

# Investment project

Ravna Gora, Kvarner



<b>Ref</b>	RE-U-42666
<b>Type</b>	Investment project
<b>Region</b>	Kvarner › Rijeka
<b>Location</b>	Ravna Gora
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Plot size</b>	30560 sqm
<b>Price</b>	€ 2 999 000

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Gorski Kotar, Stari Laz – 30,560 m<sup>2</sup> land with a conceptual project for the first boutique family resort in the region!

Looking for a premium investment in Croatia's growing tourism sector? This is a rare opportunity to acquire a prime plot in the heart of Gorski Kotar, perfectly positioned for both continental and coastal access.

### Project Overview – Boutique Family Resort:

This unique project envisions a luxurious Boutique Family Resort with a total of 93 accommodation units, carefully designed through interconnected “experience zones” to create a memorable guest experience: Hotel (40 rooms): A 4-star upscale family hotel featuring 40 spacious rooms (30 m<sup>2</sup> each), a central building with wellness and spa facilities, indoor and outdoor pools (180 m<sup>2</sup> each), a restaurant, games rooms, and a multifunctional hall.

Tree Houses (23 units): Authentic nature experiences with additional hotel capacities (30 m<sup>2</sup> per unit), ideal for families (2+2), offering guests a memorable stay immersed in nature.

Chalets (30 units): Wooden mountain houses ranging from 45 m<sup>2</sup> to 90 m<sup>2</sup>, perfect for private ownership or rental. Four chalets are already constructed, providing a head start for development.

Social and Public Facilities: The resort plan includes a lobby bar, hotel restaurant, full wellness and spa facilities, games rooms, multifunctional hall, and ample parking, including 108 outdoor and garage spaces.

### Investment Potential and Regulatory Framework:

The land is designated T2 (Hospitality-tourism), allowing construction of hotels, aparthotels, tourist camps, and supporting facilities such as shops, services, sports, and entertainment areas. The project allows a maximum capacity of up to 550 beds for hospitality-tourism purposes, offering significant development and rental potential.

### Prime Location and Connectivity:

Situated in Stari Laz, Gorski Kotar, the plot enjoys a strategic location between continental and coastal Croatia, near the Slovenian border. It is an ideal excursion and weekend destination, less than two hours' drive from major urban centers including Zagreb, Rijeka, and Ljubljana.

This property represents a unique opportunity to become a pioneer in boutique tourism in Gorski Kotar. The land is for sale with a fully completed conceptual project, ready for immediate further development.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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### Property advantages:

Garage  
Spa  
Urbanized

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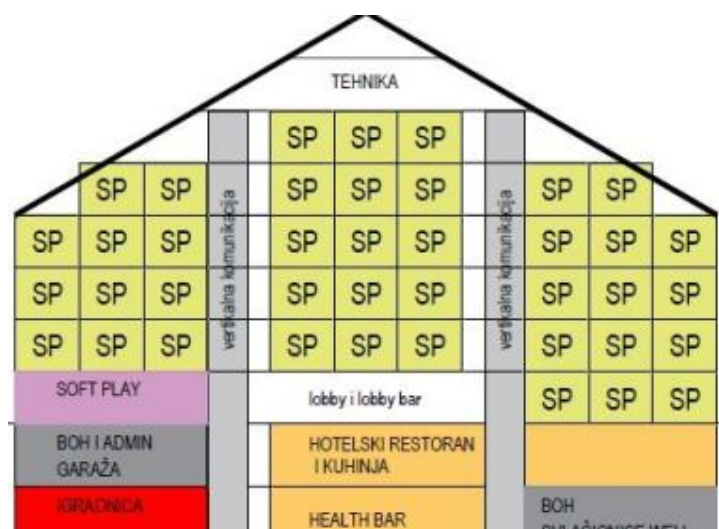
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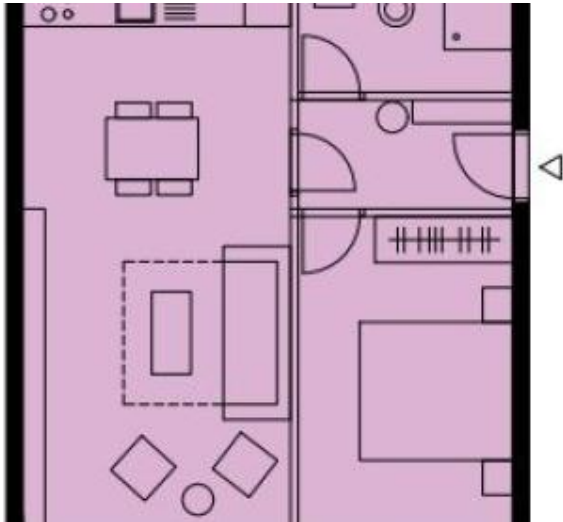
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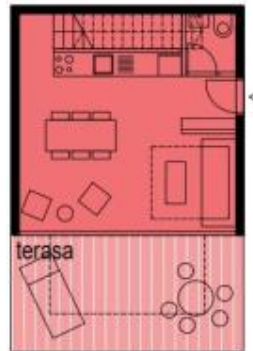


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Chalets 60m<sup>2</sup>  
prizemlje



Chalets 60m<sup>2</sup>  
1.kat

