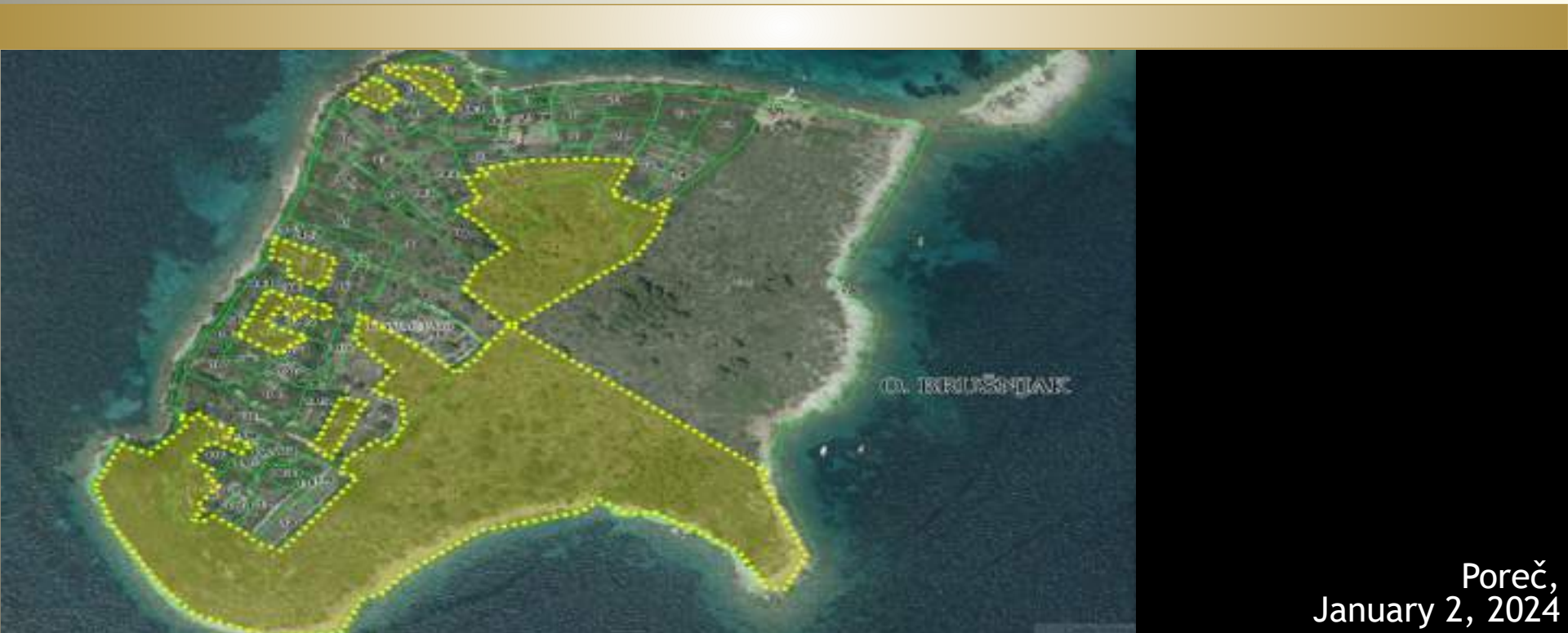




## BRUŠNJAK PROJECT



Poreč,  
January 2, 2024

## PROJECT COORDINATOR

**M. CHANAAN** Ltd., from Poreč, with its network of expert advisers represent a one stop shop for commercial and residential real estate acquisition and development. Complex projects like Larun Golf and Yacht & Resort as well as Špin Golf & Spa Resort, resemble all our development knowledge in measurable targets for investors and other interested parties.

Our long lasting professional relationship with important stakeholders and public authorities on local, regional and national level, are driving our activities within budget and time constraints, having special regard to sustainable development criteria and compliance requirements.

Contact info:

**M.CHANAAN** Ltd.

Istarskog razvoda 7,

HR-52440 Poreč

e-mail: [info@m-chanaan.hr](mailto:info@m-chanaan.hr)

tel: 052/433-370

web: [www.m-chanaan.hr](http://www.m-chanaan.hr)

## OUR PROFESSIONAL TEAM

We, at M. Chanaan Ltd. are proud join forces with some of the associates and outsourced consultants considered to be among best in class such as:

**ATTORNEYS-AT-LAW OFFICE** Goran Veljović, Merima Ibrahimović, Ivana Bilić Komparić, Vladimir Veljović and Alan Alagić, Dobrilina 9, HR-52100 PULA;  
e-mail: [odvjetnicki.ured@zou.t-com.hr](mailto:odvjetnicki.ured@zou.t-com.hr)

**URBANISTICA Ltd.** Jasminka Pilar, dipl.ing.arh., Trg bana Josipa Jelačića 4/III, HR-10000 ZAGREB; e-mail: [jasminka@urbanistica.hr](mailto:jasminka@urbanistica.hr); [www.urbanistica.hr](http://www.urbanistica.hr)

**GEOTECHNICAL FACULTY, UNIVERSITY OF ZAGREB** Hallerova aleja 7, HR-42000 VARAŽDIN; e-mail: [aav@gfv.hr](mailto:aav@gfv.hr); [www.gfv.hr](http://www.gfv.hr)

**AAVA consulting ltd.** Aleksandra Anić Vučinić, Hallerova aleja 7, HR-42000 VARAŽDIN;  
e-mail: [aleksandra.anic@gmail.com](mailto:aleksandra.anic@gmail.com); [www.gfv.hr](http://www.gfv.hr)

**GEODIL Ltd.** Antonio Labinac, Partizanska ulica 4/1, HR-52440 POREČ;  
e-mail: [geodil.porec@gmail.com](mailto:geodil.porec@gmail.com)

## OUR PROFESSIONAL TEAM

**ABCD Ltd.** Jugo Jakovčić, Ul.8.marta 1, HR-52440 POREČ;

e-mail: [jugo.jakovcic@abcd.hr](mailto:jugo.jakovcic@abcd.hr); [www.abcd.hr](http://www.abcd.hr)

**IBF - Istria Business Forum** Daniel Ferić, A.K.Miošića 1, HR-52100 PULA;

e-mail: [info@ibfconsulting.eu](mailto:info@ibfconsulting.eu); [www.ibfconsulting.eu](http://www.ibfconsulting.eu)

**GOLFART LANDSCAPE** Dipl. Ing. Diethard Fahrenleitner, Mitterndorferweg 14,  
A-6380 ST. JOHANN IN TIROLL, Austria;

e-mail: [tb.fahrenleitner@golfplatzplanung.at](mailto:tb.fahrenleitner@golfplatzplanung.at); [www.golfplatzplanung.at](http://www.golfplatzplanung.at)

**OLAZABAL Golf Design** Matthias Nemes, Belrupstrasse 20, A-6900 BREGENZ, Austria;

e-mail: [mn@ncm-network.com](mailto:mn@ncm-network.com); [www.ncm-network.com](http://www.ncm-network.com); [www.olazabaldesign.com](http://www.olazabaldesign.com)

**INTERDIS d.o.o. Architecture studio** Jasminka Pilar, dipl.ing.arh., Nikola Adrović,  
mag.ing.aedif., Luka Krstulović, mag.ing.arh.

Trg bana Josipa Jelačića 4/III, HR-10000 ZAGREB;

e-mail: [info@interdis.hr](mailto:info@interdis.hr)

**STUDIO TIČIĆ Ltd.** Vladimir Tičić, Melinišće 4, HR-10000 ZAGREB;

e-mail: [vladimir@studio-ticic.hr](mailto:vladimir@studio-ticic.hr)

## BASIC INFORMATION ABOUT THE ISLAND

The island of Brušnjak is located in the Kornati archipelago, right next to the Kornati National Park and belongs to the Žut-Sit island group. The land is privately owned and occupies most of the island.

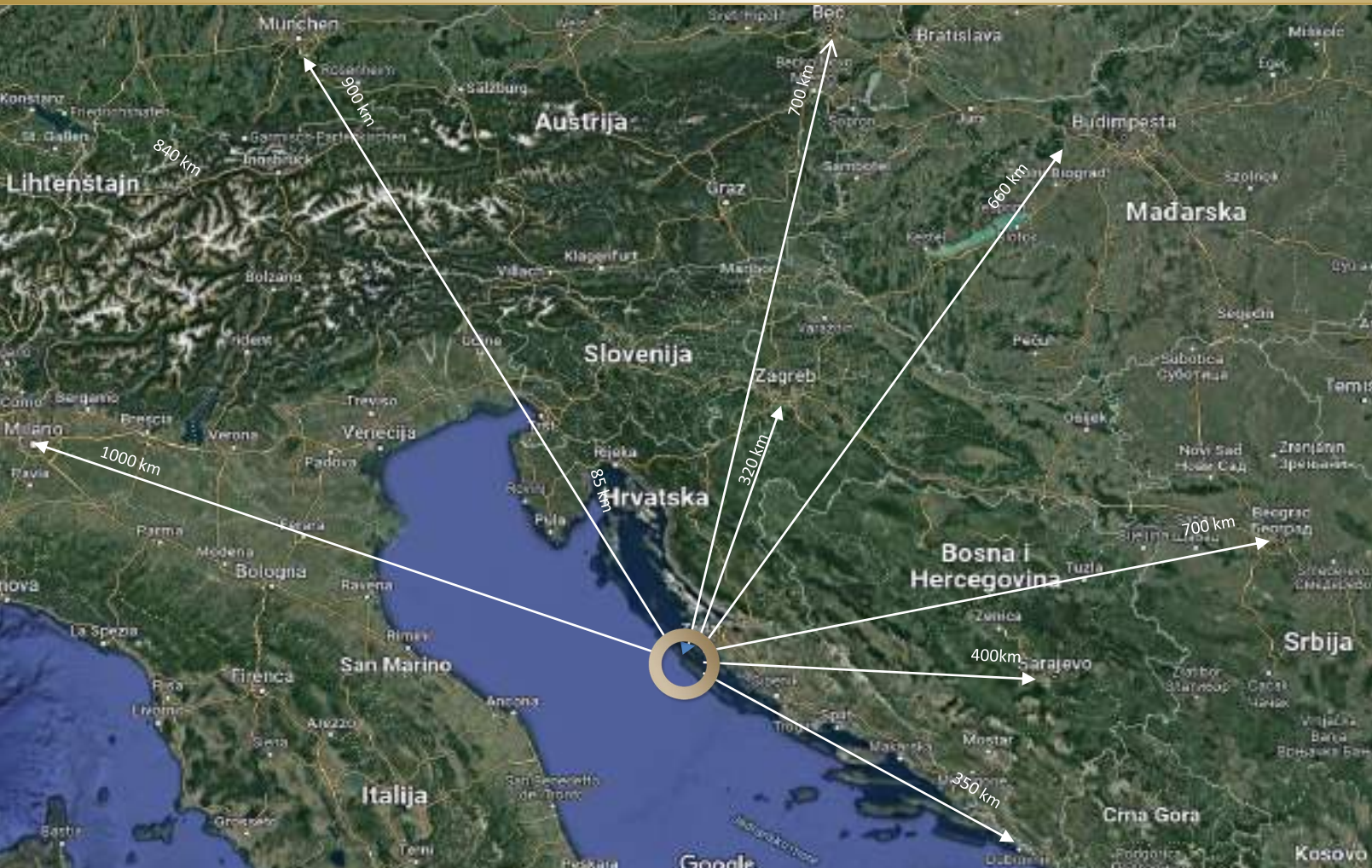
The coast of Brušnjak is part of a protected coastal area and the habitat of many protected species such as bottlenose dolphins, loggerhead turtles and seahorses.

The plan specifies an area, slightly wider than the found areas under olive groves or neglected clearings, for the expansion of agriculture.

In this entire area for the development of agriculture, mechanical land clearing and the modernization of plantations are also allowed, with the proviso that dry walls and piles are preserved: fences are completely, and piles within the plots to the extent that they are visible, while in future clearings, it is determined to perform traditional drywall sub-walls at least every meter of height difference, in order to protect the landscape against erosion.

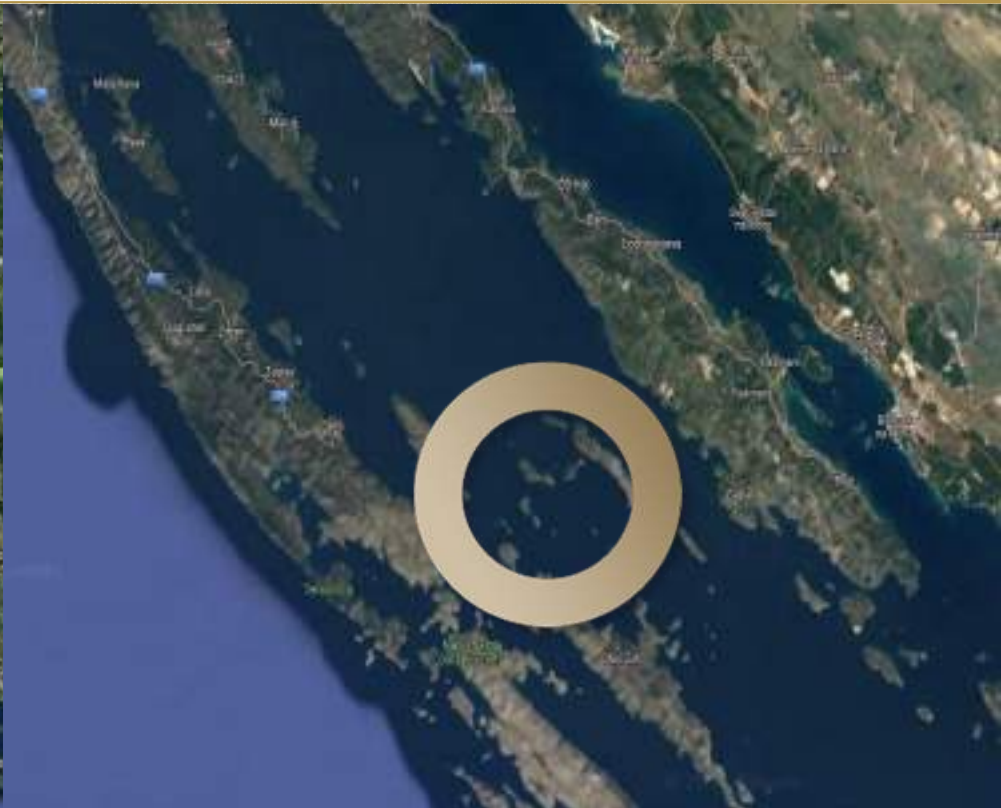
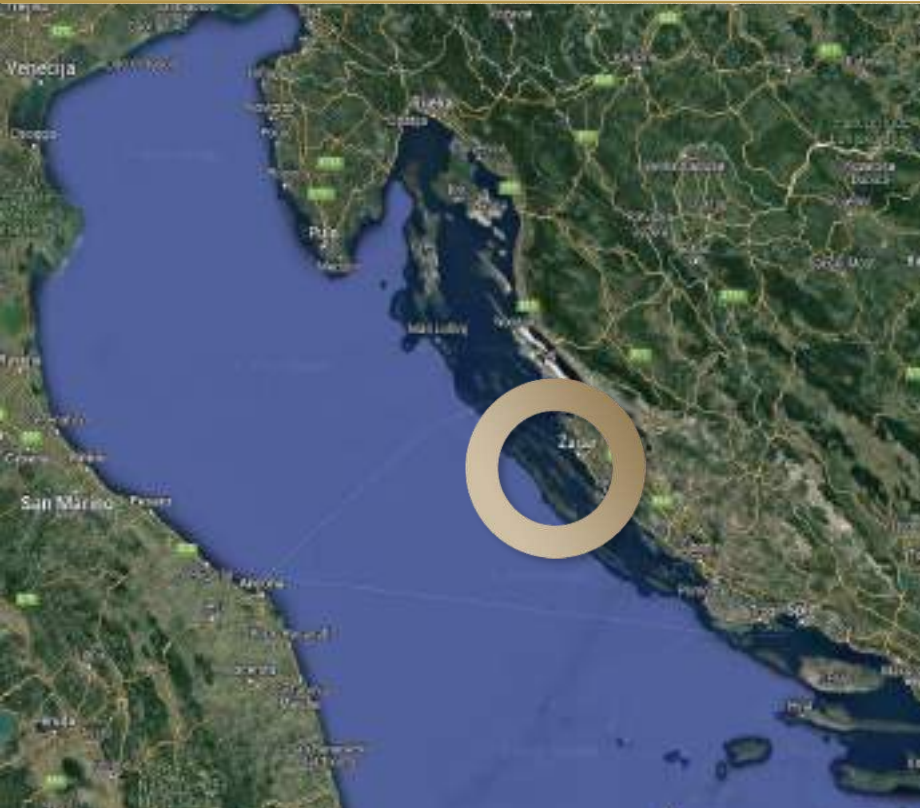


# THE BRUŠNJAK ISLAND IN RELATION TO THE MAIN ROADS



The Brušnjak Island in relation to the main roads

# SATELLITE IMAGE - MICRO LOCATION







Ortophoto of  
the Brušnjak  
island



## BASIC INFORMATION ABOUT THE PROJECT

It is important to emphasize that privately owned land is for sale, which is mostly grouped on the southern side of the island of Brušnjak and extends to approx. 65,000 m<sup>2</sup>. Of the rest of the land, one part is owned by the Republic of Croatia, and the rest are private plots. It is also possible to purchase other plots (at least one part, and for the ownership of the Republic of Croatia, a concession). Below, the brochure describes the possible construction and the conditions stipulated by the spatial plan. The land for sale (approx. 65,000 m<sup>2</sup>) is owned by an Austrian citizen and is ready for sales negotiations.



**KORNATI**

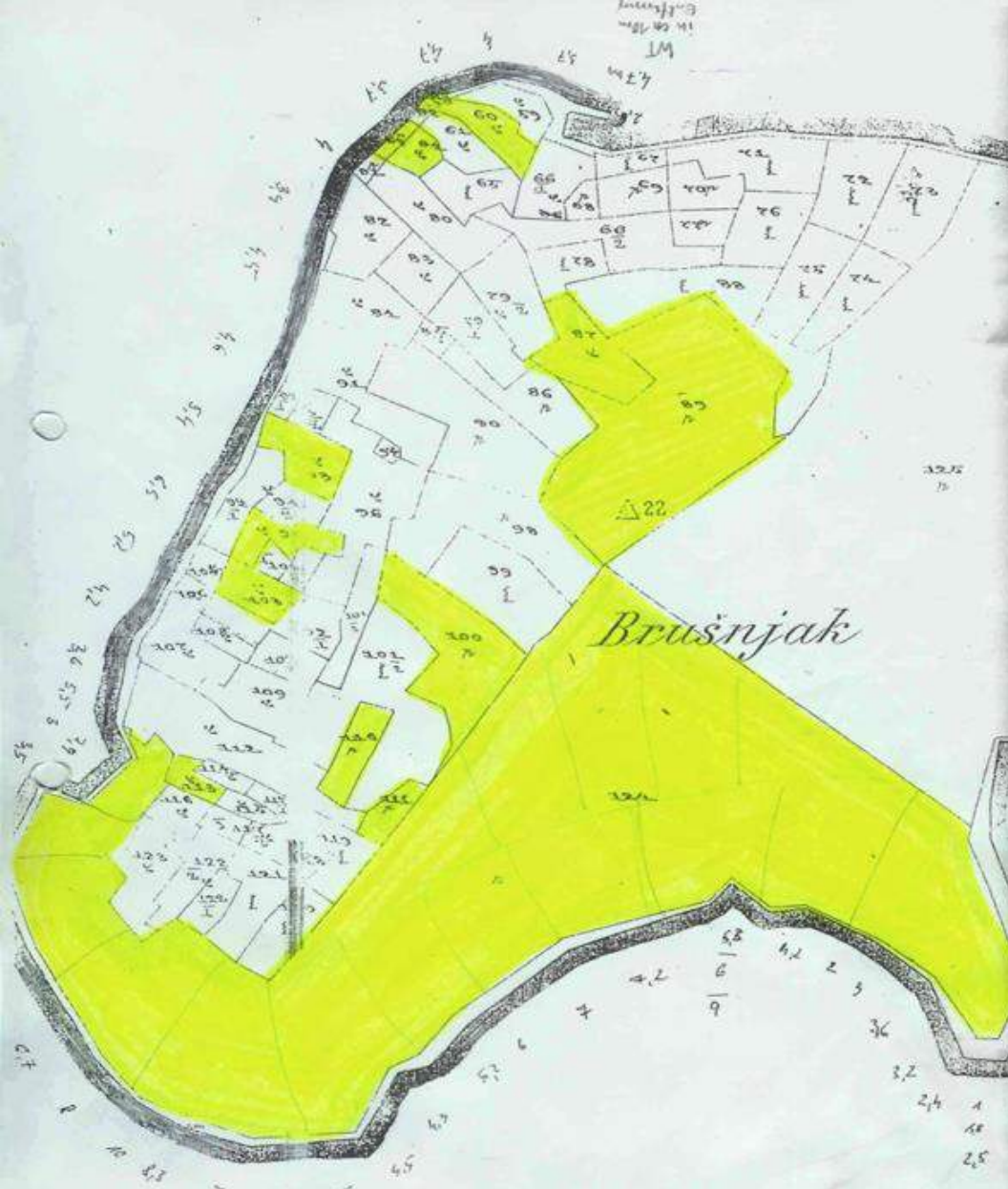
Izlaganje na javni uvid u tijeku

**Kornati**

**KATAstarske ČESTICE SU  
U PUBLIČNOM IZLAGANJU  
NA JAVNI UVID**



Land -  
subject to sale



Land on the island of Brušnjak - subject to sale



# SPATIAL PLAN OF THE AREA OF SPECIAL CHARACTERISTICS OF THE ŽUT-SIT ISLAND GROUP

The exact position of new buildings is not determined in zones of possible construction within zones for the development of agriculture, but the condition applies that they must be 100 m away from the nearest building found or a building for which a permit has been issued.

The size of the main building in the zones for the development of agriculture:

- The floor height must not exceed 3m
- The gross area of the floor plan must not exceed 100 m<sup>2</sup> of the closed part of the main building + 100 m<sup>2</sup> of the canopy in the ground/basement floor.

In addition to the main building, outbuildings or storage facilities can be built on the same plot, provided that they have one floor above ground and that the gross area does not exceed 30 m<sup>2</sup> in agricultural development zones.

After the entry into force of the "SPATIAL PLAN OF THE AREA OF SPECIAL CHARACTERISTICS OF THE ŽUT - SIT ISLAND GROUP", it is possible to realize the planned project - type of Fisherman's houses, i.e. several smaller buildings with a tourist function, i.e. in the function of providing catering services.



- MOBILE HOUSE**  
bruto površina: 30.00m<sup>2</sup>  
teraza: 18.00m<sup>2</sup>
- MOBILE COFFEE SHOP/RESTAURANT**  
bruto površina: 100.00m<sup>2</sup>  
teraza: 130.00m<sup>2</sup>

STERU  
 project: BUILDING AT MO  
 location: g. 679  
 modified by: GP Pev  
 status: DESIGN  
 drawing: 2016/01/15

Conceptual  
 solution on the  
 island of  
 Brušnjak

# BRUŠNJAK PROJECT





# BRUŠNJAK PROJECT



# BRUŠNJAK PROJECT





# BRUŠNJAK PROJECT





# BRUŠNJAK PROJECT



# BRUŠNJAK PROJECT





# BRUŠNJAK PROJECT





## KORNATI - stone pearls of the Mediterranean

Kornati National Park forms the greater part of the Kornati island group in the Croatian part of the Adriatic in central Dalmatia, west of Šibenik. This archipelago is known as the most separated archipelago in the entire Mediterranean. It abounds in the richness of the sea, karst cliffs, "Kornati crowns" and dry walls.





Thank you for your attention.