

RIMSKI VRELEC – OPPORTUNITY TO INVEST IN DEVELOPMENT OF TOURISM

Dear Sir or Madam!

We would like to inform you, as a potential partner that the Ravne na Koroškem Municipality is selling the real estate complex, known as »Rimski Vrelec«. This tourist structure, well-known for a century, situated in a peaceful relaxing location in the unspoiled nature needs a good manager, who shall be able and willing to restore its reputation and meaning that it once had in Europe and in the world.

The Rimski Vrelec Complex includes 16,940 m² of building sites and structures in the size of 1,169 m². The narrower part is composed of the hotel with accompanying structures and parking area and sport-recreational areas with tennis courts and famous mineral water spring. This water, extremely rich with iron, gives the whole complex a unique signature and represents its attraction.

Numerous researches have confirmed that the water has medicinal effects, among others also the expert balneological assessment, made in 2009. The locals called the water from the spring the "sour water" and have used it for drinking since the 15th century. In the 19th century the spring became a known resort and its water became the most often drunk water in European courts.

Also because of its location in a beautiful natural environment of Carinthia, Rimski Vrelec represents a good opportunity for development of tourism. The tourist complex is surrounded by beautiful foothills of the Uršlja Gora, which in connection with Peca and Pohorje and the offer of Carinthian farms represents a huge tourist potential of international dimensions. The spatial plan here anticipates the expansion of tourist and recreational areas in connection with the offer of the nearby Ivarčko Lake with numerous activities such as mountaineering, hiking, parachute gliding, mountain biking, horseback riding, skiing, ice-skating... It is a development of health resort, congressional, educational, winter and adventure tourism with the use of space and tourist capacities and recreation in the greenness of nature and by the lake, throughout the whole year.

For this complex, we wish to find a buyer, a long-term strategic investor, who shall respectfully exploit its priceless values and natural characteristics of the environment. We are selling water, land and the building, to which you can add your personal note and adapt it to your own ideas and requirements.

The starting purchase price of the Rimski Vrelec Complex is 690,000 EUR and a minimal investment input is 400,000 EUR. Please, take a moment of your time and check out our offer in the enclosed public invitation to tender or acquire additional information on our web site www.ravne.si.

At the same time, we offer you a long-term cooperation of the local community and assure you that you shall receive our fullest support at the realisation of your business decision on the investment in Rimski Vrelec.

Dear sir or Madam!

We are aware that pictures and paper cannot present everything; therefore, we invite you to come and see Rimski Vrelec for yourself. We would be happy and proud to present it to you and at the same time, you will be able to see for yourself, what drew tourist here in the past. Even more, you will be able to try the medicinal power of the mineral water.

We will be glad of your call to the phone number 003862 82 16 015 and we shall also accept your opinions, questions and initiatives on our e-mail: obcina@ravne.si.

Mayor of the Ravne na Koroškem
Municipality
Tomaž Rožen, MSc.

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