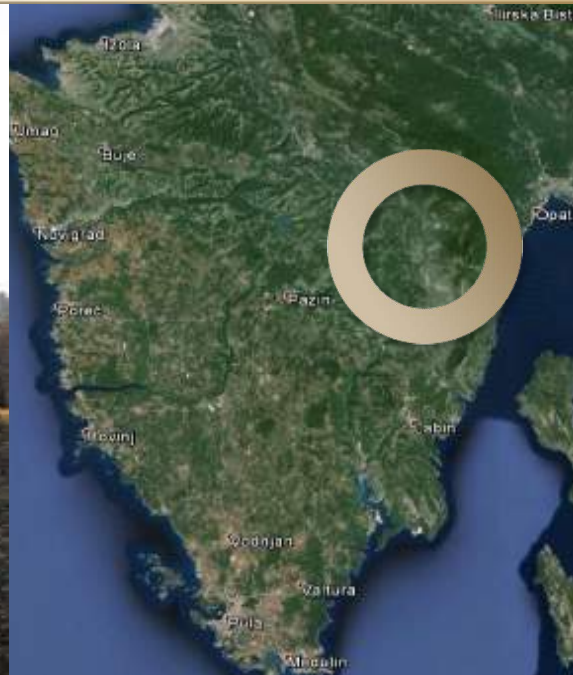




KLIS PROJECT



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

tel: 052/433-370

web: 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

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

GEOTECHNICAL FACULTY, UNIVERSITY OF ZAGREB Hallerova aleja 7, HR-42000 VARAŽDIN; e-mail: aav@gfv.hr; www.gfv.hr

AAVA consulting ltd. Aleksandra Anić Vučinić, Hallerova aleja 7, HR-42000 VARAŽDIN; e-mail: aleksandra.anic@gmail.com; www.gfv.hr

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

OUR PROFESSIONAL TEAM

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

e-mail: jugo.jakovcic@abcd.hr; www.abcd.hr

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

e-mail: info@ibfconsulting.eu; www.ibfconsulting.eu

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

e-mail: tb.fahrenleitner@golfplatzplanung.at; www.golfplatzplanung.at

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

e-mail: mn@ncm-network.com; www.ncm-network.com; 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

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

e-mail: vladimir@studio-ticic.hr

ABOUT REAL ESTATE

The village Klis is a small abandoned settlement in the internal Istria, located in between the world's smallest town Hum and the artificial lake Butoniga which has a magnificent panoramic view. Klis is 6,5 km away from Cerovlje and 20 km from Pazin.

The village consists of 5 ruined buildings, floor plan area of approx. 900 sqm and approx. 140,000 sqm of land, part of which (approx. 1,100 sqm) is construction land, and the rest of the land is agricultural, partly under olive groves and vines of autochthonous origin called Istrian Malvasia .

The location is in the internal part of Istria, 18 km from Hum, 20 minutes ride from Buzet. The national border with the EC is also just a 30 minutes car-ride away, and the maritime center for container transportation of the Port of Rijeka 30 minutes, as well as Opatija, the center of the Croatian elite tourism. The eastern Istrian coast is 15 km away. The Pula airport is 35 km away, as well as the western Istrian coast (Poreč) 35 km.

ABOUT REAL ESTATE

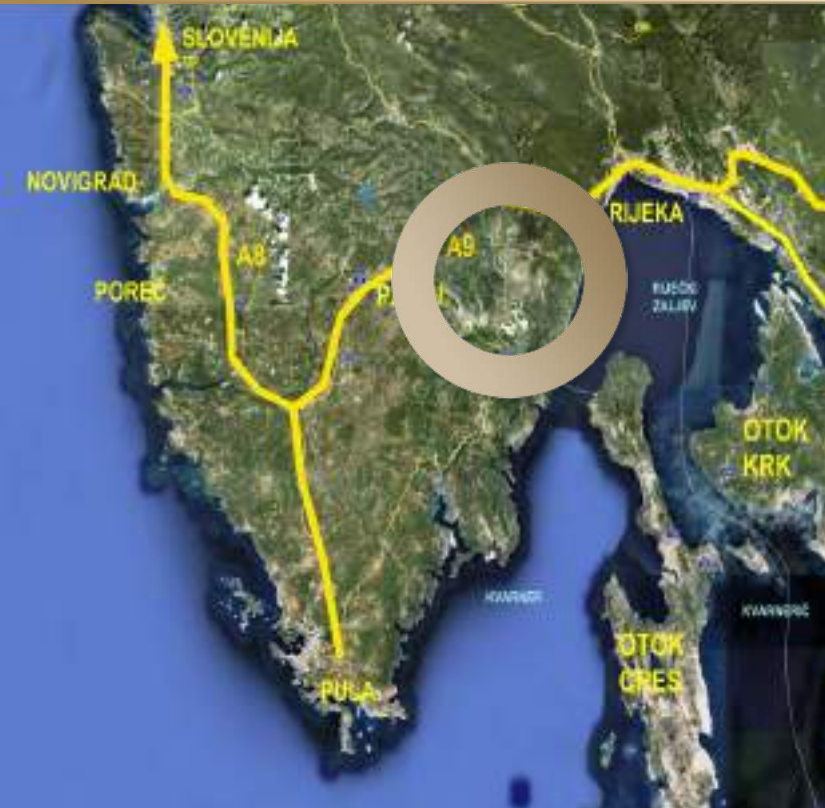
It is also important to mention that in the vicinity of Buzet there is Motovun, well known for many things, but mostly for the international film festival, and that at his feet, next to the river Mirna there is Livade, worldwide known for the white and the black truffle

The village is located in the bordering area distinguished for a microclimate favorable for asthmatics and for the cultivation of Mediterranean varieties of olives. During the summer the temperature reaches up to 30, and in winter it doesn't go under 5 degrees. The houses in the village are in natural lee, directly exposed to the sunlight, starting from its rise from behind the mountain Učka, until its setting in the sea. Most of the houses are turned towards east, and due to its position, the land is prevalently ideal for the cultivation of vines

The hills that separate us from the lake Butoniga are visible from the plot. There are two bike and two off-road trails in that area. The spring of the river Mirna is two kilometers away, and according to the locals, the area is known for numerous natural springs of potable water.

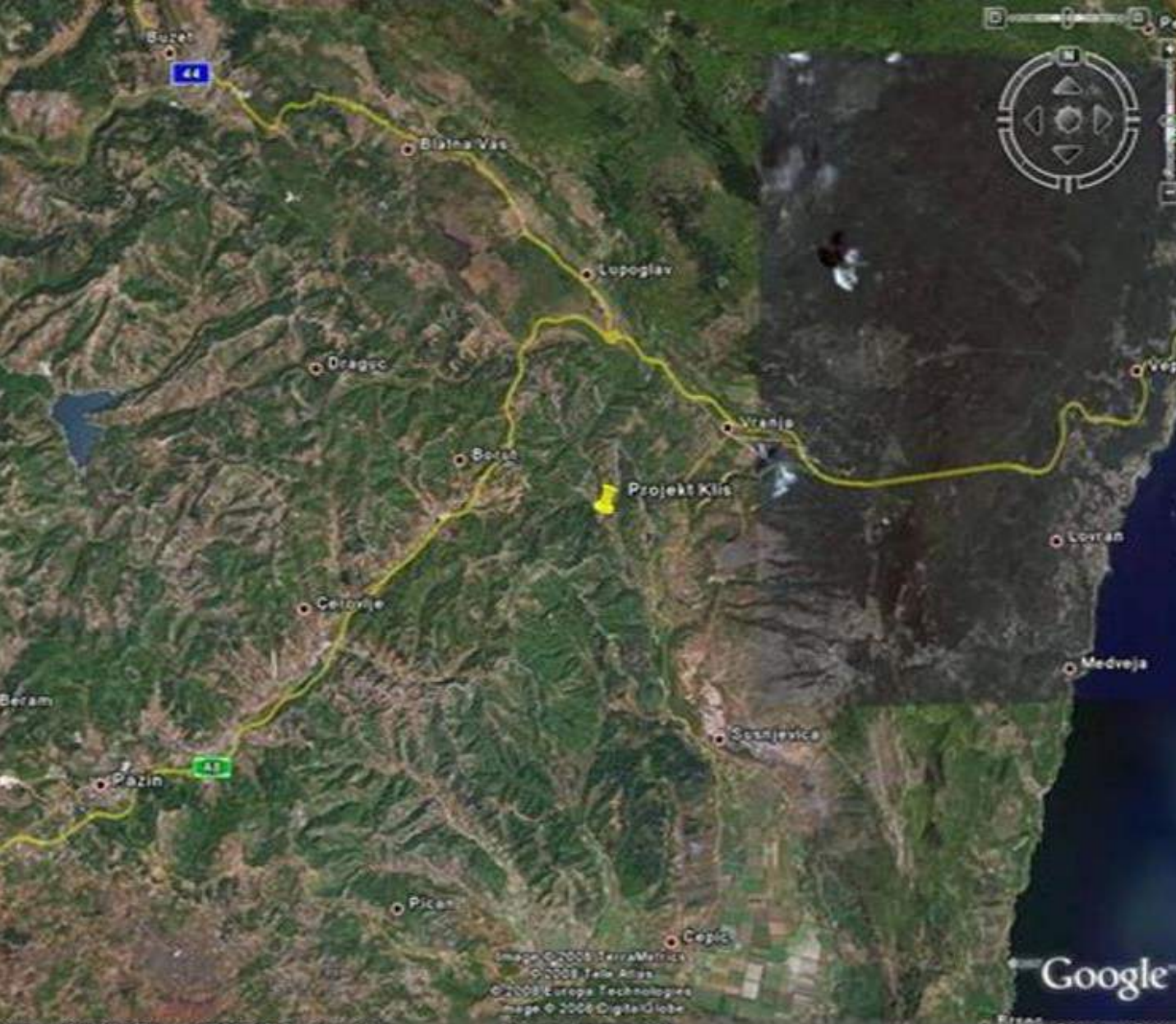
Price: on request

SATELLITE IMAGE - MACROLOCATION



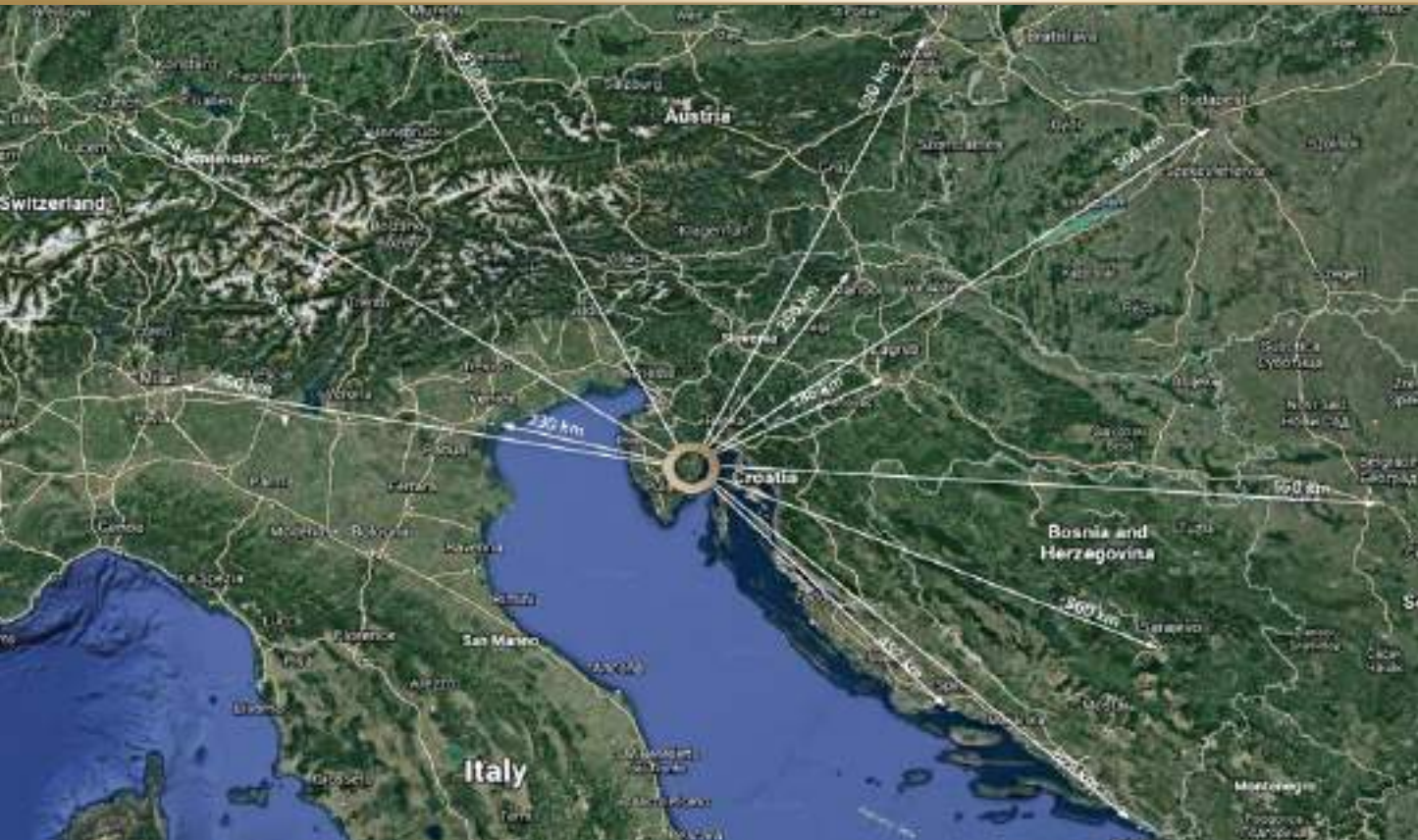


Orthophoto of the specific area



Orthophoto of the specific area

KLIS IN RELATION TO THE MAIN ROADS



Klis in relation to the main roads



- State land for concession or sale
- Land - subject to sale

KLIS



KLIS



KLIS



KLIS



KLIS



KLIS



KLIS



KLIS PROJECT SOLUTION WITH DESCRIPTION

This unique property provides 14 hectares of plot and approximately 900 sqm of living- and using area, divided into several residential buildings. The property is located in a fantastic landscape surrounded by mountains and valleys and sprayed with its surrounding villages the charm of the traditional Istria. The distance to the Mediterranean Sea with the idyllic small towns of Lovran and Icici is only 15 km.

The villa is an excellent blend of contemporary and eclectic design. Your privacy is here guaranteed. The property is easily accessed by a long driveway. The main house is divided into two floors comprising an entrance hall, huge open floor plan living / dining room with veranda and American style kitchen with adjacent utility room and an extra salon. The left wing of the ground floor is accommodated the entertainment and relaxation area. Here you can spend with friends enjoyable evenings with a game of pool or enjoy your own SPA with Jacuzzi and sauna. All rooms have access to the expansive terraces. Not to mention the picturesque patio that invites you to linger. The estate is surrounded by a beautiful landscaped garden with a spacious, heated swimming pool. The top floor has adjacent to the large master suite three additional bedrooms with en-suite bathrooms and a gym.

KLIS PROJECT SOLUTION WITH DESCRIPTION

All bedrooms have access to private terraces. In addition, two other outbuildings are on the plot that can be alternatively used as guesthouses or as accommodation for employees. The smaller annex building is on one level and has an open living / dining area with open kitchen, a bedroom and a bathroom with shower. The second outbuilding is spread over two floors. On the ground floor is the kitchen with adjoining living / dining area and a bathroom. An open staircase leads to the upper floor that accommodates two bedrooms.

The property, for its hugeness and the closeness to the Adriatic sea; the main house, for its impressive views on a unspoiled nature; and the possibilities of use, that could also be commercial, are a unique set. The property is ideal for a rural hotel, hunting, vineyards and olive plantation, as well as keeping horses or simply as a private retreat from the hustle and bustle of Western Metropolitan cities. In the current planning phase the future owners have the opportunity to participate in the planning of the interior. Due the stunning location, absolute privacy and its extraordinary character, there is clearly little doubt that this is a unique and extremely rare opportunity to acquire a part of true Istrian heritage. It is really worth to visit the location of this future estate and to be enchanted. The permit for the registered property exists, but construction work has not started.

KLIS PROJECT VISUALIZATION



Klis project

KLIS PROJECT VISUALIZATION



Klis project

KLIS PROJECT VISUALIZATION



Klis project

KLIS PROJECT VISUALIZATION



Projekt Klis

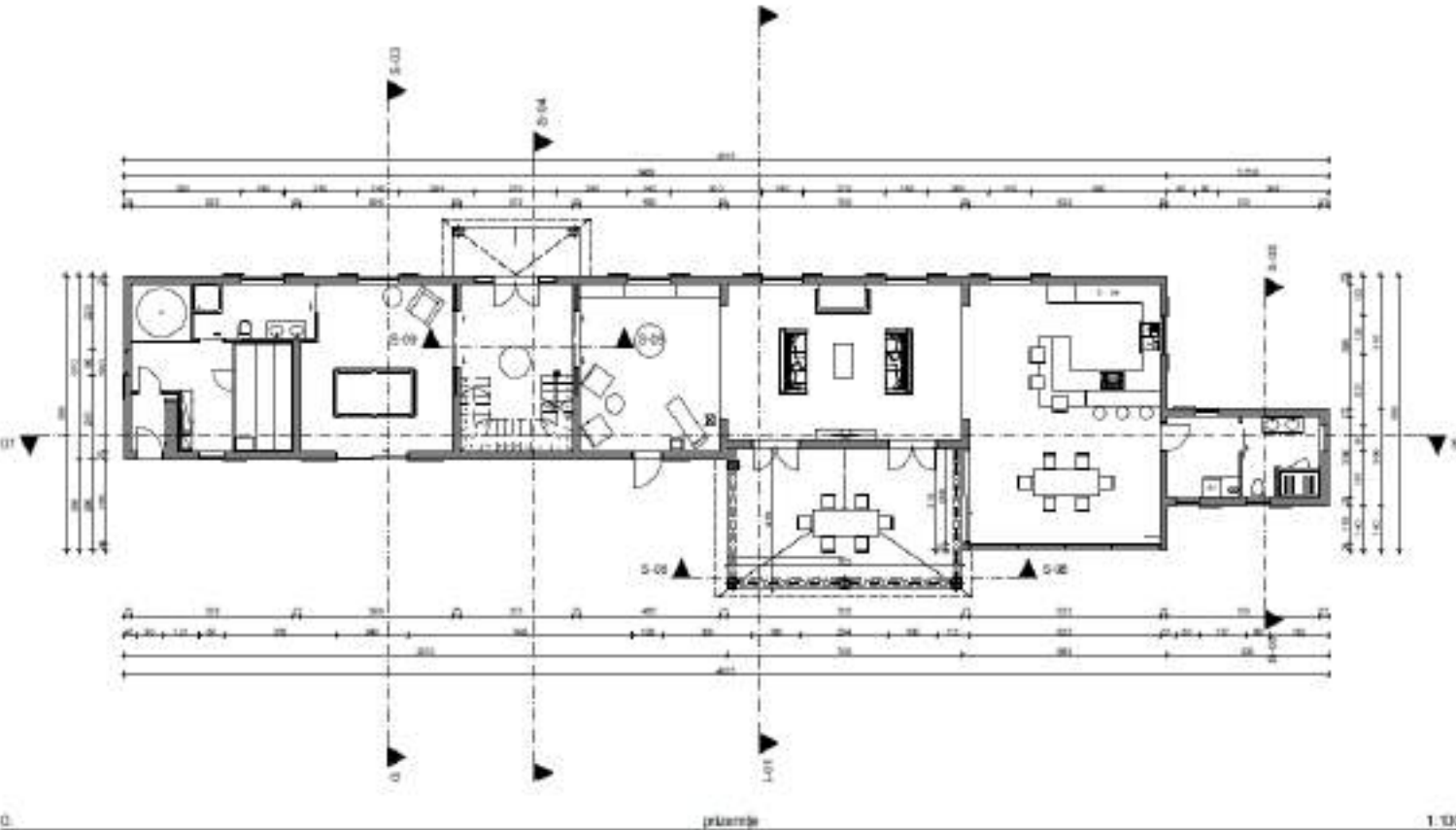
KLIS PROJECT VISUALIZATION



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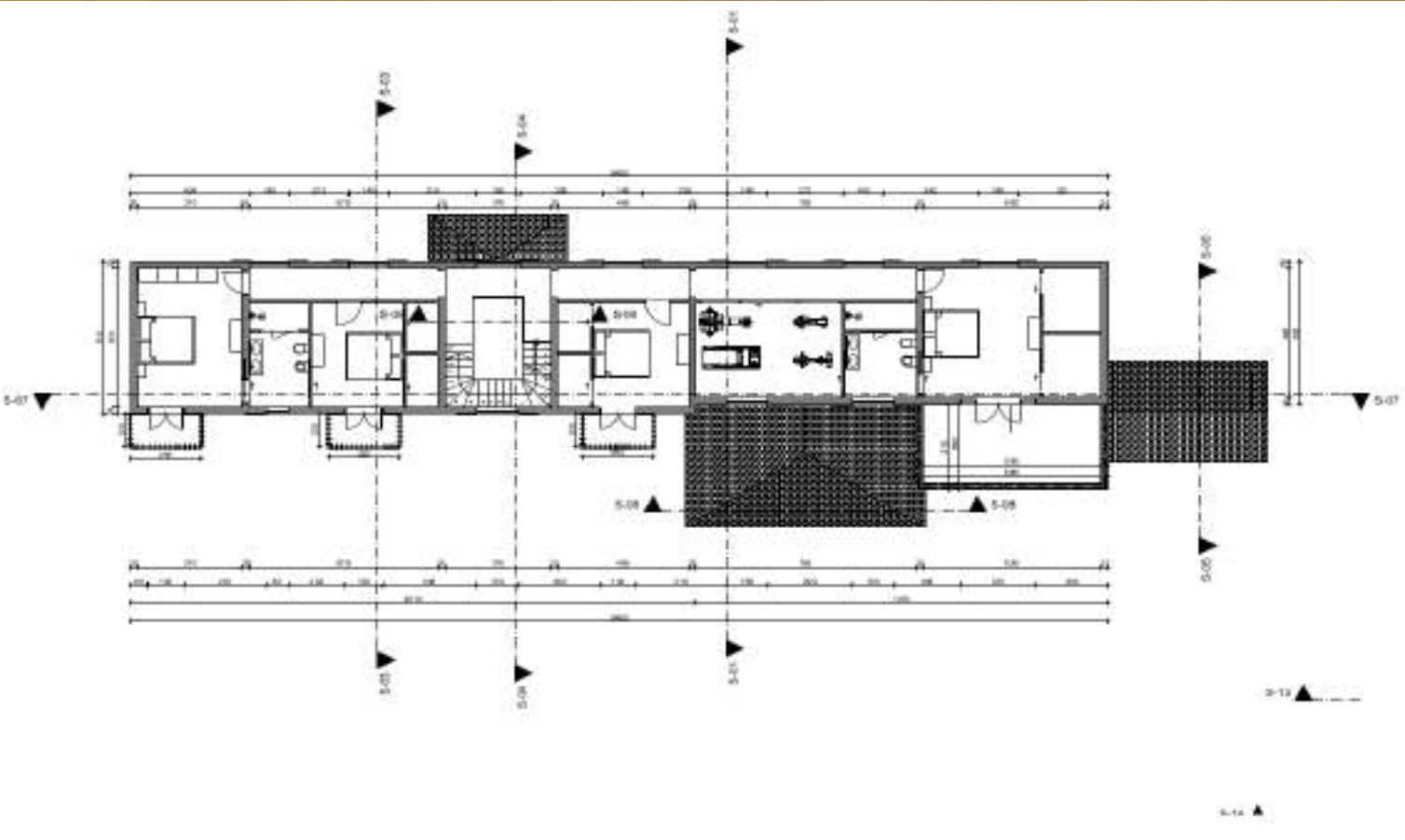


DRAWINGS OF THE KLIS PROJECT



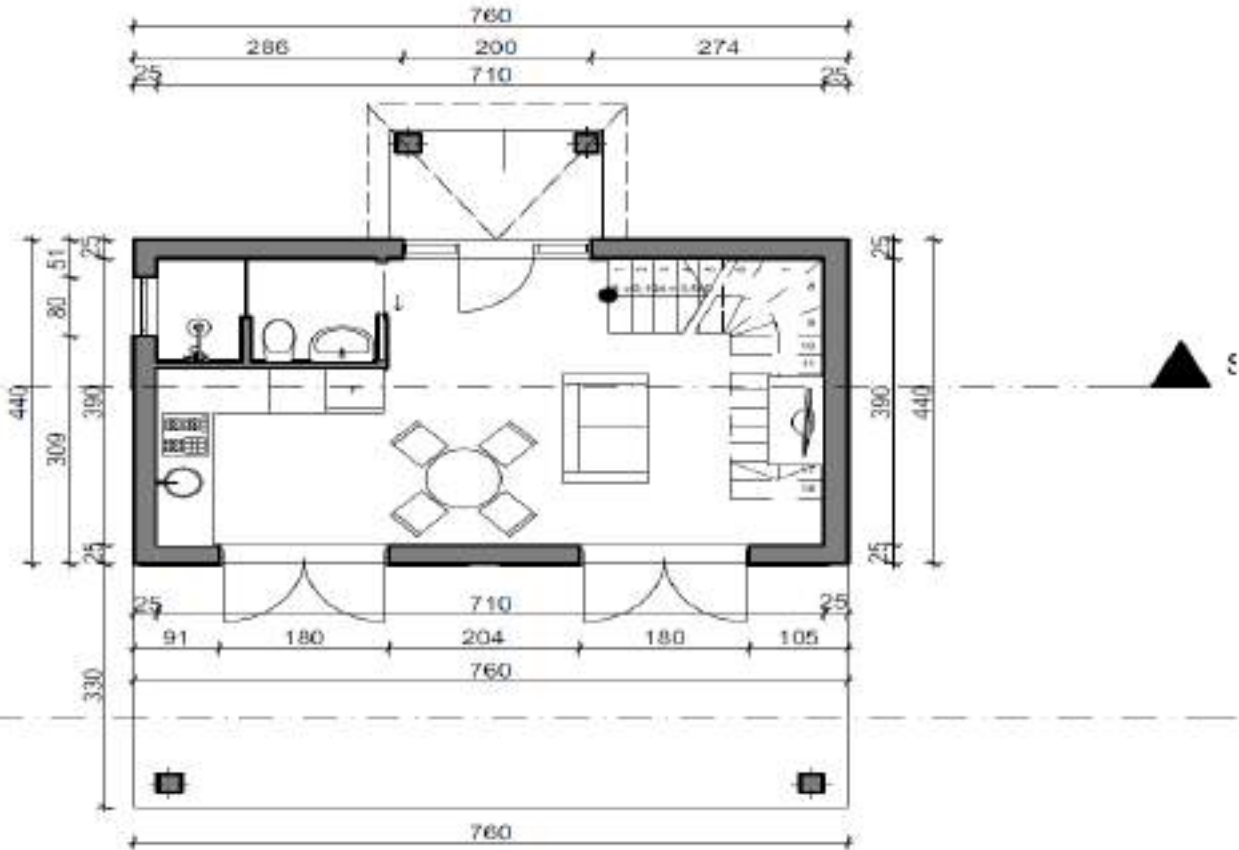
Ground floor

DRAWINGS OF THE KLIS PROJECT



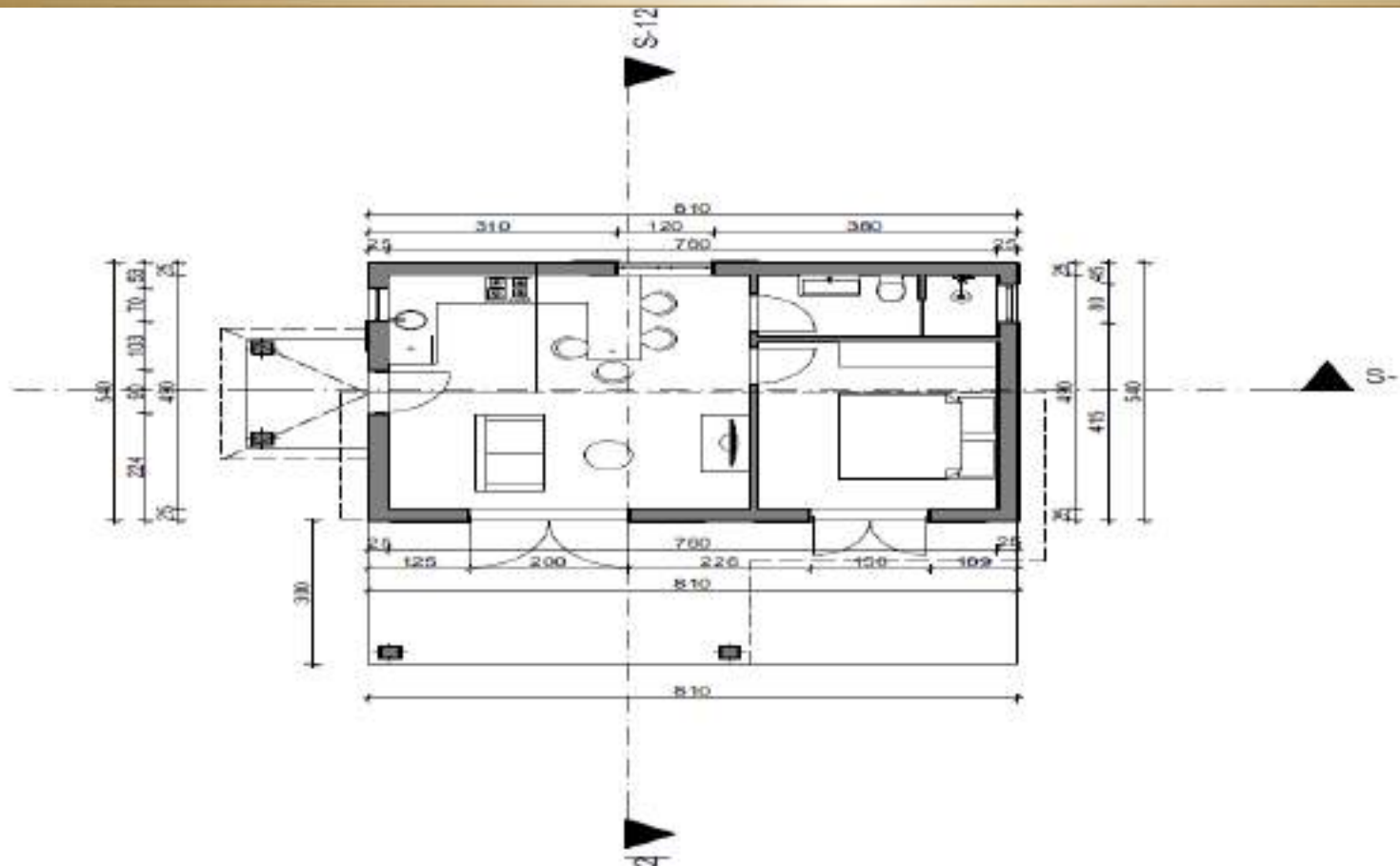
Floor

DRAWINGS OF THE KLIS PROJECT



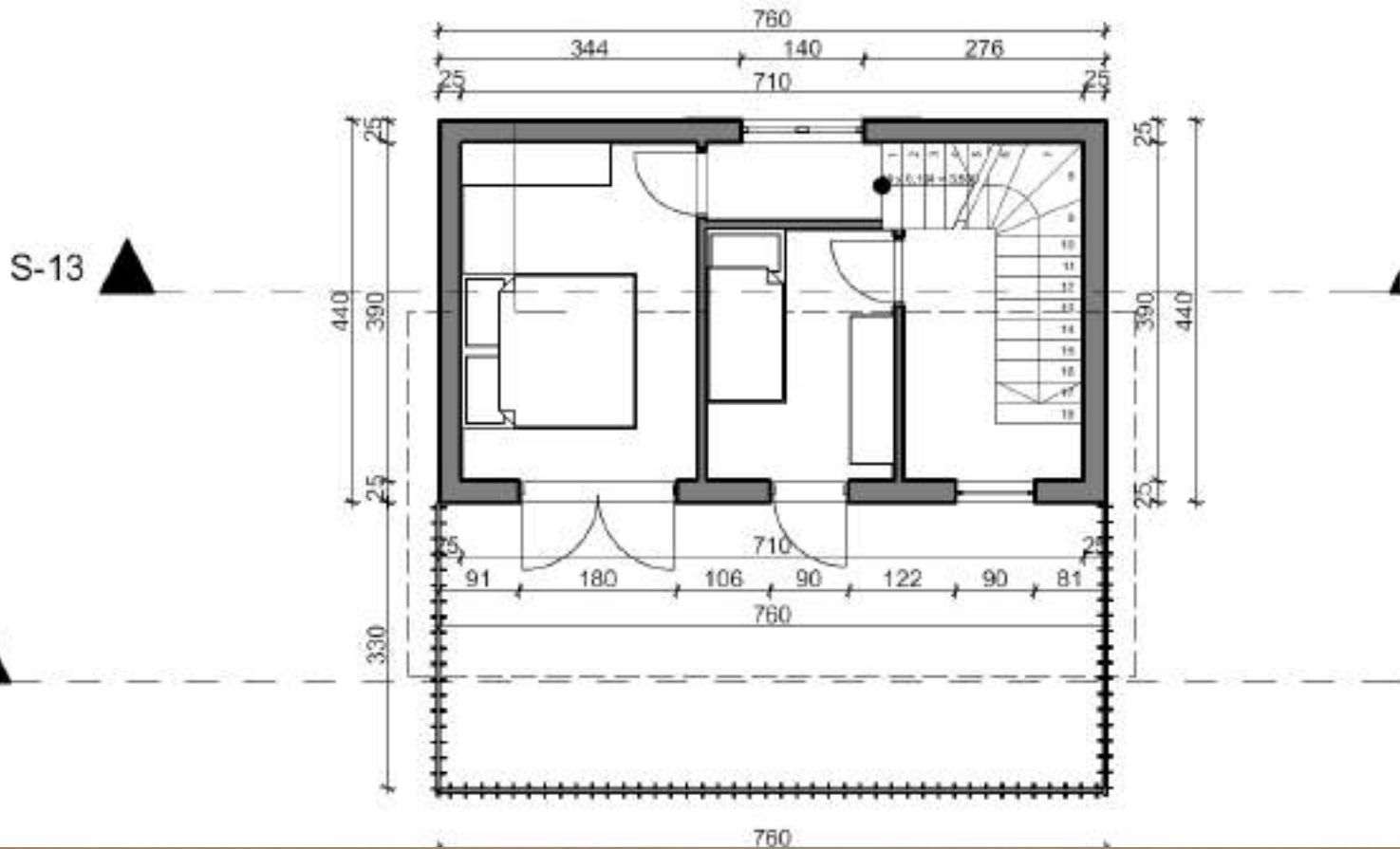
Ground floor

DRAWINGS OF THE KLIS PROJECT



Ground floor

DRAWINGS OF THE KLIS PROJECT



Floor

IMPORTANT INFORMATION ABOUT THE PROJECT SURROUNDING

BUJE

The area of the City of Buje is located in the northwestern part of the Istrian peninsula and the Republic of Croatia. Approximately 5,300 inhabitants live in an area of 103.40 km². The City of Buje is located between the rivers Mirna and Dragonja. To the north are the hills of the Upper Buje region, and to the south the Adriatic Sea in Kanegra and the Piran Bay, i.e. Savudrija Bay. Together with Umag, Novigrad, Opatj, Brtonigla and Grožnjan, as well as numerous other places and settlements, the City of Buje forms the Buje region.

Towards the Mirna valley, the terrain slightly descends towards the plain reaching the sea. The landscape here is enriched by stepped terraces planted with vines and olive trees. Proximity to the sea and continental landscape, diversity of Mediterranean and mild continental climate, tradition in agricultural production, crafts, industry, hunting and tourism, valleys and hills, untouched nature, absence of environmental pollutants, proximity to Pula, Rijeka, Koper and Trieste are making Buje an attractive area of the Istrian peninsula.

BUJE - GROŽNJAN



IMPORTANT INFORMATION ABOUT THE PROJECT SURROUNDING

GROŽNJAN (MOTOVUN, TRUFFLES)

In 1993, Grožnjan became a municipal center, which gave Grožnjan a unique opportunity to use and improve its resources, especially in agriculture and rural tourism and other forms of modern tourism trend - ecological, cultural and excursion tourism.

In this ecologically clean area, great results have been achieved in the production of traditional Mediterranean vine and olive crops. This area has become famous for raising livestock, cheese, honey, flowers, mushrooms, fruits, vegetables and quality wines, primarily Refošk, Malvasia and Pinot.

Motovun is the best preserved medieval Istrian fortress that developed on top of a steep hill. What makes this area special are the biodiversity, rich flora and special microclimatic features. The most famous plant species of the area is the truffle, a highly prized species of underground mushroom.

MOTOVUN



IMPORTANT INFORMATION ABOUT THE PROJECT SURROUNDING

PULA

Pula is the largest city in Istria, lying in the southwestern part of the Istrian peninsula in a well-protected bay.

The city has a long tradition of winemaking, fishing, shipbuilding and tourism, and is also a transit port. Pula has been the cultural center of Istria since Roman times.

The Roman Amphitheater (Arena) in Pula is the largest and best preserved monument of ancient architecture in Croatia. It is the 6th largest Roman Amphitheater in the world and is the only one in the world whose all three Roman architectural orders have been completely preserved.

Today, the Amphitheatre is a first-class tourist attraction in Pula and the whole of Croatia. The Amphitheatre has been hosting a feature Film Festival since 1954, and also many of the world's popular musicians.

The Brioni (Brijuni) Archipelago is located opposite the town of Fažana, and consists of 14 islands and islets. Brioni has a rich history, and it is worth noting that the President of Yugoslavia Josip Broz Tito had a residence on Brioni and received distinguished guests from all around the world. Since 1983, Brioni has been declared a National park, thus becoming a popular tourist destination.

It is important to note that Valkavran is located in the vicinity of the international airport in Pula, which is open all year.

PULA - BRIJUNI



HISTORY OF ISTRIAN HOMESTEADS (STANCIJE)

Stancije - Homesteads (according to Italian stanza: room) or manors, construction and economic complexes (country villa with outbuildings) based on a family cooperative as an economic unit and connected with the economic use of space based on contract law from the period of the last colonization of Istria from the 15th - 18th century. According to him, the colonists did not acquire ownership of the land, but only the right to usufruct, graze, use wood and build.

Homesteads were regularly located in the center of the estates of the Venetian aristocracy or the local nobility. Most of them are surrounded by a high wall with corner towers and a monumental entrance portal, and the core is the master's villa, richly decorated in style. From the Renaissance, Baroque through Rococo to Classicism (Dajla, Marana, Negrin, Golubovo, etc.) they were built mostly by local unknown masters.

Homesteads are characteristic of southern and western Istria (the area of the former Pula and Poreč agers), but they also appear in other parts of Istria. They contain all the elements of rural architecture, and in the organization of space they follow the generative principle of addition of similar elements. Residential units are lined up depending on the increase in the number of members of the family community, and are concentrated around the farm yard, the court, after which the homesteads in southeastern Istria are called. Although the homesteads have the same creative moments as the traditional villages, they were until the middle of the 20th century mainly preserved identifying characteristics.

HISTORY OF ISTRIAN HOMESTEADS (STANCIJE)

The peak in the economic use of rural areas was reached at the end of the 19th century. The processes of disorganization and urbanization continued intensively after second World War II, so a large number of stations were abandoned or reduced to a minimum biol. sustainability, and some have been assimilated into larger urban or semi-urban spaces, turning into separate residential zones. Thanks to the revitalization of the Istrian village, which began in the mid-nineties of the last century, and the development of agrotourism, a large number of preserved stations were restored. They are relatively well preserved: Marana, Detoffi, Negrin and Golubovo in the area of Vodnjan, Menighetti in the area of Bala, Bašarinka, Kaligari and Červar in the area of Poreč, Komparička and Negričani, then Filipanski, Bičići and Vidasovi dvori in the area of Marčana, Marinoni between Pule and Medulin and Katun in Boljunsko Polje. Sometimes the name STANCIJA is also used for rural economic complexes.





Thank you for your attention.