223 Varaždinske Toplice,  
Trg sv. Martina 1

### Website

www.minerva.hr

### Project Holder

Varaždin County

### Address

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Franjevački trg 7

### Website

www.vzz.hr

### Contacts

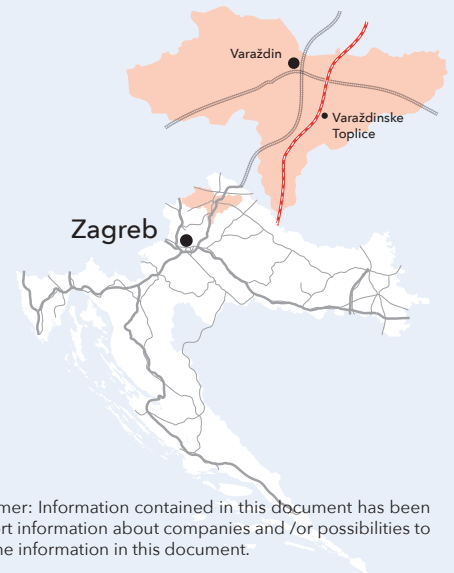
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### Estimated value

7.8 million EUR



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