



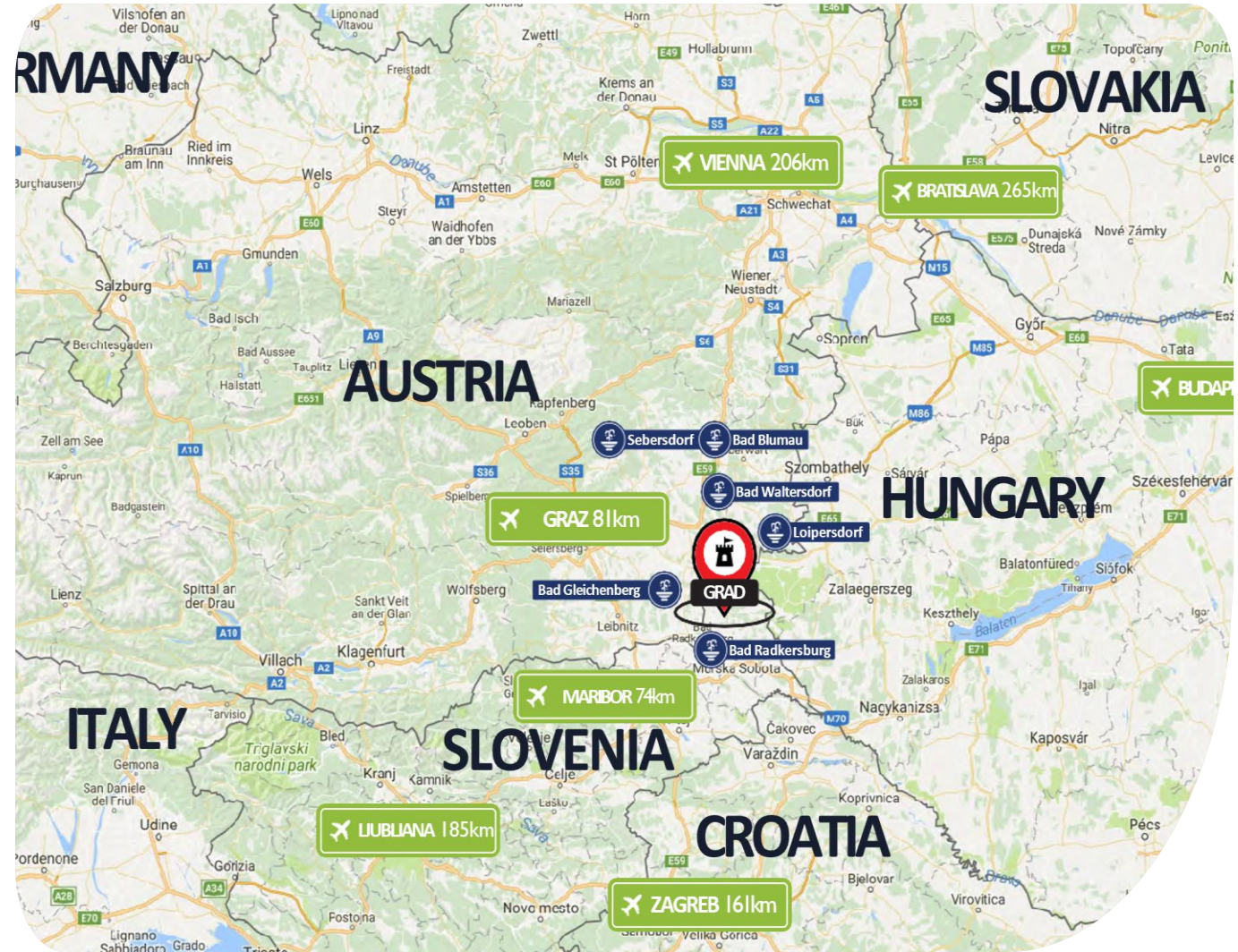
Olivinea

VOLCANIC LAND OF
SPA & SPORT
SLOVENIA

Olivinea Volcano Spa & Sport Resort

The semi-precious stone olivine, historically known as a favourite gemstone of Queen Cleopatra, serves as the inspiration behind the Olivinea Volcano Spa & Sport Resort.

The project is located in the municipality of Grad, in the Goričko region of Pomurje, Slovenia—an area rich in volcanic heritage. It lies within the protected trilateral nature park shared by Slovenia, Austria, and Hungary, the first of its kind in Europe. Grad is home to Slovenia's largest castle and the popular Vulkanija Adventure Park.





Olivinea Volcano Spa & Sport Resort

The region is characterised by its unique volcanic geology, including some of the youngest volcanic rock formations in the area, containing traces of olivine. This natural heritage forms the identity and branding of the resort. The volcanic ridge extends from Slovenia into Austria, known as Vulkanland, home to renowned spa destinations such as Bad Radkersburg, Loipersdorf, and Bad Blumau.

Located in the heart of Central Europe

Strategically located in the heart of Central Europe, the resort is within approximately 200 km of major cities including Ljubljana, Vienna, Bratislava, Zagreb, and Budapest. The nearest airports—Maribor and Graz—are approximately 80 km away.



The investment site spans

approximately **130,000 m²**, stretching 1.75 km along a volcanic ridge adjacent to a stream. The terrain is partly flat but predominantly gently undulating, offering excellent potential for environmentally integrated development. Situated within a protected natural area, the project is ideally suited for sustainable, eco-friendly tourism combined with sports and wellness.





The development is designed as a Spa & Sport Resort

integrating architecture harmoniously into the natural volcanic landscape.



4-Star Hotel (8,000 m²)

- 100 rooms
- Thermal pools
- Wellness & spa facilities
- Fitness centre
- Conference and convention facilities
- Restaurant
- Multi-purpose sports hall
- Health and physiotherapy services

Luxury Suites (500 m²)

- 10 exclusive units
- Located separately for privacy and premium experience



Infrastructure (10,000 m²)

- Roads, utilities, and parking



Sports & Recreation Park

- Football field
- Tennis and pickleball courts
- Beach volleyball courts
- Jogging and fitness trails
- “Motorik” and adrenaline park
- Landscaped park and walking paths
- Natural water biotope

Nearby golf courses include Moravske Toplice, Radenci, and Ptuj.





Strong institutional backing

The project has strong institutional backing, including support from the Slovenian Directorate for Tourism and the Municipality of Grad. Financially, the investment is expected to benefit from **EU grants covering approximately 40–50% of total costs**, alongside regional tax incentives aimed at stimulating development in Prekmurje.



Tourism Concept

The resort is based on **sustainable, high-quality tourism**, focusing on “green” and alternative tourism rather than mass tourism.

Key Tourism Segments

Sports Tourism

- Professional athlete training and preparation
- Recreational sports for guests

Spa & Wellness Tourism

- Thermal water treatments
- Olivine-based therapies
- Holistic health and relaxation



Tourism Concept

Medical Tourism

- Preventive health programmes
- Physiotherapy and rehabilitation services

Leisure & Active Tourism

- Hiking, cycling, rafting, and outdoor activities
- Rural and adventure experiences

Business & Professional Tourism

- Conferences, seminars, and corporate events

Cultural Tourism

- Heritage sites, museums, and traditional events
- Local crafts, gastronomy, and folklore





Sustainability & Environmental Approach

The project embraces a model of **ecologically and socially responsible tourism**, ensuring:

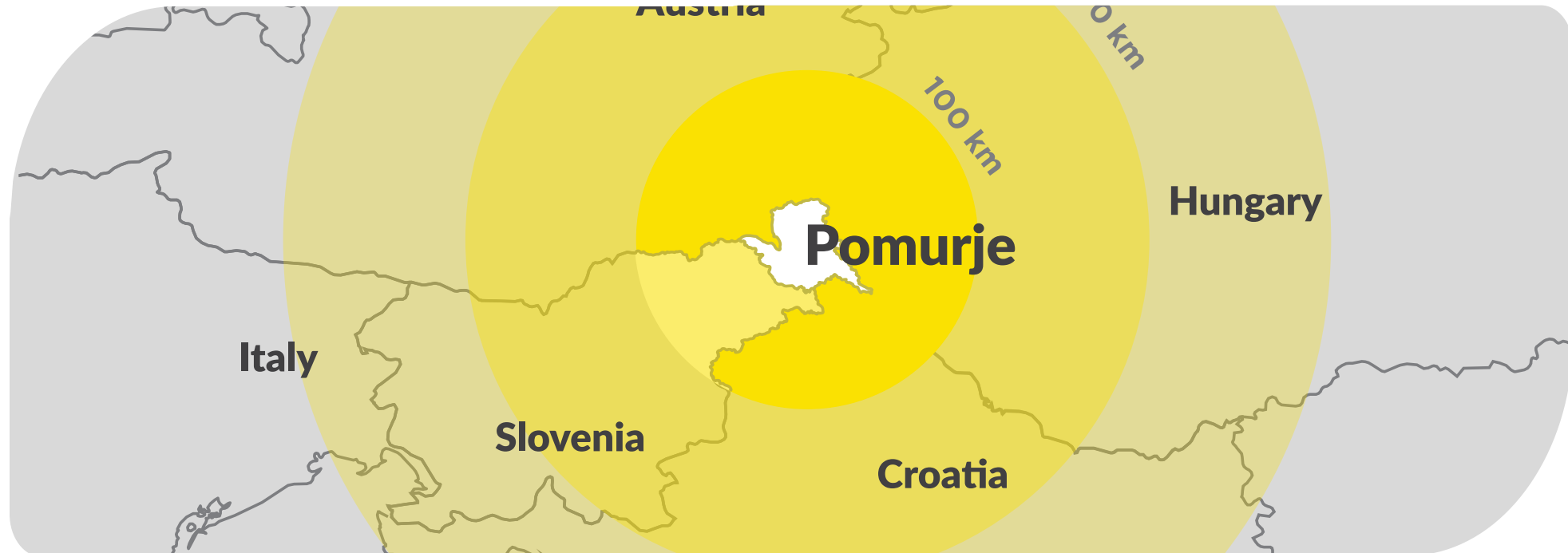
- Preservation of the natural environment
- Enhanced quality of life for the local community
- High-value experiences for guests
- Long-term economic development and job creation
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The concept aligns with modern “soft tourism,” addressing environmental considerations from both supply and demand perspectives.

Target Market

The resort is primarily aimed at **high-end international guests** seeking premium experiences in nature, wellness, and sports. Its central European location ensures strong accessibility, attracting visitors from Austria, Italy, Croatia, Hungary, and beyond.

Existing tourism trends in Slovenian spa destinations indicate strong demand from these markets.



Vison and Mission

The vision of Olivinea is to create a **unique destination combining wellness, sport, and nature**, offering:

- A distinctive volcanic spa experience
- Professional sports training facilities
- Immersive natural and cultural experiences

The resort will preserve the integrity of the landscape while integrating forests, agricultural land, and local traditions into the guest experience.

Guests will enjoy:

- Outdoor activities in unspoiled nature
- Health and wellness programmes
- Local cuisine and cultural heritage

The mission is to combine **healthy living, sport, and harmony with nature** into a holistic and authentic tourism offering.





Economic Impact & Strategy Alignment

The project aligns with Slovenia's regional development strategy by:

- Creating employment opportunities
- Promoting eco-tourism
- Supporting local businesses and agriculture
- Contributing to the economic growth and revitalisation of the Goričko region
- Increasing regional and international visibility

Strong collaboration with local communities, NGOs, and institutions will be a core component of the project.

Facilities & Guest Experience



Wellness & Health

- Indoor and outdoor pools
- Sauna world
- Fitness and therapy facilities
- Volcanic and olivine-based treatments

Dining

- Local, seasonal cuisine inspired by regional traditions

Activities

- Guided hiking and cycling
- Cultural excursions
- Visits to nearby European capitals
- Wine and gastronomy experiences

Accommodation

- 100-room 4-star hotel
- 10 luxury suites

Dining

- Local, seasonal cuisine inspired by regional traditions

Final Concept

Olivinea Volcano Spa & Sport Resort will offer a **complete lifestyle experience**, combining:

- Natural healing elements of volcanic terrain and olivine
- High-end hospitality and comfort
- Active and healthy living
- Cultural immersion

The goal is to create a destination that encourages guests to reconnect with nature, improve their well-being, and return for a truly unique and enriching experience.



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SPA & SPORT

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