

## PROJECT PROFILE – AVANGARD HOTEL & RESORT

<b>Project Title</b>	The construction of luxury hotel and restaurant with accompanying facilities: wellness, spa, outdoor swimming pool, sports facilities, tennis courts, helipad and other recreation facilities.
Sector of Industry	Tourism
Location	Croatia, Krapina-Zagorje county, Hum na Sutli. Own land of 11,028 m <sup>2</sup> on higher ground, which offers beautiful views over surrounding hills, mountains and castles of Croatia and Slovenia. Expandable to additional 10-12 hectares of land. Only 15 km from the Zagreb-Maribor highway and 67 km from Zagreb.
Objective of the project	The construction of luxury hotel and restaurant with accompanying facilities: wellness, spa, outdoor swimming pool, sports facilities, tennis courts, helipad and other recreation facilities. Opening of new jobs and enlarging of tourism, recreational and gastronomic offer and facilities.
Key characteristics and advantages of the project	Constructing of representative and unique object in the heart of preserved nature surrounded by mountains, hills, in whom 15 km radius there are four well-known thermal spa resorts and on the wider area, there are about thirty medieval castles.
<b>The financial aspect of investment - project:</b>	
Return on investment(ROI), Net Present Value, etc.	The return on investment for 10-12 years. Object capacity: 18 super luxury rooms, with an additional offer of authentic dishes in the restaurant with 150 seats, wellness facilities, spa and fitness center, tennis courts, horseback riding and other recreational facilities.
Budget of expected investment – total investment	<ul style="list-style-type: none"> <li>• € 5,000,000 (included VAT 25%)</li> <li>• The possibility of the return of grants from the EU Funds to approximately € 1.325 million (10 million HRK)</li> </ul>
Expected mode of cooperation with potential investor	The loan by the investor or partnership in 70% share of the project (a joint venture 30:70)

<b>Company information</b>	<ul style="list-style-type: none"> <li>• Avangard Hotel &amp; Resort j.d.o.o.</li> <li>• Company for hospitality and tourism services</li> <li>• Established: 08/2015</li> <li>• Address: Pavlinska 5, Varaždin, Croatia</li> <li>• The administrative structure of the company: Director: Mario Pantaler</li> <li>• Ownership: 100% private capital</li> <li>• Currently no employees</li> <li>• A private company, land ownership, motivation and willingness for partnership, business reliability</li> </ul>
Company size	Small size business company
Structure of sales ( year 2012 and 2013)	<ul style="list-style-type: none"> <li>• The newly established start-up company</li> <li>• The operations of the company will begin by the implementation of the said project and employing the staff</li> </ul>
Market position	The newly established start-up company
Financial data	The newly established start-up company
Historical overview of the most important characteristics	The newly established start-up company
List of products	Hospitality, hotel and tourist services
Contact Information	<ul style="list-style-type: none"> <li>• Marijan Čovran, director</li> <li>• Tel.: +385 1 2338-683, 2302-030</li> <li>• E-mail: <a href="mailto:ctitrust@yahoo.com">ctitrust@yahoo.com</a></li> <li>• <a href="http://www.avangardhotelresort.eu">www.avangardhotelresort.eu</a></li> </ul>
Other information	Made Business plan, the opportunity of visiting the location