



## Commercial Offices, Warehouse, Shops For Sale In Rogatec Slovenia



### Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 1,730,661.07

### Elhelyezkedés

Ország:	Slovenia
Állam/Régió/Tartomány:	Rogatec
Város:	Rogatec
Cím:	Celjska cesta 47
Irányítószám:	3252
Feladta:	2025. 10. 10.

Leírás:

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Esales Property ID: es5554804

An Exceptional Investment: A Prime Commercial Property in Rogatec, Slovenia

Presenting a truly remarkable opportunity to acquire a versatile and profitable commercial property in the heart of Rogatec, Slovenia. This impressive building, constructed in 2005, is not just a structure but a dynamic business hub, offering an exceptional blend of modern functionality, diverse rental spaces, and a strategic location. With over 70% of the property already leased on long-term contracts and a proven track record of generating significant rental income, this is a turnkey investment with substantial potential for growth.

A Comprehensive and Adaptable Design



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This property, with a total building area of 1,100 m<sup>2</sup> on a generous 1,476 m<sup>2</sup> plot, is a masterpiece of versatile design. The building's layout has been thoughtfully planned to accommodate a wide range of business operations, from professional offices and logistics to hospitality. This adaptability is the key to its success and makes it an incredibly attractive asset in a thriving local economy.

The office spaces are a standout feature. They are bright, spacious, and fully equipped with desks, computers, and excellent natural light. This setup makes them instantly appealing to a variety of professional tenants, whether a tech startup looking for a modern, collaborative environment, a company seeking an administrative hub, or a firm establishing a remote work center. These ready-to-use offices minimize tenant-specific setup costs and appeal to a broad market, ensuring low vacancy rates.

For businesses focused on logistics, e-commerce, or manufacturing, the expansive warehouse/storage area provides a critical advantage. With convenient access for deliveries and shipments, this large, flexible space is a valuable asset that caters to the operational needs of a wide range of industries, adding another dimension to the property's rental portfolio.

### Tapping into a Thriving Tourism Market

One of the most unique and valuable components of this property is the fully fitted hospitality venue. This space, which functions as a café or bar, is complete with a counter, refrigeration units, seating areas, and even the potential for an outdoor terrace. This feature capitalizes on the region's strong tourist influx, particularly from nearby health and wellness destinations. Located just 18 km from Terme Olimia, a renowned spa and wellness resort, the property is perfectly positioned to attract visitors seeking refreshments and a place to relax before or after their spa treatments. The ability to cater to this steady stream of tourism adds a significant and consistent revenue stream to the property's overall income.

The building also includes a host of additional amenities that enhance its appeal to both tenants and their clients. Multiple restrooms, including beautifully tiled facilities with showers, are available throughout the building. The well-designed hallways and reception areas create a professional and welcoming atmosphere, and a variety of flexible empty spaces are ready for custom customization to suit the specific needs of future tenants.

### A Secure and Profitable Investment

This property represents a low-risk, high-reward investment. It is currently generating a stable monthly income of approximately €4,000, with over 70% of its spaces already leased on long-term contracts. This high occupancy rate and consistent revenue stream provide immediate financial stability for a new owner.

However, the true investment potential lies in the remaining vacant spaces. With several areas still available, there is a significant and easily achievable opportunity to boost monthly revenue to €6,000 or more. This potential for growth in a high-demand area makes this property a compelling choice for any investor looking to scale their returns. The presence of ample on-site parking for both customers and staff, along with easy roadside access, further enhances the property's attractiveness and value.

In a region with a growing economy and a strong tourist sector, a property with this level of versatility and



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existing profitability is a rare find. This commercial building in Rogatec is not just a piece of real estate; it's a well-oiled business machine with a proven track record and a clear path to increased profitability.

## ABOUT THE AREA

Rogatec is a charming and historically significant market town situated in eastern Slovenia, nestled in the scenic Sotla Valley right on the border with Croatia. The town's identity is deeply rooted in its medieval past, dominated by the impressive ruins of Rogatec Castle, which sits perched on a hill overlooking the town. This tranquil setting, surrounded by rolling hills, vineyards, and lush forests, offers a peaceful rural lifestyle far from the bustle of major cities. Its location makes it a unique cultural crossroads, blending Slovenian heritage with influences from its close neighbor.

Life in Rogatec is steeped in history and a deep appreciation for the natural world. The town's main attraction is the restored Rogatec Castle, which now houses a museum detailing its history and the life of its former inhabitants. Nearby, the Rogatec Open-Air Museum offers a fascinating glimpse into traditional rural life in the region, with well-preserved farmhouses, workshops, and a focus on local crafts. The surrounding countryside provides endless opportunities for outdoor activities, including hiking and cycling along the winding Sotla River and through the picturesque hills, making it a perfect destination for those who enjoy a slower pace of life.

The real estate market in Rogatec is highly appealing to those seeking an affordable and tranquil retreat. The properties available range from traditional, centuries-old stone houses in the town center to spacious farmhouses and plots of land in the surrounding countryside. Its affordability and serene atmosphere make it an attractive option for both domestic buyers looking to escape urban life and international buyers seeking a peaceful European getaway. The area's proximity to tourist attractions and the Croatian border adds to its appeal, offering a balanced lifestyle of quiet living and easy access to travel and recreation.

The nearest major international airport to Rogatec is Ljubljana Jože Pučnik Airport (LJU). Located approximately 100 kilometers away, the drive typically takes around 1 hour and 15 minutes. Alternatively, Zagreb Franjo Tuđman Airport (ZAG) in Croatia is also a viable option, situated approximately 85 kilometers away with a travel time of about 1 hour and 10 minutes. This proximity to two major international airports provides excellent travel flexibility for residents and visitors.

## MAiN FEATURES:

- \* 1100m<sup>2</sup> (3 floors of 310m<sup>2</sup> and attic of approx 200 m)
- \* 1476 m<sup>2</sup> plot
- \* 5 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Slovenia
- \* heating is on gas



- \* internet is fiber optic
- \* a backup generator in case of electricity outages
- \* fully equipped with CCTV

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## Gyakori

Fürdőszobák:	5
Kész négyzetméter:	1100 nm
Telekméret:	1476 nm

## Utility details

Heating:	Yes
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.684.444

