

# EXCELLENT INVESTMENT OPPORTUNITY

EXCLUSIVE OFFER - PERSPECTIVE LOCATION



# AIRPORT SLOVENJ GRADEC WITH HOTEL AND GLAMPING SPACE

## Investment opportunity

### ONE OF THE MOST BEAUTIFUL PLACES IN SLOVENIA

A top investment opportunity for a purchase of the entire Slovenj Gradec Airport.

The property for sale includes land with a total size of 272.203 m<sup>2</sup>, of which there is an asphalted runway in the length of 1200 m, a well-built and beautiful hotel with a restaurant, glamping area and two air hangars.

The location offers a wide range of recreational activities. Additionally the airport has a good thermal conditions, especially from April to August, with the possibility of sailing behind gliders during the SW and S wind on the slopes of Pohorje, Uršlja gora and Peca.

Unique location in Carinthia, Slovenia with amazing potential for further development of both air tourism and the development of a glamping park.



Hotel



Hangar 1



Runway



Slovenj Gradec center

## LOCATION

### **SLOVENJ GRADEC - NORTHERN PART OF SLOVENIA**

The airport complex is located in Šmartno pri Slovenj Gradcu. A unique location, surrounded with forest, and ready for further development in the field of tourism and aviation.

Airport Slovenj Gradec is the best arranged smaller airport in Slovenia!

It offers the best infrastructure, has the best hotel, and there is plenty of space for camping and recreation. The conceptual design enhances the gorgeous glamping outagment.

It can be ideal aviation school, amazing place for performing acrobatic aviation and a desired venue for wedding receptions or business conferences.

Ready to discover more about this once in a lifetime opportunity in Slovenia?



## **HOTEL \*\*\*\* WITH 12 ROOMS**

### **POPULAR IN THE AREA FOR WEDDING RECEPTIONS**

Hotel \*\*\*\* with 12 double rooms, a restaurant, an outdoor terrace with a beautiful view of the runway, a unique hall / dining room and a bar in the basement, with potential for major events.

The property has its own modern kitchen. The whole facility is air conditioned, all rooms are equipped with mini bar, satellite TV, wifi and shower. It also offers private parking spots.

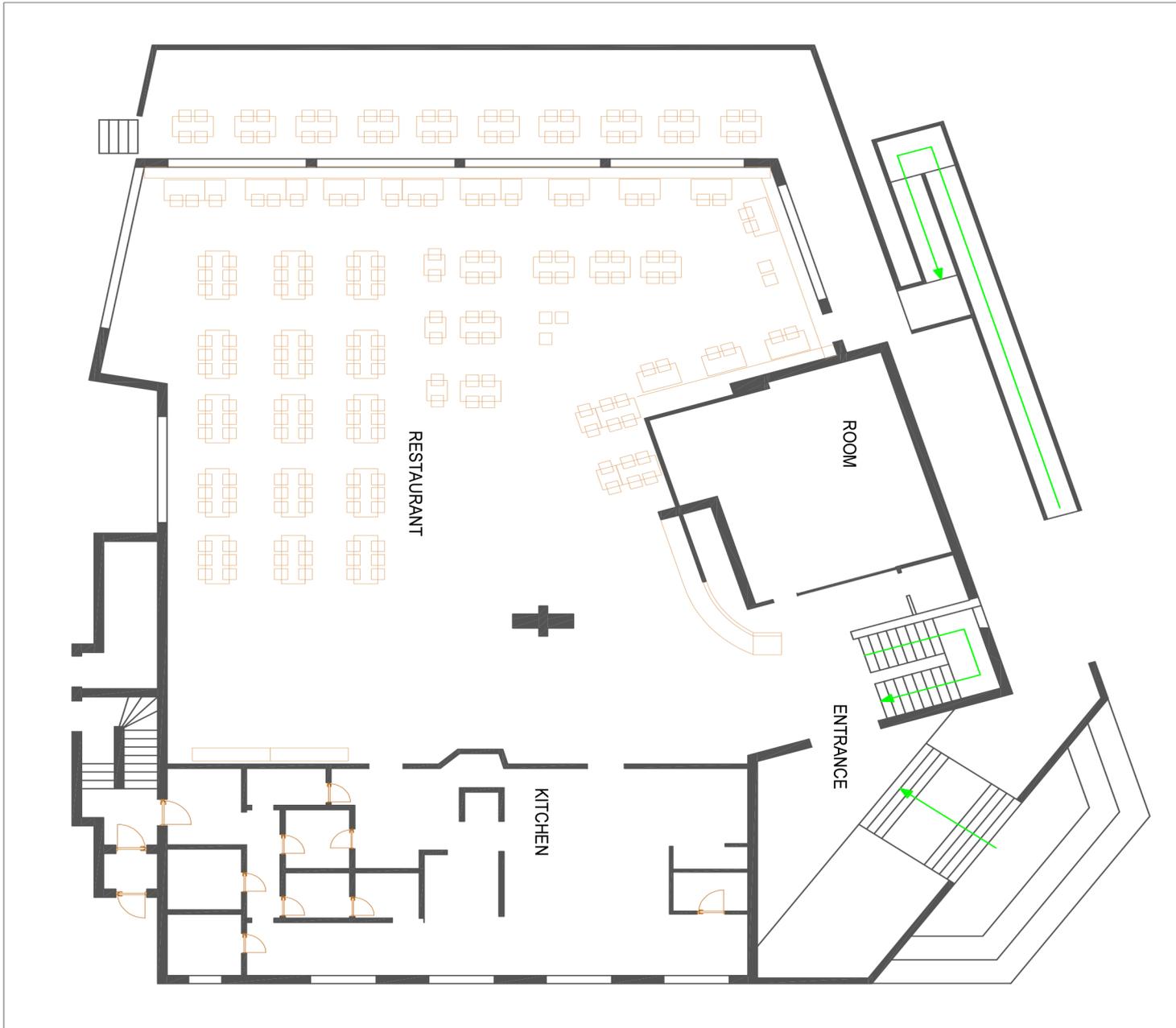


## RESTAURANT WITH KITCHEN AND TERRACE

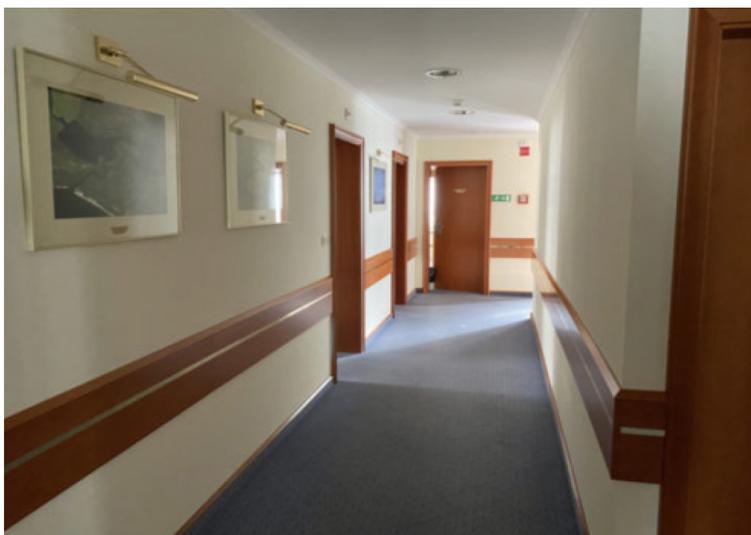
### GROUND FLOOR

Includes modern kitchen, restaurant with panoramic view of the runway, and also a stunning outdoor terrace.

# LAYOUT OF THE GROUND FLOOR



GROUND FLOR TLORIS



## 12 ROOMS WITH OFFICE AND PANORAMIC ROOM

### FIRST FLOOR

First floor offers 12 fully furnished and equipped rooms.

On this floor there is also an office and a meeting room with panoramic views. 10 rooms have the same size, 2 are larger and have a separate work space area.

# FLOOR PLAN - FIRST FLOOR





## SPACE BAR

### **BASEMENT**

A multi-purpose hall that has to be one of the most sought after for wedding celebrations.

In addition there is a wardrobe for employees and warehouse.

# LAYOUT OF THE BASEMENT





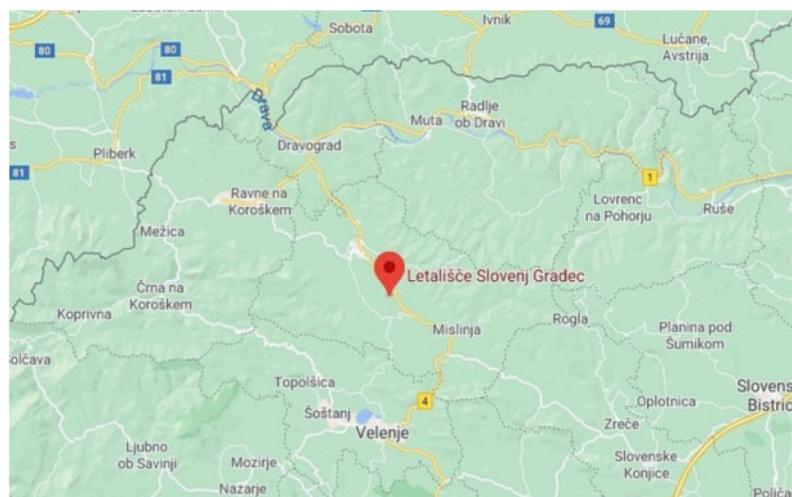
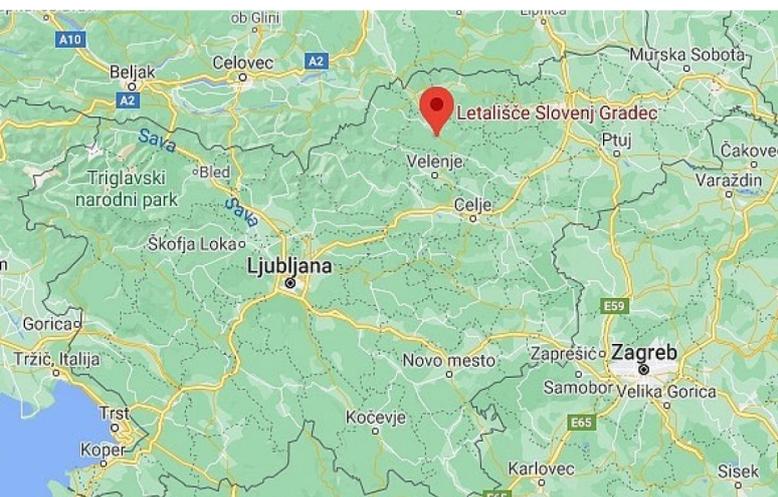
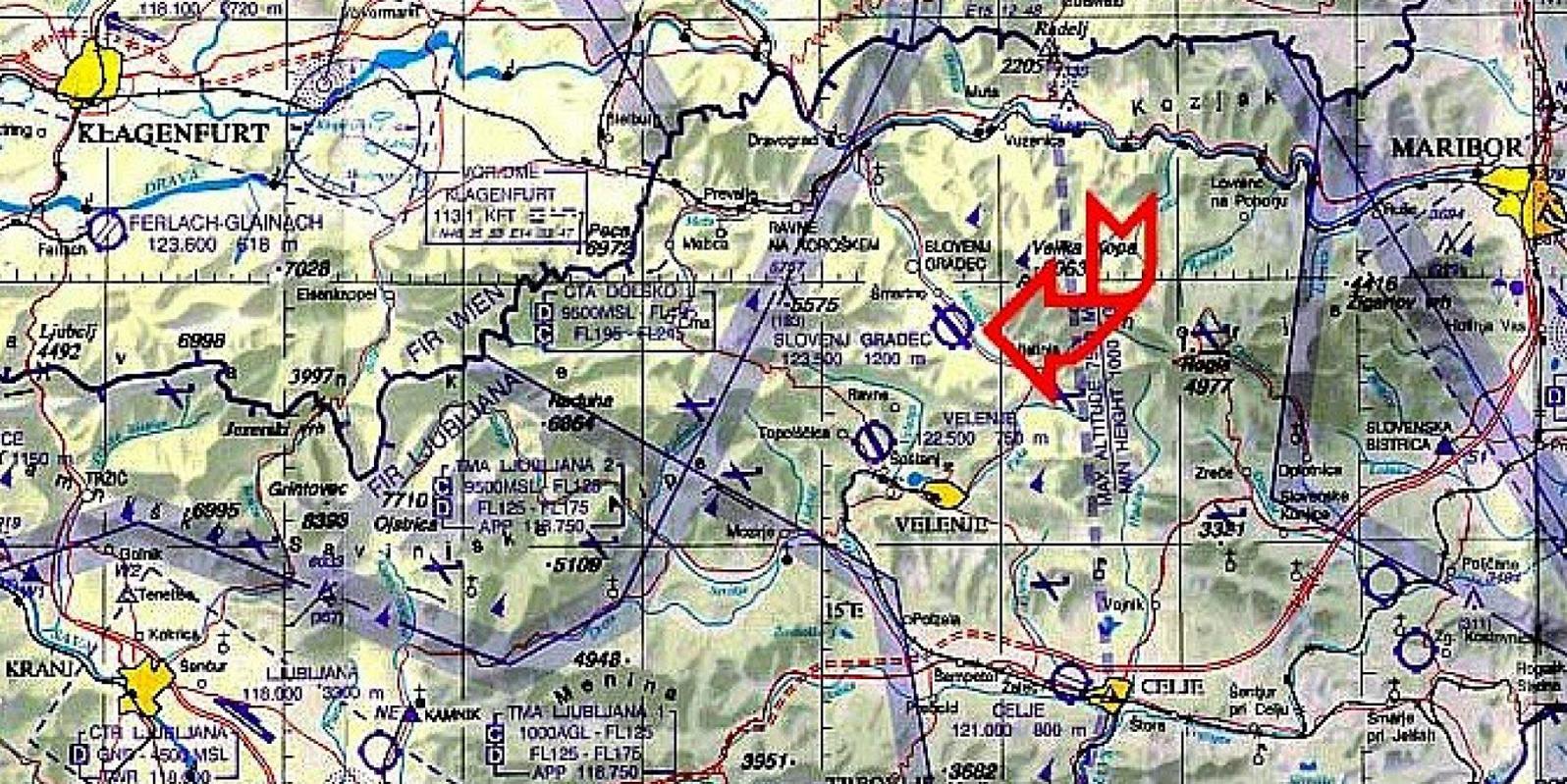
## RUNWAY

Slovenj Gradec Airport is located 4,5 km south of Slovenj Gradec. 8 km west of Mislinja and 12 km north of the town Šoštanj. The runway stretches in the valley southeast of the road Slovenj Gradec - Mislinja and the river Mislinja. It is surrounded by a forest that extends to the southeast.

**The runway has one asphalted track 1200 m long and 23 m wide. It extends in direction 142/322.**

**N472044 E0185851 = 47 degree20 minutes 44 seconds north, 018 degree 58 minutes 51 seconds east.**

Parallel to the southwest side of the asphalt runway, **there is a grass runway, the same length and width of 40 m.**



## RUNWAY IN DETAILS...

ICAO klasifikacija: "razred D"

Referenčna kota letališča / ARP / : 600 m od praga "32"

Nadmorska višina praga "14": 492 m

Nadmorska višina praga "32": 508 m

Referenčna temperatura letališča: 24'C

Vzdolžni nagib: 1,3% v smeri 142

Prečni nagib: 1,0 %

Nosilnost LCN: 61

Stopway: ne obstaja

Clearway: ne obstaja



## HANGAR BY THE HOTEL

At a location there are two separate hangars.

Hangar 2, suitable for 10 to 12 smaller sport planes with an area of 773,9 m<sup>2</sup>.

In addition to the hangar, a private instruction room for aviators, office, toilets and a club room.

There is also a separate places intended for service or maintenance workshop with a convenient warehouse.



## HANGAR 1

Quality built steel construction hangar of 1.216 m<sup>2</sup>, with automatic sliding doors.

Located at the north of the airport.



## CAMP WITH PUB AND RECEPTION

### PLANS TO RENOVATE IT INTO A GLAMPING SITE

Camp is located in an idyllic location - it is surrounded by hills. From small wooden cottages appear a great view of Uršlja Gora.

Wooden cottages in the camp - 5 cottages with a small terrace and a wonderful view.

It is a great starting point for walks and cycling. There are also 4 tennis courts by the camp.

For evening gatherings there is a porter pub with a large summer terrace and a play park for children.





# Looking for a new business opportunity?

Want to expand your business? Are you familiar with acrobatic aviation?  
Are you looking for incredible investment opportunity in Slovenia?

For this purpose, a conceptual expansion project of the camp has been done, adding go-kart track, spaces for recreational vehicles with electrical connectivity has already been prepared.

If you would like any further information we would love to help.

The floor plan of the hotel and facilities and more detailed descriptions of the buildings are sent per request.

**Worth seeing!**

