

HOTEL CITY MARIBOR

OCTOBER 2025

OVERVIEW

BASIC INFORMATION AND OPERATIONS

Location: Maribor centre



Hotel areas	6.590 m2
Office space (for rent)	2.500 m2
Garage: 200 parking spaces for internal and external use	6.234 m2

Restaurant for hotel and external guests

Category:



4 *

Indicative business figures for 2024 /*/

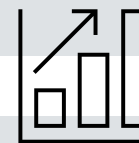
Number of rooms	 78
Room occupancy	69 %
Business occupancy	100 %
Number of employees	40

Revenue in 2024*

Hotel	EUR 2.85 million
Business part	EUR 250 000
Garage	EUR 150 000
TOTAL	EUR 3.25 million

EBITDA

Hotel	EUR 400 000
Business part	EUR 250 000
Garage	EUR 100 000
Total:	EUR 750 000



* The operational data has been provided by the tenant who manages the commercial activity of the entire complex. These figures are estimates, and the seller provides no guarantees as to their accuracy.

SELLER'S OPERATIONAL DATA:

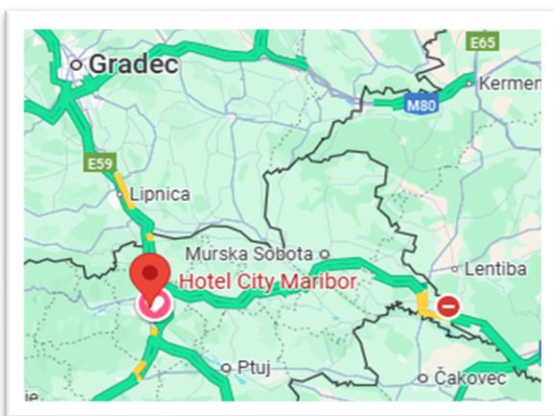
The seller rents out the entire complex.
The annual rent amounts to **EUR 480,000**.
The lease agreement is not long-term and can be terminated, but the tenant is willing to continue operations.



INVESTMENT HIGHLIGHTS

✓ EXCELLENT MICRO LOCATION

The presented hotel is located in the very center of Maribor, by the Drava River, and in the immediate vicinity of the famous Lent district, which provides a unique advantage for both business and leisure guests. With its long-standing tradition, the hotel combines recognition, comfort, and charm that guests appreciate upon their return visits. Its urban core location ensures a steady flow of business visitors, while the proximity of Pohorje, wine routes, and cultural attractions supports year-round occupancy. Maribor combines accessibility, growing tourism, and untapped potential in the urban hotel segment - creating a solid foundation for a long-term profitable investment.



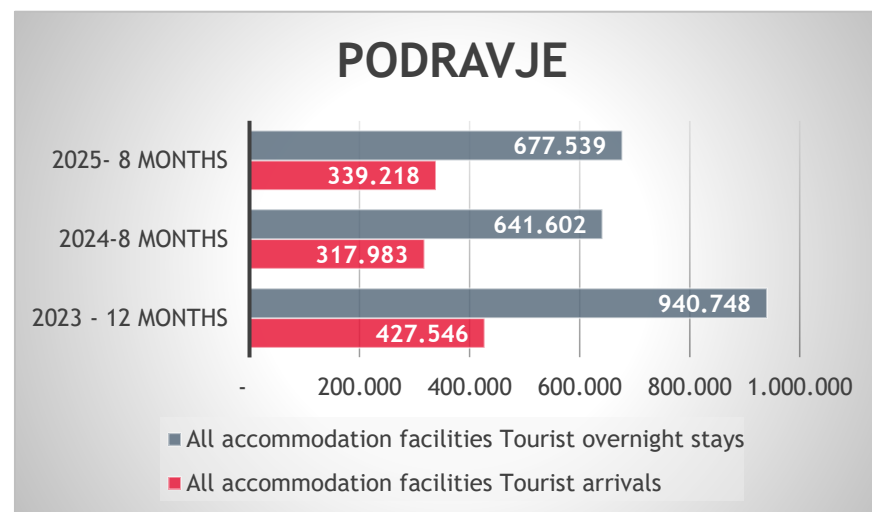
✓ EXCELLENT MACRO LOCATION

Maribor, Slovenia's second-largest city, lies on a strategic location by the Drava River, at the intersection of key European transport corridors (Baltic-Adriatic and Pan-European Corridor V), which are gaining increasing importance. The city is well connected by highway, rail, and is only 40 minutes from **Graz Airport**. This location places Maribor at the heart of a region linking the Adriatic Sea with Central Europe, making it an ideal starting point or stopover for both business and leisure travelers.



✓ THE FASTEST-GROWING TOURIST DESTINATION IN SLOVENIA

In recent years, Maribor has become one of the fastest-growing Slovenian destinations. Since being named the **European Capital of Culture in 2012**, the city has established itself as a vibrant cultural and sports hub, known for events such as the Lent Festival, World Cup winter sports competitions on the Mariborsko Pohorje, and its rich wine and culinary scene. Increasing interest from foreign visitors is reflected in the growth of overnight stays, mainly from Austria, Germany, Italy, and increasingly from Eastern Europe.



Source: <https://www.stat.si/StatWeb>

✓ OVER 10% INCREASE IN HOTEL SERVICE PRICES IN 2023 AND 2024.

✓ DIVERSE OFFER IN THE WIDER AREA

In addition to traditional urban tourism, Maribor is strengthening its offer of boutique experiences linked to wine heritage, sports tourism, and sustainable programs. The city is increasingly positioning itself as a destination that successfully combines urban energy, nature, and authenticity.

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