

Thermal SPA center BENEDIKT





Thermal SPA center Benedikt

A thermal SPA center with a high-class hotel (4+ stars) with apartment village and additional offerings will be constructed in Benedikt.

Contents

3	WHO we are?
3	WHERE we are?
4	LOCATION
5	Benedikt
6	Driving distances
7	Land
8	Project site
9	WATER
10	Water bore Be-2
11	Water bore Ana
12	THERMAL SPA
13	SPA
20	Hotel
24	Apartments village
25	Additional offer
31	PROJECT STAGE
32	NEXT STEPS

WHO we are?

CM Inženiring Celje, Ltd. (shortly CMI) was formed in 2006 as engineering company to organize the implementation of investment projects of CMC Group.

CMInženiring
Consulting & Engineering

WHERE we are?

Business Center Vzhodna tribuna of football stadium Arena Petrol
Opekarniška cesta 15a
3000 Celje, Slovenija



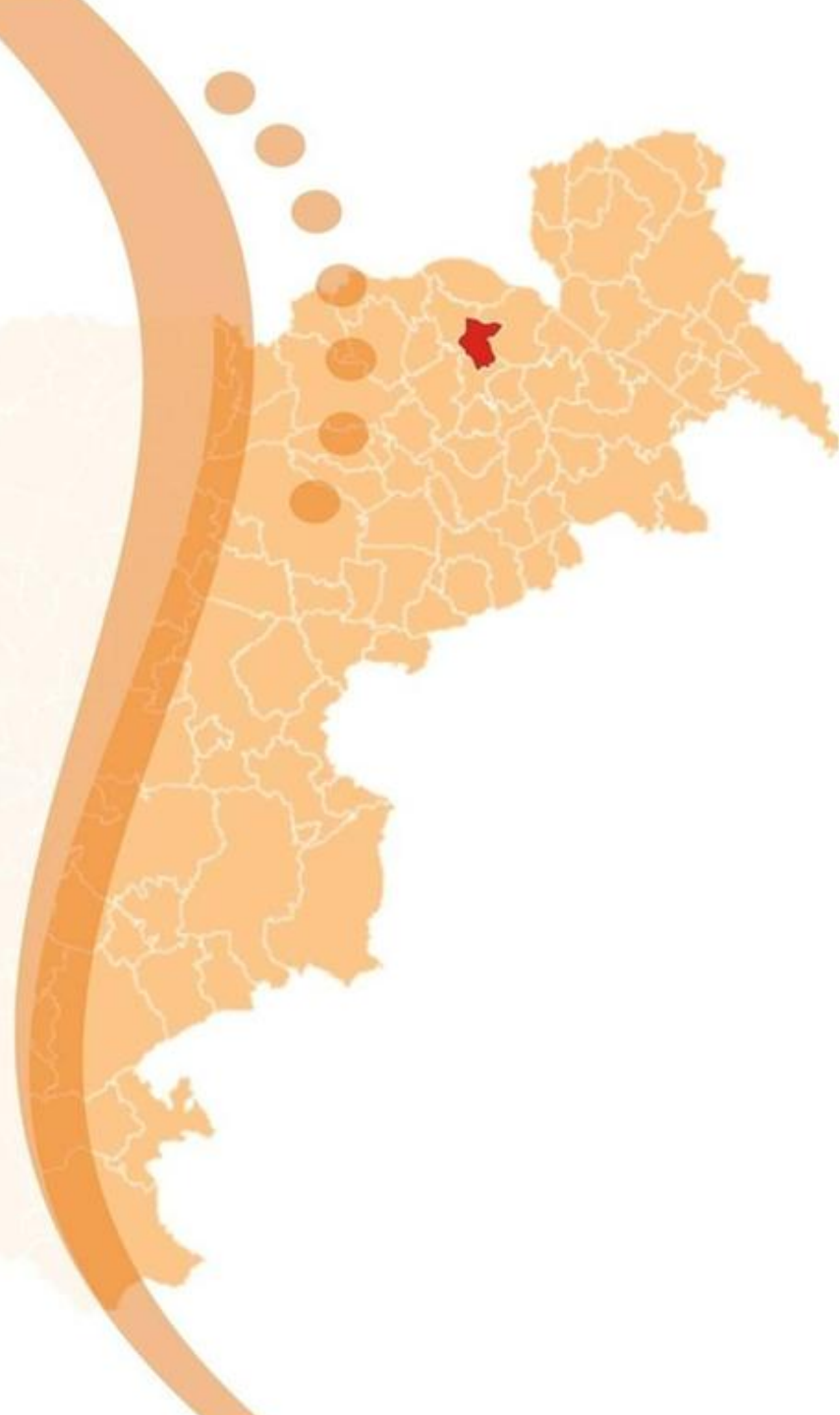
LOCATION

The thermal spa center will be located in Benedikt in an area designated for tourism and recreation.

Benedikt is a town and municipality in the north-eastern part of Slovenia. It is close to the Austrian border and in close proximity to the second-largest city in Slovenia, Maribor, which has an international airport.

It is located along the main road between Maribor and Lendava, only 25 km from Maribor.

On the edge of the Pannonian Plain in a green landscape of forests, wheat fields and winegrowing hills, Benedikt offers gift of pure nature.



Benedikt

The Parish St. Benedikt was mentioned for the time in 1329.

The municipality of Benedikt lies the central part of Slovenske Gorice, between the small rivers Ščavnica and Pesnica and along the main country road between the neighboring Lenart and Gornja Radgona.

The community covers 24 km² of land and counts 2.244 inhabitants.

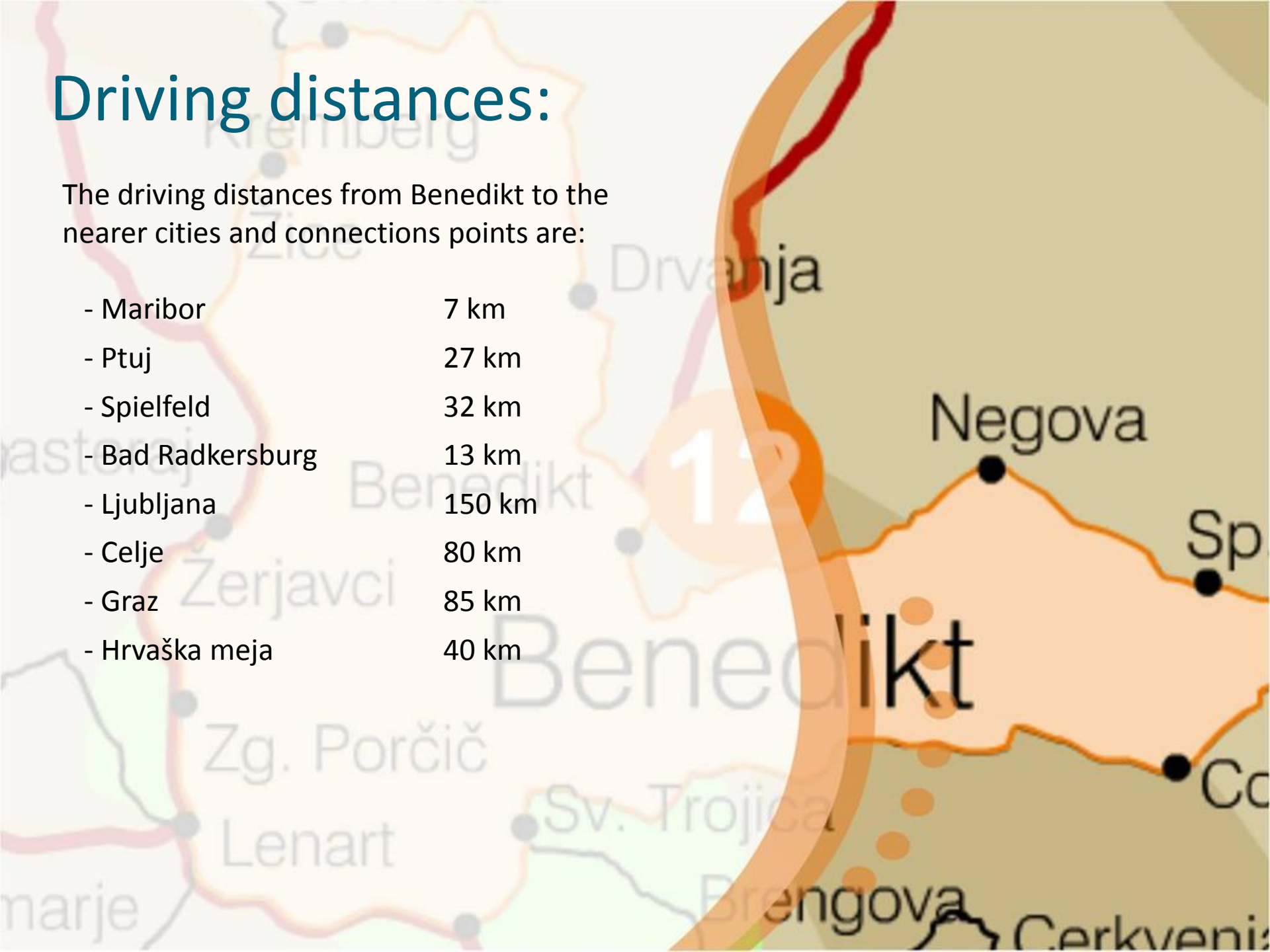
The new A5 motorway, exit Lenart is now in distance of 7 km and grants perfect reachability of Benedikt.



Občina
Benedikt
RADGONSKI

Driving distances:

The driving distances from Benedikt to the nearer cities and connections points are:



The background of the slide is a map of the Benedikt area. Benedikt is highlighted in orange and labeled with a large '12' in a circle. A red line indicates a road or boundary. Other locations shown include Maribor, Ptuj, Spielfeld, Bad Radkersburg, Ljubljana, Celje, Graz, Hrvaška meja, Drvarja, Negova, Sp, Co, Zg. Porčič, Lenart, Sv. Trojica, Brengova, and Cerkevni.

- Maribor	7 km
- Ptuj	27 km
- Spielfeld	32 km
- Bad Radkersburg	13 km
- Ljubljana	150 km
- Celje	80 km
- Graz	85 km
- Hrvaška meja	40 km

Land:

- **total area of purchased land:**
81.372 m²
- **reserved for purchase:**
300.000 m²



Project site:



APARTMAJI
rezervat za
dograditev





WATER

- **Pumping of water:**

- * Water pore Be-2
- * Water pore Ana

- **The concession for water use:**

- * not yet tendered by the state
- * we assume to obtain the concession by start of constructing

- **Water functionalities:**

- * heating of thermal center
- * medical treatments
- * consuming...

Water bore Be-2

- **Characteristics:**

- * surface temperature: 72° C
- * flow rate: 17,8 l per seconds
- * depth: 1.875 m
- * pH value: 7,4
- * ecologically impeccable, sterile

- **Predicted usability:**

- * balneologic bathing purposes
- * inhalation
- * dermatologic purposes
- * 'per oral' treatment





Water bore Ana

- **Characteristics:**

- * "drinkable" surface temperature
- * flow rate: 0,5 l per second

- **Predicted usability:**

- * drinking in pubs
- * bottling within 0,5l of bottle per offer in pool, hotels...
- * therapeutic effects at drinking

THERMAL SPA

The aim of the investment is the construction and development of a high-class health and wellness center.

Alongside accommodation facilities, water areas in the form of a modern water park and many different sport areas are planned.

A variety of modern wellness, fitness, dietetic and aesthetics programs will be offered to guests.

Key components:

- SPA
- high-class 4 star hotel
- apartment village
- additional offer



SPA

- **Thermal Spa**: thermal pools, rest areas
- **Premium Spa**: upmarket sauna area
- **Beauty Spa**: beauty & treatments
- **Medical Spa**: therapy
- **Fitness Spa**: fitness & sports
- **“Culinarium”**: food & beverage units



Thermal SPA

- **Thermal waterscape** on 1.200 m² water surface
 - * main thermal pool on 600 m²
 - * 2 whirlpools
 - * saltwater pool ("Lagoon")
 - * sports pools on 350 m²
- **Rest areas** with 500 loungers on 2.000 m²





Premium SPA

- **“Saunscape”**

- * 5 sauna units
(dry, Finn, steam, aroma, infrared)
- * special offer “salt grotto” on 30 m²

- **Pools** with 300 m² water surface

- * sauna pool on 200 m²
- * 2 whirlpools, each on 30 m²
- * cold water pool on 15 m²
- * Kneipp track on 20 m²

- **Massage cabins**

- **Rest areas** with 100 loungers

Beauty SPA

Cabins; aproximatly 10 units, for:

- beauty treatments
- massages (classical, Shiatsu...)
- bathing (standard, soft pack...)
- cosmetics
- 2 units for pair treatments



A photograph of a modern medical SPA treatment room. In the foreground, a white medical treatment table is partially visible, equipped with various electronic devices and sensors. Above the table, a specialized lighting fixture with multiple blue-tinted lamps is mounted. The background shows a clean, white wall with a series of vertical slats and a row of circular ventilation holes. A large, semi-transparent red graphic element, resembling a stylized 'S' or a drop, is overlaid on the right side of the image, framing the text.

Medical SPA

- **special focus on “Lifestyle Medicine”:**

- * examination & talks,
- * Overweight
- * diet
- * anti-smoking
- * prevention
- * medical peelings/Botox/etc.
- * physiotherapy
- * food intolerances
- * detox

- **1 doctor** plus ev.:

- * Physiotherapist
- * MTF
- * dietian

Fitness SPA

- **Fitness room**

exercising machines for power/endurance

- **Gymnastics room**

for all kind of group programs





“Culinarium”

- **Spa restaurant** with 140 seats:
 - * self-service with front cooking
 - * a terrace
 - * summer outside bar
- **Sauna bar** with 30 seats, thereof 10 at the bar
- **Entry coffee bar** for rent

HOTEL

- **Rooms:** 120 rooms****
- **“Culinarium”:** food & beverage units
- **Meeting Facility:** banquet, wedding, seminar



Rooms

- **120 rooms**

- * 110 double rooms with 32 m², some connector
- * 8 junior suites with 48 m²
- * 2 suites with 64 m²

- **International 4 star level**

- * large bathrooms
- * air conditioning
- * balcony or terrace
- * wireless internet
- * entertainment systems
- * writing desk...



“Culinarium”

- **Main restaurant** with 160 seats in sections
 - * a winter garden
 - * terrace
 - * front cooking
 - * a buffet for breakfast and dinner
- **Vinotheque** as á-la-carte restaurant with
 - * 40 seats
 - * affiliated to the main restaurant
- **Hotel Bar/Café**
- **Central Kitchen** with necessary side rooms for all food and beverage



Meeting Facilities

This unit contains standard facilities for social and business events on approx. 250 m²:

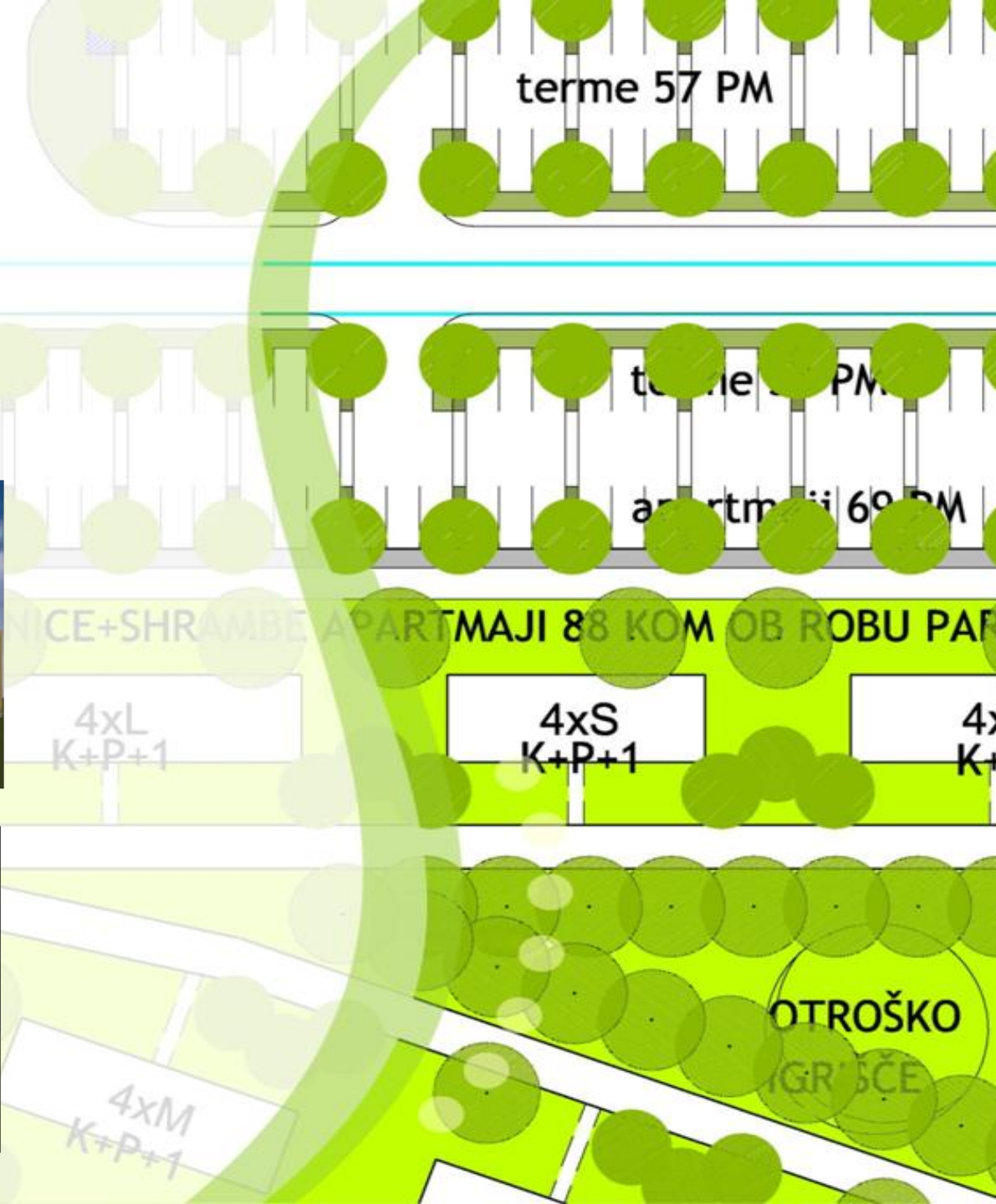
- **banquet room**
dividable, as the main meeting facility
- **minor meeting rooms**
as additional side offer

Its main purpose is to host banquets, weddings, celebrations, etc. but also business meetings during weekdays.

APARTMENTS VILLAGE

- possibility to construct:

- * 80 units
- * 240 beds



ADDITIONAL OFFER

- More than 160 new work places
- Thermal water exploitation
- The mineral water from St. Ana well
- Biofood production in greenhouses
- Medical plants growing
- Roads
- Nordic walking tracks
- Bicycle trails
- Rural tourism
- Horse couch tours
- ev. golf course



Additional offer

* More than 160
new work places





Additional offer

- * Thermal water exploitation
- * The mineral water from St. Ana well

Additional offer

* Biofood production
in greenhouses





Additional offer

* Medical plants
growing

Additional offer

- * Investments in the municipality into roads, cycling-routes, rural tourism...



PROJECT STAGE

- * Value of the investment: **47.200.000 €**
 - * Feasibility study done
 - * Well and land purchased
 - * Urbanistic project done
- * BPA Project documentation revised
 - * Well documentation done
 - * Building permit in acquisition
- * Concession for the use of thermal water in acquisition
 - * possibility of obtaining EU subsidies in value of 12.000.000 € (25%)

NEXT STEPS

- * Looking for buyer of entire project
- * Looking for Equity partners
- * Looking for Strategic partners
- * Looking for Lenders

All interested to participate in the project Thermal SPA Benedikt are welcome to contact us:



Address:

Opekarniška 15a, SI-3000 Celje

Contact:

☎: 05 92 22 681 📠: 03 490 55 41

✉: dusan.kovacevic@cm-celje.si

🌐: www.cm-celje.si

