



## For Sale, Klanjec, Gredice, Hospitality & Tourism Property, Swimming Pool, Sauna



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
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Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre

#### Location

Pays: Croatie  
État/Région/Province: Krapinsko-Zagorska Zupanija  
Ville: Klanjec  
Indicatif régional: 49290  
Soumis: 27/03/2026

Description:

[www.biliskov.com](http://www.biliskov.com) ID: 15413

Klanjec, Gredice An exceptionally attractive hospitality and tourism complex with a long-standing reputation is for sale, located just minutes from the Slovenian border, in a peaceful and picturesque setting near the town of Klanjec. The property, with a total area of 1,150 m<sup>2</sup>, consists of a spacious commercial building and a detached family house, sold exclusively together.

The commercial part, with an area of 900 m<sup>2</sup>, is designed for year-round operation. It features a restaurant and café bar, nine accommodation units with a total of twenty-two beds, a spa center with sauna, indoor pool, jacuzzi, massage room, and a wine cellar for intimate gatherings and tastings.

In the landscaped courtyard, there is an outdoor swimming pool, gazebos with wooden tables providing a pleasant ambiance for socializing, as well as a small zoo – a unique attraction that appeals to families with children and enriches the tourist offer.

Adjacent to the terrace of the commercial area is a 250 m<sup>2</sup> house, spread over two floors, each with a fully equipped apartment. This part can serve as a comfortable private residence, staff accommodation, or additional guest capacity, providing maximum flexibility to the future owner.

The estate has exceptional potential for modernization and business expansion. Proximity to the Slovenian border allows targeted marketing toward the Slovenian market, while an already initiated new project provides an opportunity for quick continuation of development. More than forty years of successful business tradition have ensured a stable clientele and strong market recognition, with guests coming from all parts of northern Croatia and Slovenia.

This is not just a property, but an opportunity to continue a successful business story and elevate it to a



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new level. The combination of an excellent location, diverse facilities, and a long business tradition makes this complex a rare offering on the market – perfect for investors and entrepreneurs seeking a secure and long-term investment in tourism and hospitality.

Orientation: All sides of the world Joinery: Wooden Heating: Central gas, electric, air conditioning

Energy certificate: In progress Price: On request Agency commission: 2% + VAT of the agreed purchase price

Condition: Must be reformed

Année: 1990

### Commun

Pied carré fini: 1150 m<sup>2</sup>

Dimesions du lot: 1888 m<sup>2</sup>

### Room details

Total rooms: 8

### Utility details

Heating Fuel: Electric

### Building details

Parking: Oui

### Rental details

Furnished: Oui

### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/JXYQ-T5090/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/JXYQ-T5090/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 15413



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