



## Tuhelj, Klanjec, mini hotel with restaurant and wellness, 1000 m<sup>2</sup>



### Agent Info

|               |                                                                                                  |
|---------------|--------------------------------------------------------------------------------------------------|
| Name:         | ArKadia                                                                                          |
| Company Name: |                                                                                                  |
| Country:      | United Kingdom                                                                                   |
| Phone:        |                                                                                                  |
| Languages:    | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Listing details

|               |               |
|---------------|---------------|
| Property for: | Sale          |
| Price:        | EUR 1,000,000 |

### Location

|                        |                                                |
|------------------------|------------------------------------------------|
| Country:               | Croatia                                        |
| State/Region/Province: | Krapinsko-Zagorska Županija                    |
| City:                  | Klanjec                                        |
| Posted:                | Aug 28, 2026                                   |
| Description:           |                                                |
| Location:              | Krapinsko-zagorska županija, Klanjec, Klanjec. |

A rare and extremely strong investment opportunity is for sale in a quiet, green, and fairytale-like environment of the Croatian Zagorje region. It is a small family hotel/guesthouse with many years of successful operation, approximately 5 hectares of land in total, and a separate detached family house.

An important point for serious investors:

Due to the size of the land, the quiet location, natural surroundings, and existing infrastructure, the property has direct potential for conversion into a retirement and nursing home, with a relatively clear and logical upgrade of the existing concept.

### HOTEL / GUESTHOUSE

- 9 accommodation units
- total of 22 beds
- restaurant with a recognizable offer of traditional Zagorje specialties
- café
- wellness center (sauna and jacuzzi)
- indoor pool



The property is decorated in an authentic, handmade Zagorje rustic style, fully aligned with the business concept and location. It is a recognizable place with an established reputation.

**LAND AND OUTDOOR FACILITIES – approx. 5 HECTARES**

- outdoor “relax” zone
- swimming pool with sunbathing area
- large green area suitable for walking paths and additional facilities
- children’s playground
- small zoo
- old watermill
- complete peace, privacy, and natural surroundings

This amount of land combined with existing facilities provides rare flexibility for development for tourism, health tourism, retirement home, retreat center, or combined models.

#### **ADDITIONAL INCLUDED**

- separate detached family house, ideal for:
- private residence for the owner
- staff accommodation
- additional apartments or administration

#### **WHY THIS IS A GOOD INVESTMENT**

- established and long-term business operation (35 years of operation)
- already built brand and returning guests
- large land potential (approx. 5 ha)
- possibility of immediate continuation of business or strategic conversion
- realistic option for a retirement home

For all additional information and to arrange a viewing, we are at your disposal.

In the case of brokerage services provided by our agency, there is an obligation to pay an agency commission.

Contact for this property:

Vito, ...

For any additional questions or to arrange a viewing of the property, please do not hesitate to contact us.

ID CODE: 15897

Vito Glavičić

Mob: ...



Tel: ...

E-mail: ...

...

Condition: Reformed

## Common

Bedrooms: 9

Bathrooms: 10

Finished sq. ft.: 1000 sq m

## Room details

Total rooms: 9

## Building details

Parking: Yes

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/BBRY-T200/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BBRY-T200/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 295505

