



REPUBLIC OF CROATIA

# PROJECT KUMROVEC, Kumrovec

## PROJECT LOCATION

The Project is located in the small village Kumrovec in the western part of the Krapina-Zagorje County. Kumrovec lies on the bank of the river Sutla, which is also the border with Slovenia. With the population of 1,854, it covers an area of only 16 square kilometres, and is very close to the north-western part of the region (45 km from the capital city of Zagreb and its airport, as well as 50 km from the second largest Slovenian city Maribor).

The entire County is a tame picturesque region, full of hills with vineyards, green forests and rivers, numerous villages with castles, historical remains, monuments and places where important historical events occurred. It has a very rich cultural, historical, religious and wine-gastronomic offer, and numerous possibilities for popular sport activities such as cycling, hiking and running, as well as thermal water spas.

The major attraction of Kumrovec is the Ethnological Museum Old Village Kumrovec with very well preserved village houses from the turn of 19<sup>th</sup> to 20<sup>th</sup> century, where the birth house and

the monument of the worldwide known politician and the president of former Yugoslavia, Josip Broz Tito, can be visited.

In the vicinity of Kumrovec there are many other places worth visiting, all of them very well connected by roads. Kumrovec has access to the main traffic route A2: Zagreb – Macelj Highway (27 km).



## PROJECT DESCRIPTION

The beauty of completely preserved nature and the rich historical heritage offer an excellent basis for tourist development of the Zagorje region. In line with that, one of the goals of future tourist development of the Kumrovec municipality is the reconstruction and reuse of existing facilities owned by the Republic of Croatia, which consist of three separate properties: Research and Study Centre, Zagorje Hotel (former school of political science) and Sports and Recreation Centre.

The physical plans in force envisage development of tourism, sport and recreational facilities. Taking into consideration the shortage of capacities suitable for preparation of athletes in Croatia, the complex may be developed into a training camp. However, its final purpose will be determined according to the investor's preferences.

### RESEARCH AND STUDY CENTRE KUMROVEC

Existing facilities are currently used by Research and Study Centre Kumrovec and planned to be offered to potential investor as a real estate. There are 15 people employed at moment.

**Current capacity:** accommodation in 62 rooms (total of 134 beds), reception, bar, lounge, patisserie, management area (350-400 m<sup>2</sup>), terraces 150 m<sup>2</sup>, large congress hall for conferences, training etc. (300 seats), small hall (80 seats), five smaller meeting rooms, library and reading room (40 seats), archives rooms, indoor swimming pool with changing rooms and saunas, amphitheatre, outdoor sports facilities.

### HOTEL ZAGORJE

The hotel Zagorje was built in 1981, and is currently not in use. It requires a complete reconstruction and renovation of indoor and outdoor facilities.

**Current capacity:** accommodation in 145 single rooms (size from 20 to 25 m<sup>2</sup>) including bathroom, with loggia, large sports hall, smaller sport halls, work cabinets, outdoor courts for basketball, volleyball and handball, library, reading room, infirmary, printing office with warehouse, restaurant, kitchen, storage, bistro, entrance hall.



- ✓ Total land area: 66,110 m<sup>2</sup>,
- ✓ Gross developed area: 8,386 m<sup>2</sup>,
- ✓ Numbers of levels: 7,
- ✓ Year of construction: 1974



- ✓ Total land area: 26,285 m<sup>2</sup>,
- ✓ Gross developed area: 11,310 m<sup>2</sup>,
- ✓ Numbers of levels: B+Po+3,
- ✓ Year of construction: 1981.

Project holders: **Ministry of State Property**  
Address: **10 000 Zagreb, Dežmanova 10**  
Website: **<https://imovina.gov.hr>**

**Kumrovec Municipality**  
**49 295 Kumrovec, Ulica Josipa Broza 12**  
**[www.kumrovec.hr](http://www.kumrovec.hr)**

## SPORT AND RECREATION CENTRE

The Centre has all required infrastructure (water, electricity, gas, sewage), and can be put into operation with a relatively small investment. It has many possibilities for development, related to sports, recreation, athlete training, medical help etc. The Physical Plan of the Kumrovec Municipality envisages the construction of a golf course right next to the centre.

**Current facilities:** a main football field with stands and a tartan athletics track, an auxiliary football field, a multi-purpose court (handball, volleyball, basketball), locker rooms with central heating, fitness rooms, press centre and a parking area.



- ✓ Surface area: 26 hectares,
- ✓ Year of construction: 1987 (built for the International University Games, Universiade).

## TRANSACTION MODEL

The Project will be offered to a strategic partner through a public tender based on sale/right to build model.

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.

## KRAPINA-ZAGORJE COUNTY

Population (2011): **132,892**

GDP per capita (2014): **6,541 EUR**

Unemployment rate (2016): **14.6%**

Average gross monthly salary: **874 EUR**

Average gross salary in the sector (tourism): **662 EUR**

Krapina-Zagorje County is located in the north-western part of Croatia, covering an area of 1,224 km<sup>2</sup>. Its location makes it an unavoidable transport route from Western Europe via Slovenia (Maribor), through Croatia's capital, Zagreb, 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 towards its main export partners: Slovenia, Germany, Italy and Austria.

Due to its extraordinarily rich historical and cultural heritage, thermal water springs, culinary and oenological offer, the County has an excellent basis for development of various forms of tourism, and has a potential to become one of the most attractive continental tourist destinations in Croatia.

The County is a widely known and popular destination for health and spa tourism owing to its abundance of thermal and drinking water springs. There are several spa and wellness centres with long tradition such as: Stubičke Toplice, Tuheljske Toplice and Krapinske Toplice. The increasing demand for this type of tourism resulted in significant investments in their modernization and increase of existing capacities. In 2015 the reconstructed modern spa complex Krapinske Toplice was opened on over 18,000 m<sup>2</sup>.

The richness of historical heritage is represented in one of the world's most famous excavation sites of about 130,000 year-old Neanderthal man in caves situated in the open air museum, Prehistoric Park of Krapina Neanderthals. The modern, interactive "Kroneamus Museum" was opened in 2010, and has since attracted many international and domestic tourists. It is one of the most visited museums in Croatia, and one of the 18 members of the international project "Ice Age Europe."

The highest number of medieval fortifications and baroque castles in Croatia is located in Zagorje – Krapina County (Veliki Tabor, Oršić, Miljana, Bežanec, Sveti Križ Začretje, Stubički Golubovec and Konjščina), as well as numerous historical churches and abbeys, most of which are renewed and opened to the public.

The County has a long tradition in religious tourism, with the National Sanctuary of the Mother of God of Bistrice, the most visited pilgrimage place in Croatia, and many smaller sanctuaries, such as Belec, Lobar, Trški Vrh and Vinogora.

Numerous wine-roads and restaurants with traditional cuisine of Zagorje region additionally contribute to the attractiveness of the County as a tourist destination. The growing interest in this region is shown in a significant increase (nearly 60%) in a number of overnight stays (from 177,587 in 2013 to 283,351 in 2016).

Several institutions of higher education in Krapina (Informatics, Transport Logistics, Operational Management), Pregrada (Physiotherapy, Nursing) and Zabok (Tourism and Hospitality Management, Informatics), organized as dislocated departments of higher education institutions from other counties, provide skilled and educated workforce.

## CONTACTS

Ministry of State Property, <https://imovina.gov.hr>, e-mail: [info@midim.hr](mailto:info@midim.hr)

Kumrovec Municipality, Mr Robert Šplajt, Municipality Mayor, e-mail: [nacelnik@kumrovec.hr](mailto:nacelnik@kumrovec.hr), [opcina@kumrovec.hr](mailto:opcina@kumrovec.hr)

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