



CASINO SOLEI UMAG 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

UMAG - ISTRIA

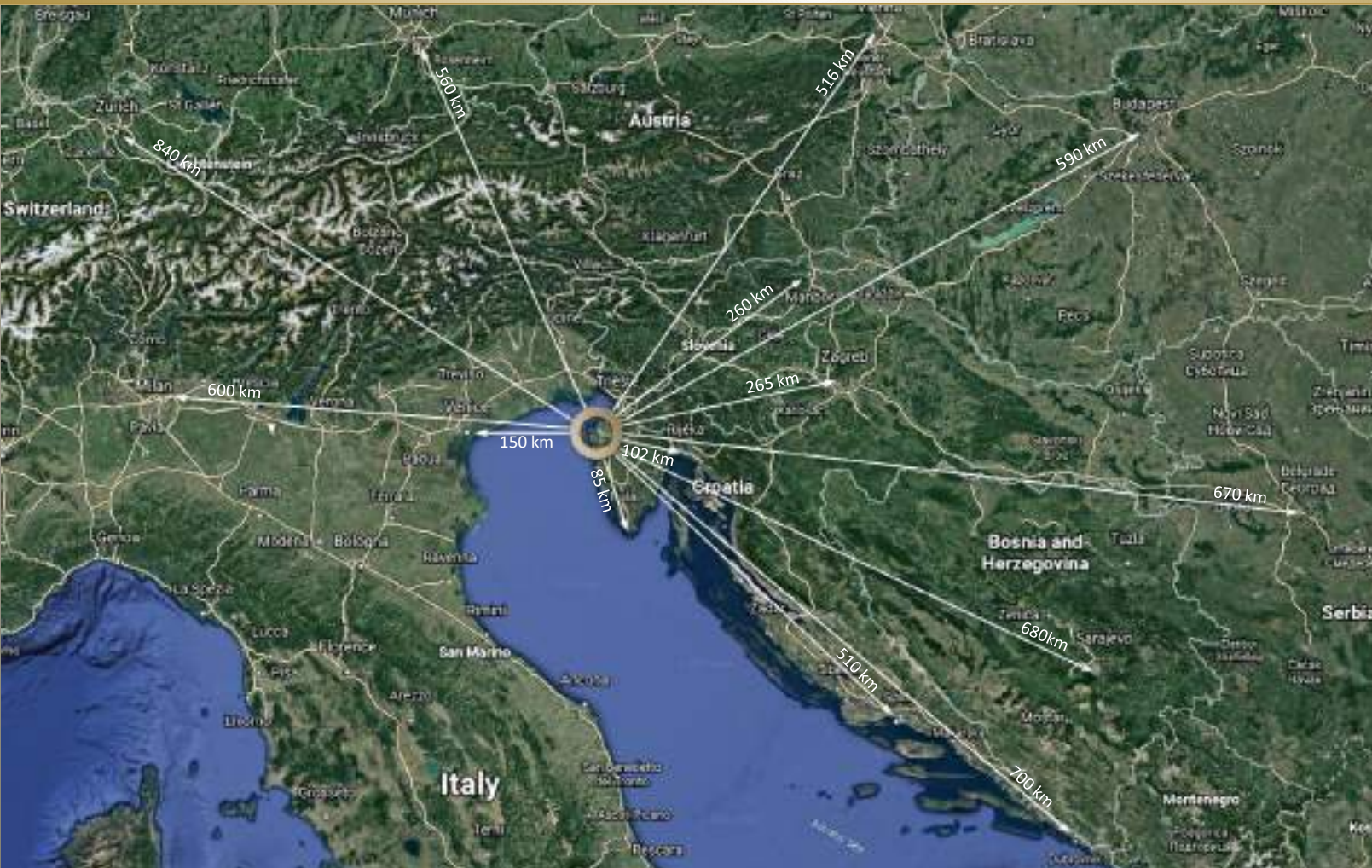


INFORMATIONS

City of Umag, Istria, the famous tourist center on the western coast of Istria. The city is especially famous for the ATP tennis tournament and the ACI marina, numerous hotels and few resorts. Excellent transport links to the whole of Europe, 45 km from Trieste, 200 km from Venice, 470 km from Milan, 500 km from Munich, close to 4 international airports Pula, Trieste, Ljubljana and Venice.

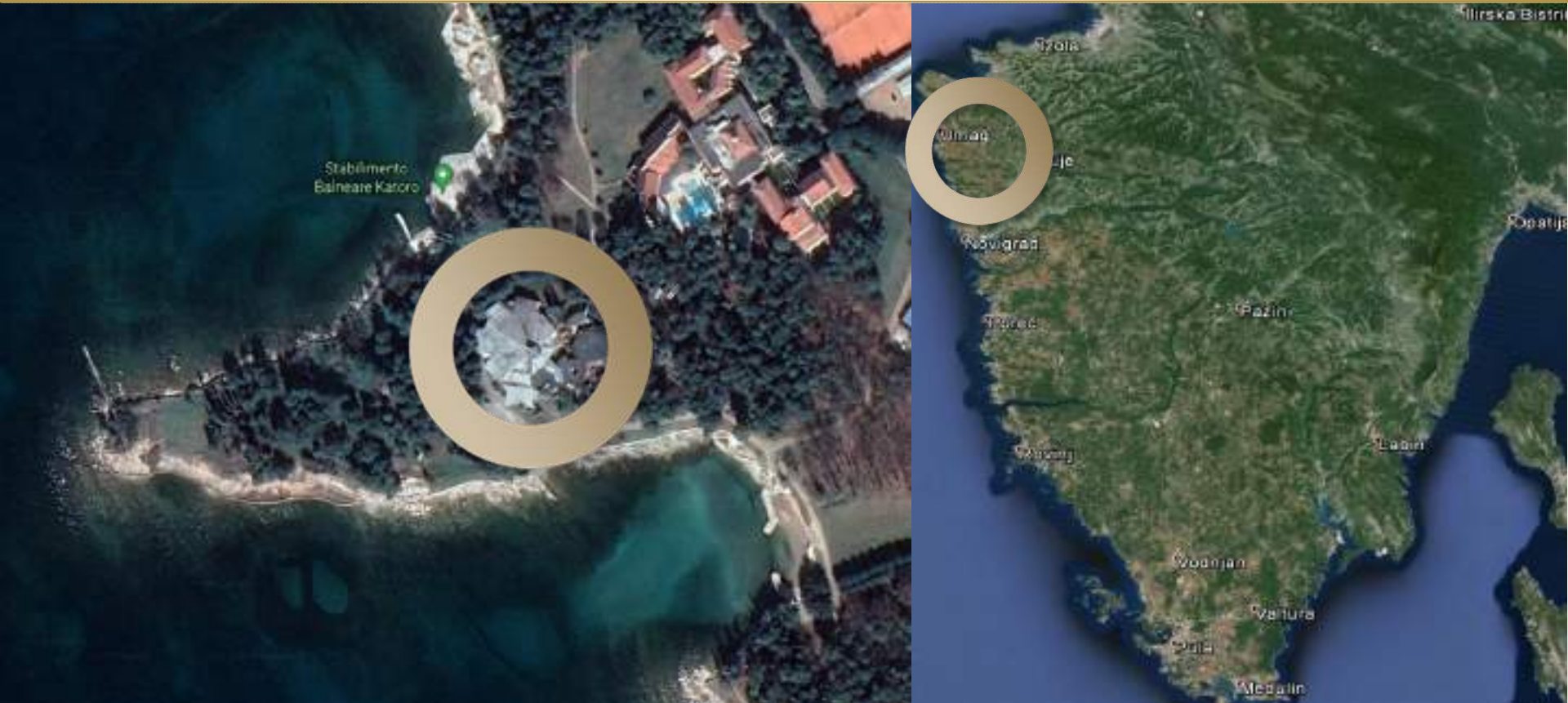
An additional touristic offer is the nearby Kempinski Hotel with its renowned golf course.

UMAG IN RELATION TO THE MAIN ROADS



Umag
in relation
to the main
roads

SATELLITE IMAGE - MICROLOCATION



THE POSITION OF THE TOURIST ZONE (INCLUDING THE CASINO SOLEI PROJECT) IN RELATION TO THE CITY OF UMAG



CASINO SOLEI UMAG

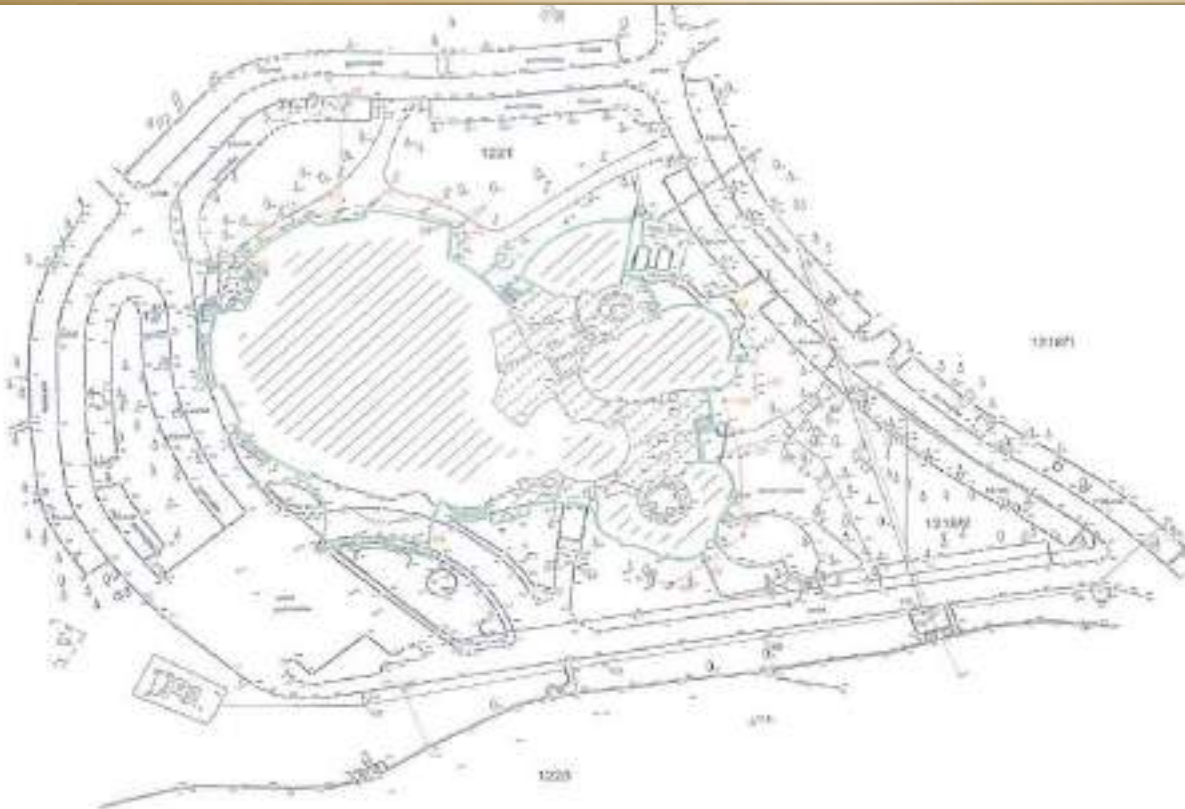


EXTRACT FROM THE CADASTRAL PLAN



Extract from
the cadastral plan

FLOOR PLAN OF THE CASINO SOLEI BUILDING



Floor plan
of the Casino Solei
building 5040 m²

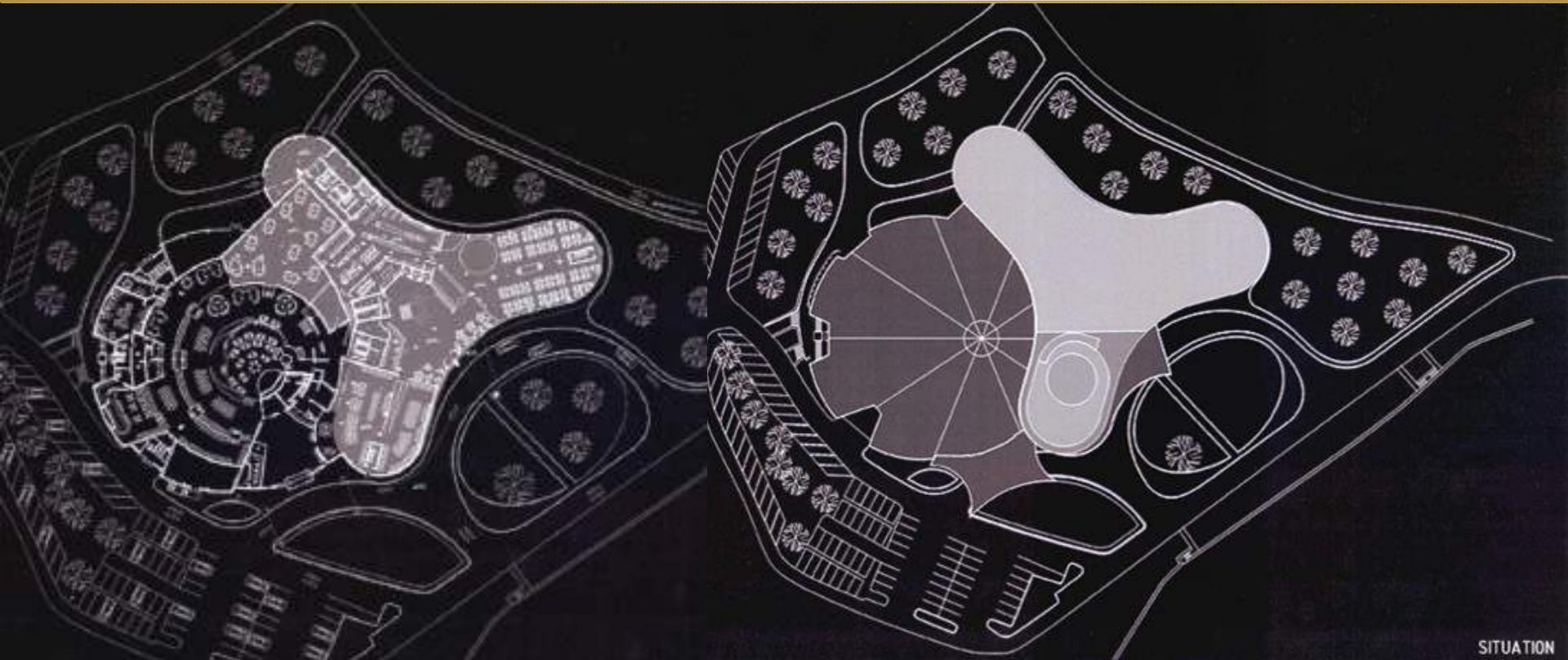
PROJECT INFORMATION

The plot is 11.323 sq.m on the seafront (2 km beaches around) and surrounded by pine trees and near a 5-star hotel Melia' Coral. On the south coast (1.2 km) is ideal to construct a sand beach and at the west coast (0.8 km) a nice rocky beach. On the plot there is an administrativ building (former entertainment center and large casino that was very popular andvisited bylots of players). The center spreads over a surface of 5.800 sq.m.

Possibility of construction of 3.000 sq.m gross on each floor. It's allowed the construction of P + 4 floor and 2 floors underground (parking, fitness center). That's more than 21.000 sq.m gross. The possibility of obtaining a concession for a further 2 hectares around the plot, ideal to build a nice water park (water slides, splash pads, lazy rivers etc.), 3 restaurants, 2 beach bars, 2 swimming pools, one surfing pool, water sports. Possible realization of a floating pontoons marina on the coastal part of the area.

Price: on request

GROUND FLOOR WITH SURRONUNDINGS



SITUATION

VARIANT 1 - POSSIBLE CONSTRUCTION PROJECT CASINO SOLEI UMAG



Visualisation Casino
Solei Umag

VARIANT 1

First variant of project include complete reconstruction work of old casino building with surface of approx. 2.500 m². Second part of complex buildings as restaurants, night club and beach bar with surface 3.300 m² should be demolish and make brand new construction of hotel with 3 floors. New hotel with surface of 9.000 m² will have 2 underground floors (garage, night club, technical room), ground floor (3.000m²) and 2 floors above ground (3.000 m² each).

VARIANT 2 - POSSIBLE CONSTRUCTION PROJECT CASINO SOLEI UMAG



Visualisation Casino Solei Umag

VARIANT 2

Second variant of project include complete reconstruction work of old casino building with surface of approx. 2.500 m².

Second part of complex buildings as restaurants, night club and beach bar with surface 3.300 m² should be demolish and make brand new construction of hotel with 5 floors. New hotel with surface of 15.000 m² will have 2 underground floors (garage, night club, technical room), ground floor (3.000 m²) and 4 floors above ground (3.000 m² each).

CITY OF UMAG



TOURIST AREA OF UMAG



ATP TENNIS TOURNAMENT UMAG



ISTRIA GOLF AND TRUFFLES





Thanks for your attention.