

# PRESENTATION OF

## HOTEL POD ROGLO \*\*\* Zreče



April 2013

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## ABOUT THE FACILITY

### 1. LOCATION

On the way from Zreče to Rogla, in the embrace of Pohorje forests, lies the Hotel Rogla. Under Rogla Hotel is a family hotel of Težak family. It was built in 2002 and is a typical accommodation facility, furnished in the style of old-fashioned Pohorje.

Rogla ski resort is located approx. 14 km, which leads on asphalted road.

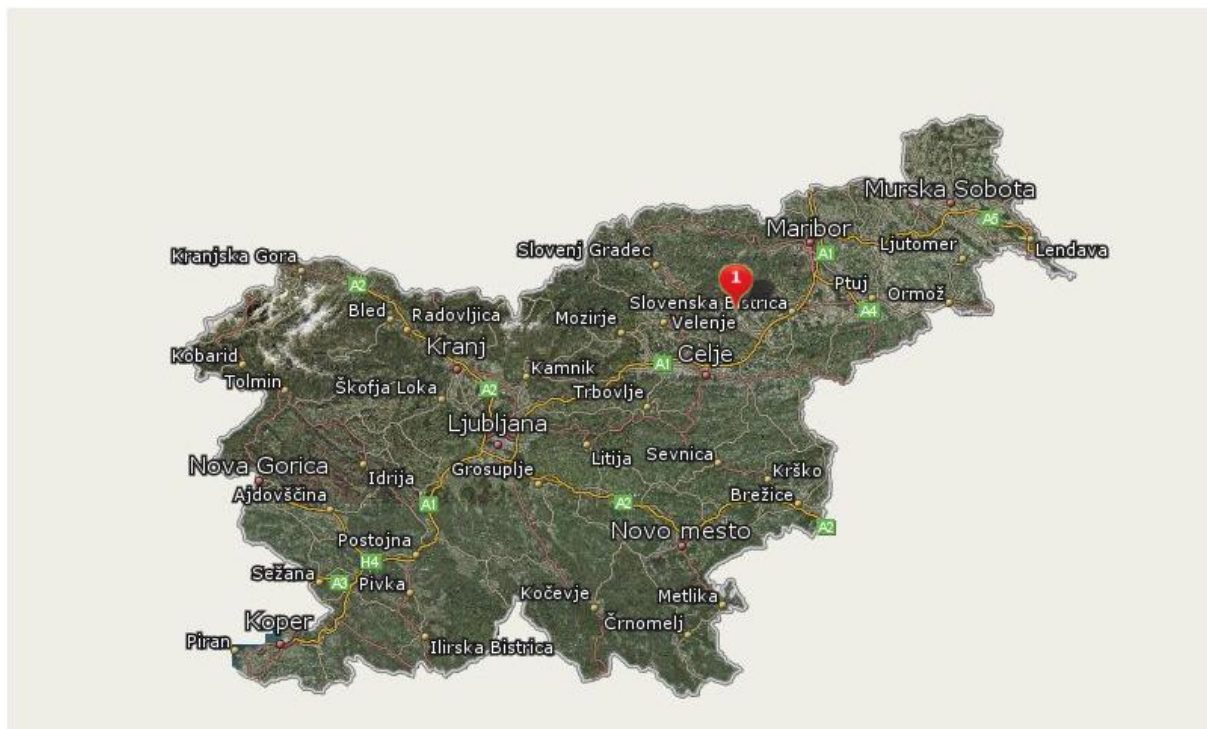
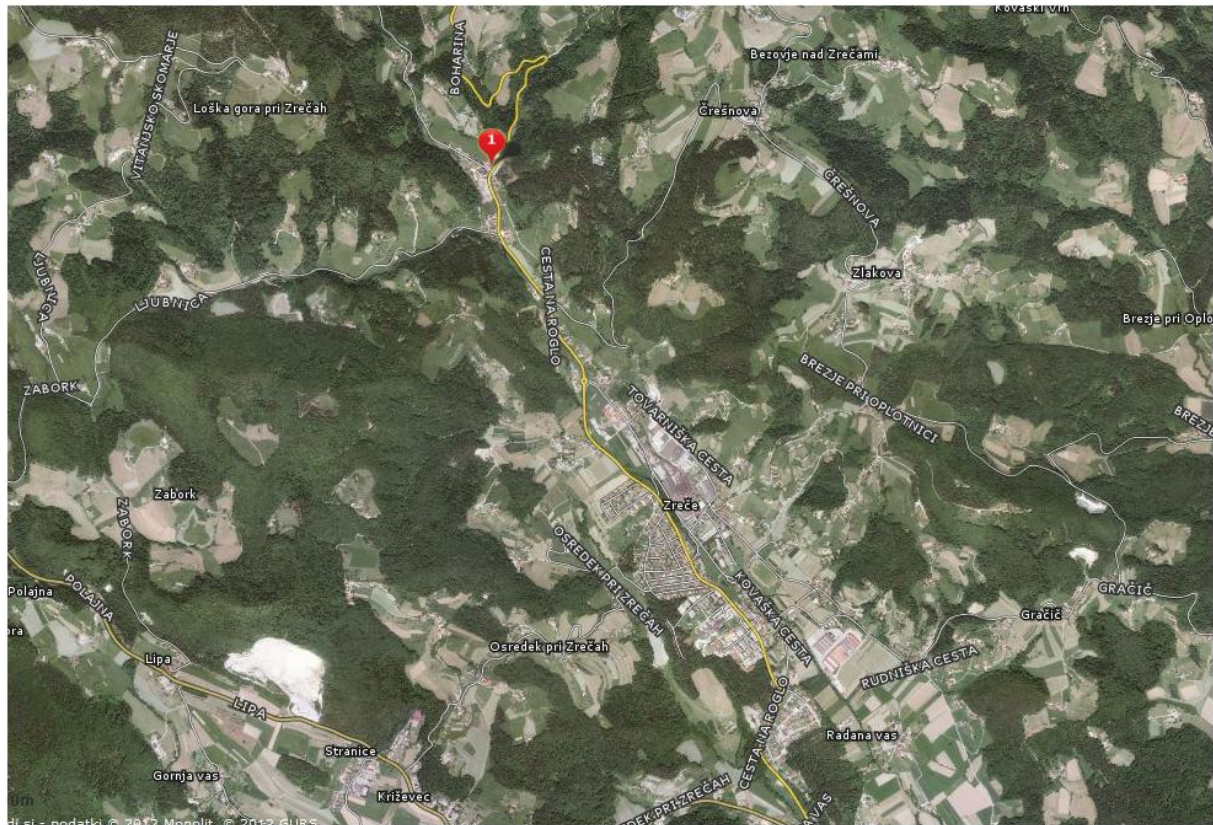


Figure 1: Location of Zreče in Slovenia



The hotel is located at address Boharina 2, Zreče



Location of Hotel (point 1)



Hotel

## 2. LAND REGISTRY DATA

List of land (all k.o. Loška gora)

Plot number	Size in m2
661	814,00
665/1	1.321,00
665/6	30,00
Total	2.165,00

## 4. UTILITY SERVICES OF LAND

Building plots are equipped with:

- a) The individual devices municipal planning
- the Public Water Supply
  - the public sewer
  - the electrical distribution network
  - the telephone network

## 5. PROPERTY DESCRIPTION

On the way from Zreče to Rogla, in the embrace of Pohorje forests, lies the Hotel Rogla. Under Rogla Hotel is a family hotel of Težak family. It was built in 2002 and is a typical accommodation facility, furnished in the style of old-fashioned Pohorje.

The hotel was built in 2003 entirely new and is located approximately 1.5 km north of Zreče directly about 14 km away to the ski and thermal area Rogla leading road.

### **Ski resort Rogla**

Rogla is located on Pohorje, about 15 km from the village Zreče, which is known for its Zreče Thermal Spa. **Rogla is the natural climatic health resort and recreation center.**

In winter Rogla to become one of the most popular and visited **ski resorts**. Ski experience is with modern snowmaking systems supplied from late autumn to early spring. At around 100 hectares of ski resorts are 11 ski lifts, 2 chair lifts and tens of kilometers of trails for cross-country skiers. Provide storage, rental and service of ski equipment. From Thursday to Sunday night skiing is possible in the ski resorts and Jaso Košuta. Under The Snow Sports School Intersport organize beginners' and advanced ski courses. The Fun Park Rogla is a testing ground for freestyle skiers and snowboarders.



The spa is open year round and the ski area has a season of about 4 months.

Rogla allows to spend a peaceful summer vacation, a walk through the woods and landscaped walking paths and cycling. On Rogla is a wonderful lookout tower that allows you to see near and distant surroundings. Rogla offers the opportunity to spend an **active holiday** throughout the year calendar year. Thus, in addition to ski resorts in Rogla almost open all year round adrenaline toboggan run, which offers pleasure especially young and the young at heart.

Rogla is also known for its organized sports and recreational facilities, which are connected to the Olympic Centre, which carried out the preparations for the new sports challenges many top athletes and teams for each season once again want to return.

Due to the favorable climatic conditions Rogla a natural climatic health resort, which is beneficial for patients with respiratory diseases and allergies. Rogla climatic spa is complemented by numerous spas Zreče is Rogle of about 15 kilometers, and where you can enjoy a swim in the pool and other modern facilities. Rogla allowing you to simultaneously combine air treatment spa.



### **Terme Zreče**

Zreče spa is a **natural thermal spa**.

The spa pools are a total area of 1,600 m<sup>2</sup>, Sauna village, a modern medical and rehabilitation center with an area of 4500 m<sup>2</sup>, recreation facilities for the athletes, seminar rooms.

Zreče spas boast with akrotothermal water containing calcium, magnesium, bicarbonate. Water is naturally heated to 34.5 ° C.



### **Hotel pod Roglo\*\*\***

The hotel is built as massive building, with basement, ground floor, first floor and attic.

Rooms have wooden balconies.

Hotel has 12 double rooms, one single room, 4 family suites, 2 double bedroom apartments (2 bedrooms, 2 bathrooms) and two luxury suites (water bed, whirlpool).

In restaurant they serve a homemade food, and it is served with "Smiths beer" from their own brewery.

In the cozy and welcoming ambience is served with authentic local food, al'a carte food (or as cold - hot buffet), pizzas from the wood-fired oven, excellent and masterfully prepared dishes from the grill (charcoal grill).

In the basement of the hotel they have their own production and bottling home beer.

### **CAPACITY OF THE HOTEL**

In the basement are the restrooms are for the restaurant, and a private garage, Brewery, which produces exclusively for their own use and sauna. In the ground floor is reception, the restaurant and the kitchen.

On the upper floor and attic are the hotel rooms. On the north side of plots, there are some garages and paved parking areas. In hotel are:

- 16 two-bed rooms
- 1 one-bed room
- 4 apartments (bathroom, mini bar, living room)
- 2 luxuries apartments (mini bar, living room, whirlpool, water beds)

Hotel can accept 52 guests in room / apartment.

In ground floor is restaurant which can accept 180 guests.

Also is in ground floor congress hall with 50 seats.

Object size is as follows:

Basement (garage, sauna, brewery, sanitary):	200,00 m2
Ground floor (reception, restaurant, kitchen):	540,00 m2
The first floor (rooms):	300,00 m2
<u>Mansard (rooms):</u>	<u>430,00 m2</u>
Total	1.470,00 m2



## 6. PICTURES

### RESTAURANT









## ROOM



Bedroom



Bathroom



Bedroom



Living room



Wooden balcony



## APARTMENTS



Living room



Bathroom

## LUXURIES APARTMENT



Bedroom



Living room



Bathroom

## BREWERY

