



Donat Park Residence

Investment Development Project in the Heart of European SPA Resort

Rogaska Slatina, Slovenia, EU



Donat Park Residence Project – a unique opportunity for both investment and living in one of Europe’s most renowned thermal resorts, located in Slovenia – a charming, welcoming, and exceptionally beautiful EU country known for its high standard of living and safety.

Slovenia lies in the heart of Europe where everything is within easy reach: the convenient location of the Rogaška Slatina resort and its well-developed highway network make it possible to combine rejuvenating detox programs based on the famous Donat Mg mineral water with trips to the Adriatic coast or the Alpine ski resorts.

The Presentation outlines various investment strategies, including a premium multi-residential development, a sports and wellness boutique hotel with detox programs based on Donat Mg mineral water, and a private residence at a SPA resort.

Donat Park Residence is ideal both as a permanent living and as a holiday house, where you can enjoy several stays throughout the year and embark on further European journeys by car. Comfortably, without exhausting flights, you return to your home at the resort and plan new adventures, discovering the beauty of Slovenia, Austria, Italy, and Croatia.

Owning a residence at a thermal resort in the very heart of Europe is truly remarkable.

Donat Park Residence is the perfect choice for those, who are looking for unforgettable experiences and the restoration of vital energy, health and beauty in atmosphere of serenity and harmony with nature.



Donat Park Residence / Location & Nature

Rogaška Slatina a European thermal resort with a 400-year history is located in the eastern part of Slovenia, on the border with Austria and Croatia.

Since the days of the Austro-Hungarian Empire, Rogaška Slatina has been the preferred destination of royalty and aristocracy, gaining worldwide fame thanks to its unique **Donat Mg** mineral spring with the richest natural source of magnesium in the world.

For centuries, the resort has been regarded as a place where the gods allowed people to draw energy from the earth, restore vitality, and preserve health for many years to come.





Donat Park Residence

The vast mountain region of the historic Duchy of Styria, laying across present-day Slovenia and Austria, is known as the “*Green Heart of Europe*” thanks to its pristine nature and remarkably pure air, filled with oxygen, the scent of pine forests, and alpine herbs. The pristine and carefully preserved landscapes of the Alpine foothills offer residents of the resort a truly priceless gift – the ability to enjoy crystal-clear water right at home. In this exceptional setting Donat Park Residence is located – a project that represent the finest European traditions: a comfortable lifestyle in harmony with nature, a focus on well-being, and genuine care for the health of oneself and one’s loved ones.





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The thermal resort of Rogaška Slatina enjoys a mild Mediterranean climate, with warm sunny days and pleasantly cool evenings – ideal for leisurely walks, tennis, swimming, and a wide variety of outdoor sports.

Cycling routes wind through picturesque hills and valleys lined with vineyards of the renowned Styrian wine region.

Nearby, the modern Olimia Terme SPA complex offers thermal pools and world-class wellness facilities.

Rogaška Slatina also hosts an annual summer festival of classical music, a tradition that dates back to the piano concerts of the famous Austrian composer Franz Liszt, once performed in the crystal hall of the Imperial Palace.

From the panoramic terrace of the charming Crystal Tower Café, perched at a height of 104 meters and reached by a modern high-speed elevator, visitors can enjoy breathtaking views over the town and its surroundings.





Donat Park Residence

Rogaška Slatina enchants in every season, offering a sense of seclusion, safety, and tranquility – all while being in close proximity to major historic and business capitals, the Adriatic coast, and world-famous Alpine ski resorts.

Travel distances:

Ljubljana (Slovenia) – 1 hour

Graz (Austria) – 1 hour

Zagreb (Croatia) – 1 hour

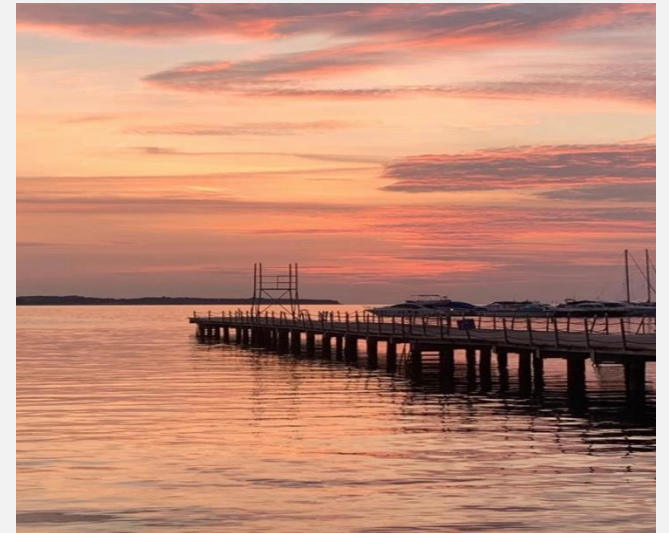
Vienna (Austria) – 3 hours.

Budapest (Hungary) – 3 hours

Venice (Italy) – 4 hours

Adriatic coastline of Slovenia, Italy, and Croatia – just 2–3 hours away

Prestigious Alpine ski resorts in Slovenia, Austria, and Italy – 1–3 hours away





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The Donat Park Residence project is located in the very heart of the resort town of Rogaška Slatina.

Just a few minutes' leisurely walk through a picturesque park with a fountain brings you to the pavilion of the Donat Mg mineral spring, the modern European Medical Center, and the elegant promenade leading to the historic Grand Hotel Rogaška – a palace that once served as the summer residence of the Emperor of Austria.

The Donat Park Residence occupies the only available plot in the historic town center, with official permission to develop a new multi-residential project.



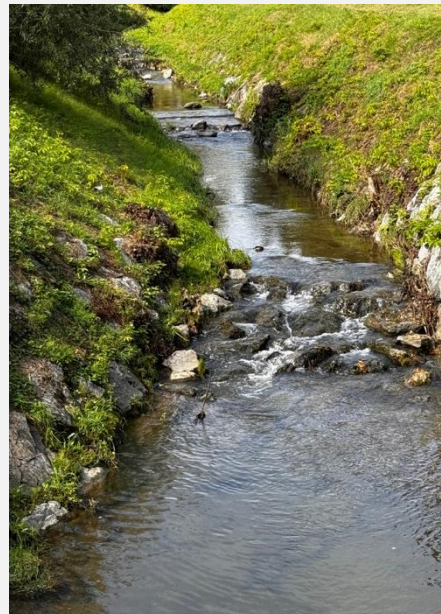


Donat Park Residence

The Donat Park Residence project is set on a uniquely located land plot of **10,000 m²**.

On the premises, you get the feeling of being in a forest, on a sunny meadow, while still remaining in the city center, in close proximity to cultural and medical centers, restaurants, cafés, and a cinema.

A landscaped park area with centuries-old trees and a mountain stream within the territory of the Donat Park Residence project creates an atmosphere of comfort in harmony with nature and opens up limitless opportunities for architectural and planning solutions.





Donat Park Residence / Premium Multi-Residential Development

The project is designed in a modern architectural style with classical elements, combining clean lines and elegant proportions with the most advanced energy-efficiency and climate control technologies.

From elegant apartments to exclusive penthouses, each residence is flooded with natural light, featuring soaring 3-meter ceilings and panoramic windows. Thoughtfully designed with unique layouts, every home includes a private garden, terrace, or balcony, offering an unparalleled living experience.





Maximum Return on Investment Strategy

**Construction of 30 apartments and 3 penthouses
with a total area of 5,400 m²**

The current concept envisions premium apartments sold at a higher price point, leveraging the exclusivity of the development. Key value-added features include: a private park area, an outdoor swimming pool with terrace, tennis court or children's playground.

This combination of upscale living spaces and high-quality amenities positions the project as a premium residential offering in the market.

**Construction of apartments and penthouses
with a total area up to 8,500 m²**

At the current stage, the project can be adjusted to increase both the building area and the total number of apartments for sale. This optimization, achieved by slightly reducing the landscaped park area, allows for greater revenue potential while maintaining the premium character of the development.

Additional financing and project implementation options:

In accordance with Slovenian legislation, the possibility of receiving up to 15% of the apartment value from buyers, starting from the issuance of the construction permit, enables sales to begin already at the initial stage of construction, thereby reducing the burden on own capital.

Possibility of phased project implementation: construction is carried out in stages and financed in line with proceeds from apartment sales.

Stage 1: renovation of the Manzato Hotel and construction of Building 2.

Stage 2: construction of Building 3.

This approach minimizes financial risks and ensures a stable cash flow throughout all stages of the project.

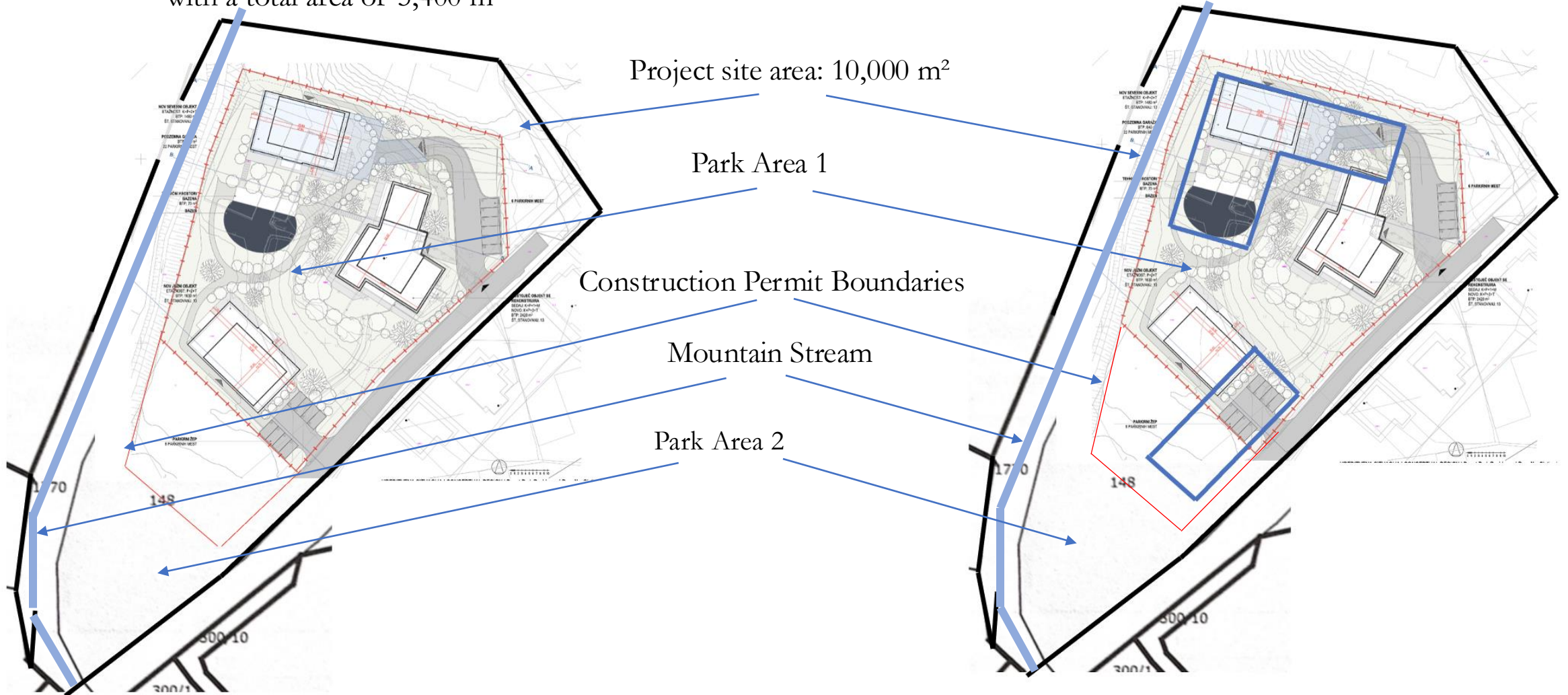


Option 1 / Current Project

Development of 30 modern apartments and 3 luxury penthouses with a total area of 5,400 m²

Option 2 / Design Stage Adjustments

Development of apartments and penthouses with a total area of up to 8,500 m²





Donat Park Residence / Premium Multi-Residential Development

The total area of apartments and penthouses for sale according to the current project is 5,400 m².

The project envisions a complete reconstruction and expansion of the existing Manzato Hotel, along with the construction of two new premium-class residential buildings, an underground parking, an outdoor swimming pool with a sun terrace, a tennis court, premium SPA and fitness centres.

The building permit provides for the possibility of increasing the total area of apartments and penthouses from the current 5,400 m² to 8,500 m².





Donat Park Residence / Premium Multi-Residential Development

The project provides:

30 spacious apartments ranging from 85 to 130 m², with the possibility of combining apartments on the floor to increase the total area.

Each floor features three residences, which may be combined into a single large residence if desired.

3 exclusive penthouses of 175 m², offering panoramic views, premium light-filled interiors, wood-burning fireplaces, and private rooftop sun terraces of exceptional luxury.





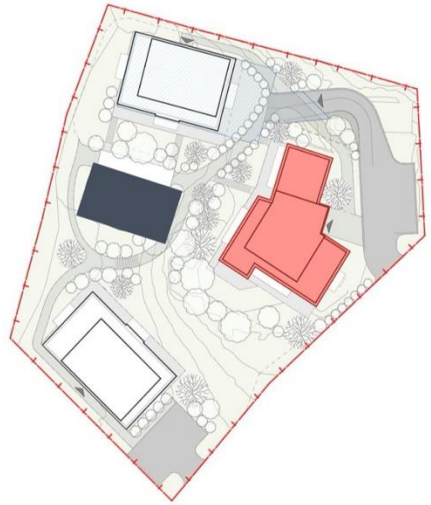
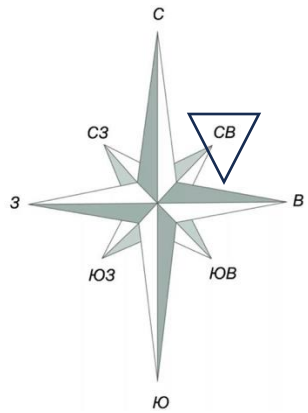
Donat Park Residence / Premium Multi-Residential Development



All apartments and penthouses feature bespoke interior designs crafted with premium materials and Italian-made fixtures, including lighting, bathroom fittings, kitchens, and furniture. Optional installations such as saunas and jacuzzis are also available.

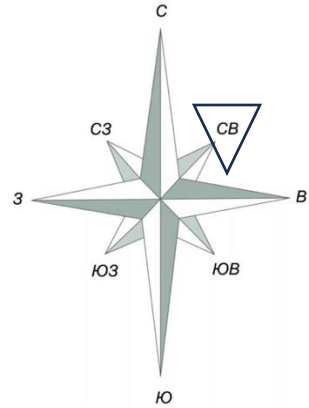


Donat Park Residence /Building 1/Manzato /Reconstruction



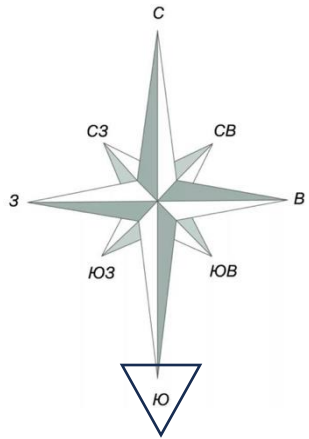


Donat Park Residence /Building 1/Manzato /Reconstruction



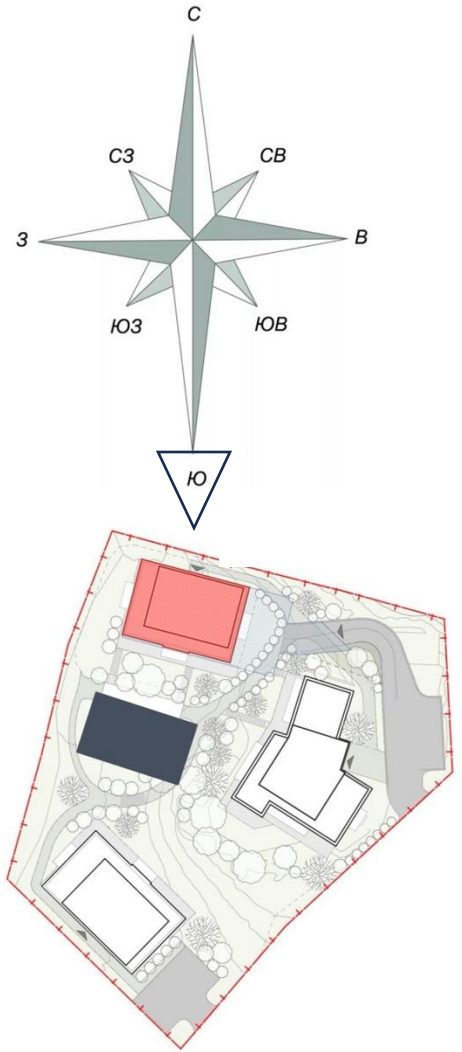


Donat Park Residence / Building 1 / Manzato / Reconstruction



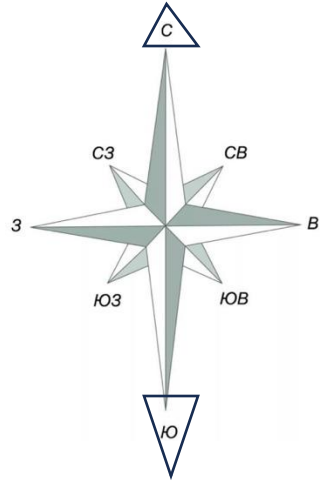


Donat Park Residence / Building 2 / New Construction





Donat Park Residence / Building 2 / New Construction

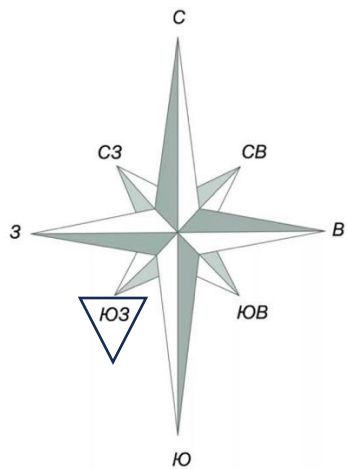


3D VIEW | CONCEPTUAL DESIGN | Donat Park Residence | Rogaška Slatina | MORFEJ skupina d.o.o.





Donat Park Residence / Building 3 /New Construction

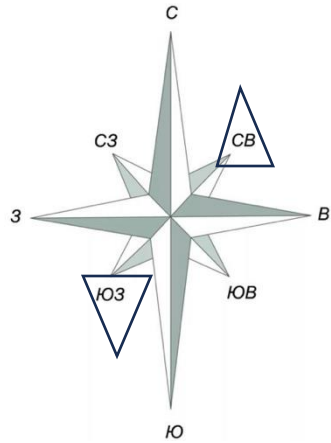


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Donat Park Residence / Building 3 /New Construction

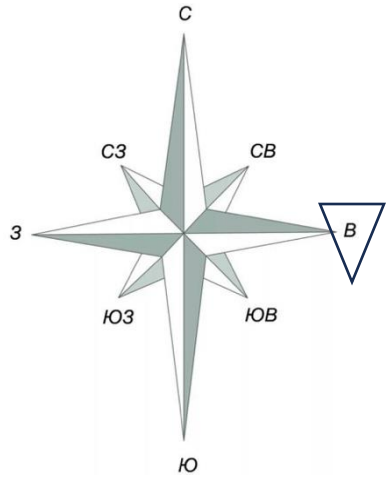


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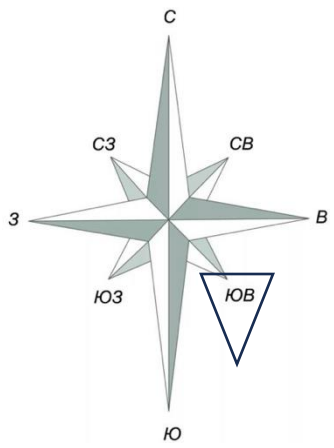


Donat Park Residence / Project details





Donat Park Residence / Project details





Estimated Project Costs Before Construction

Market price of the Land Plot (10,000 m ²) with building permits:	€ 1,500,000
The minimum market value of the 1,300 m ² Manzato Hotel with central utilities connected	€ 1,300,000
Costs for obtaining permits and connecting New Construction Buildings 2 and 3 to city utilities infrastructure (water supply, electricity, gas, sewage, telecommunications) depending on a New Construction buildings area Hotel Manzato has these communications / no additional connection required	€ 300,000 – 400,000
Architectural project design, government approvals, and official construction permit obtaining procedure	€ 400,000



Construction Costs	Apartment Sale Price
<p>Option 1:</p> <p>€900–1,000 / m² – Shell & Core</p> <p>Apartments will be delivered with all utilities connections installed. Finishing costs are charged separately and depend on the materials agreed with the client.</p>	<p>from €3,000 / m² + individual contract for final interior finishes</p>
<p>Option 2:</p> <p>€1,300 / m² – White Box</p> <p>Apartments delivered fully finished, with all utilities connected, including parquet flooring and bathroom fixtures.</p>	<p>from 4 000 euro/m²</p>



Donat Park Residence / Building a Boutique Hotel / Private Residence at a SPA Resort

This investment strategy envisions either the creation of a sports and wellness boutique hotel with detox programs based on Donat Mg mineral water for a select circle of premium clients, or the development of a private residence.

The concept may be implemented in two versions:

Option 1 / **Reconstruction of the Manzato Hotel**

This option envisions a complete reconstruction of the Manzato Hotel in a contemporary architectural style, with an increase in the number of floors and total area up to **2 300 m²**. The project includes a full interior redesign, a penthouse with fireplace and panoramic views, as well as a rooftop sun terrace.





Donat Park Residence / Private Residence at a SPA Resort

Option 2 / **Renovation of the Manzato Hotel**

The renovation will be carried out within the current footprint of the hotel, preserving the building's external contours and roof structure (natural tile). Investment costs in this case relate only to the reconfiguration of the existing interior space.

The total area of **1,300 m²** offers ample flexibility to reflect the investor's preferences and may include: a professional kitchen, a spacious living room with fireplace, multiple bedrooms, a library, a study with adjoining lounge, a cigar lounge with wine cellar, a private cinema, and a spa zone with massage room, sauna, and swimming pool opening onto a sunny terrace and private park.

The existing hotel already houses a large indoor pool, eliminating the need to construct an additional outdoor pool and thereby reducing renovation costs. In this scenario, the expansive grounds with mature forest trees can be designed as a private park with a mountain stream and tennis court.

The chalet-style renovation of is inspired by comparable projects in Austria, Italy, and Switzerland.





Donat Park Residence / Private Residence / Design ideas



Manzato Hotel



Donat Park Residence / Private Residence / Design ideas



Manzato Hotel



Donat Park Residence / Private Residence / Design ideas



Manzato Hotel



Donat Park Residence / Private Residence / Design ideas



Manzato Hotel



The current stage of the project allows for potential adjustments to the project depending on the chosen investment strategy.

Our architectural and design bureau, in preparing the project, is ready to provide maximum support in accommodating the investor's preferences.

At the next stage, the construction company together with the interior design studio will ensure the full implementation of the approved architectural project.

The legal team will provide comprehensive project support, including consultations on obtaining EU residency.

Official construction permit issuance is scheduled for April 2026.

The starting sale price of the project, with a construction permit, is from 2,500,000 euros at the upper range, following the closure of the investors' application book.



Donat Park Residence

Rogaska Slatina, Slovenia, EU
