



CASTLE CONTARINI 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

INFORMATION ABOUT THE PROJECT

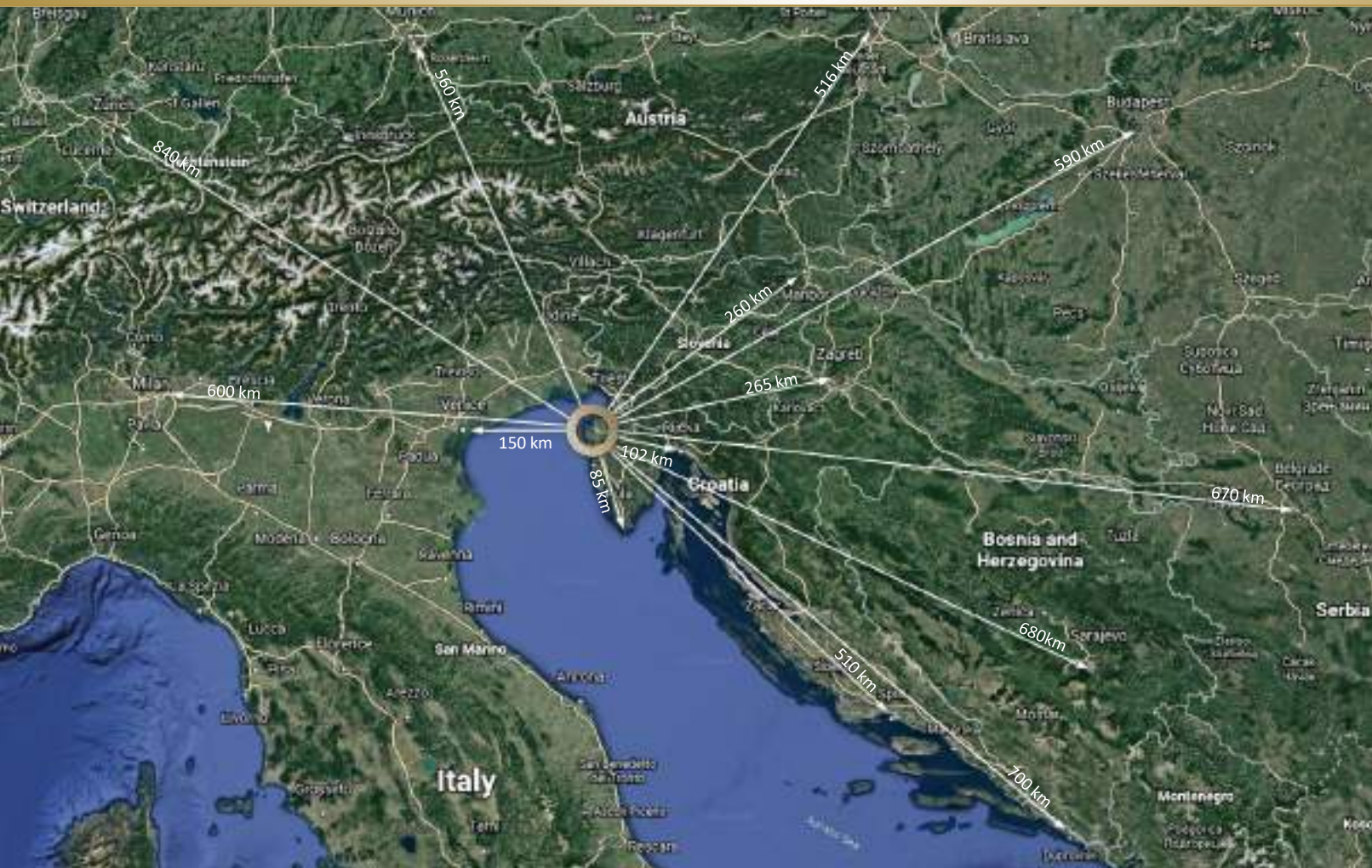
Contarini, a magical project which is located between quiet vineyards 2 km from the highway Trieste/Koper/Pula, 3 km from the beach and in the triangle between Buje, Brtonigla and Umag.

Building land with castle (from 15th - 18th century) is 10,000 m².

Possibility of construction on 17,500 m²: 5* Hotel, luxury apartment complex, nursing home or 12 villas with pools. Existing infrastructure available (electricity, water and road).

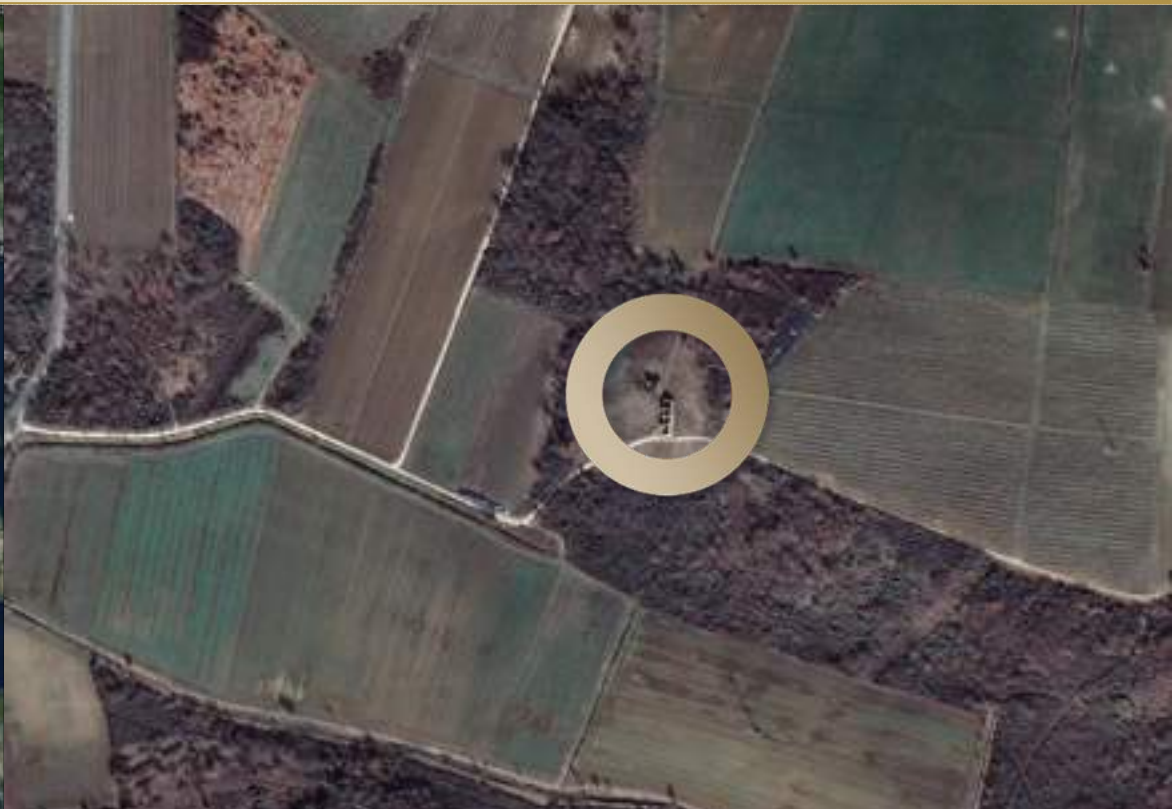
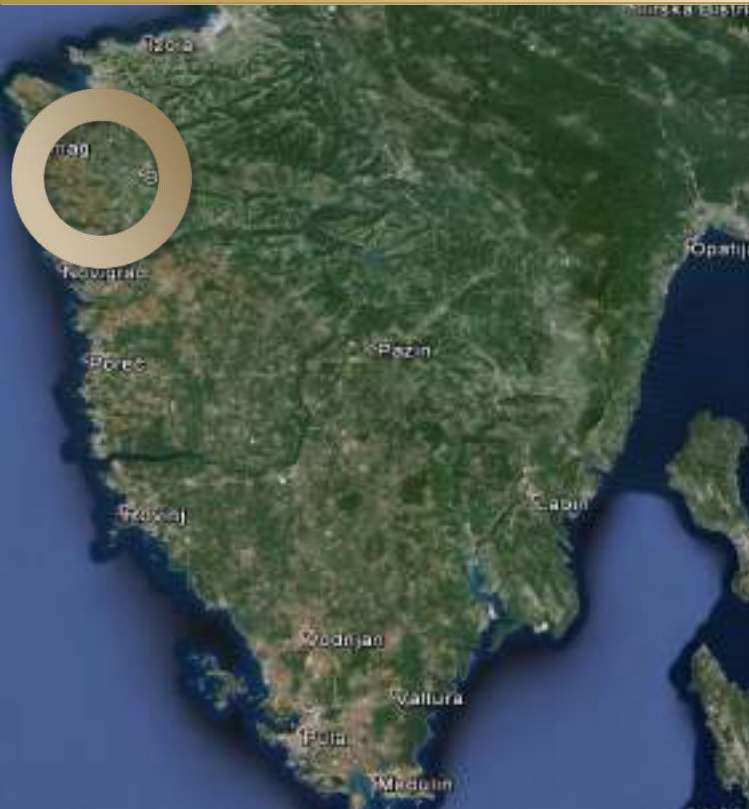
Price: on request

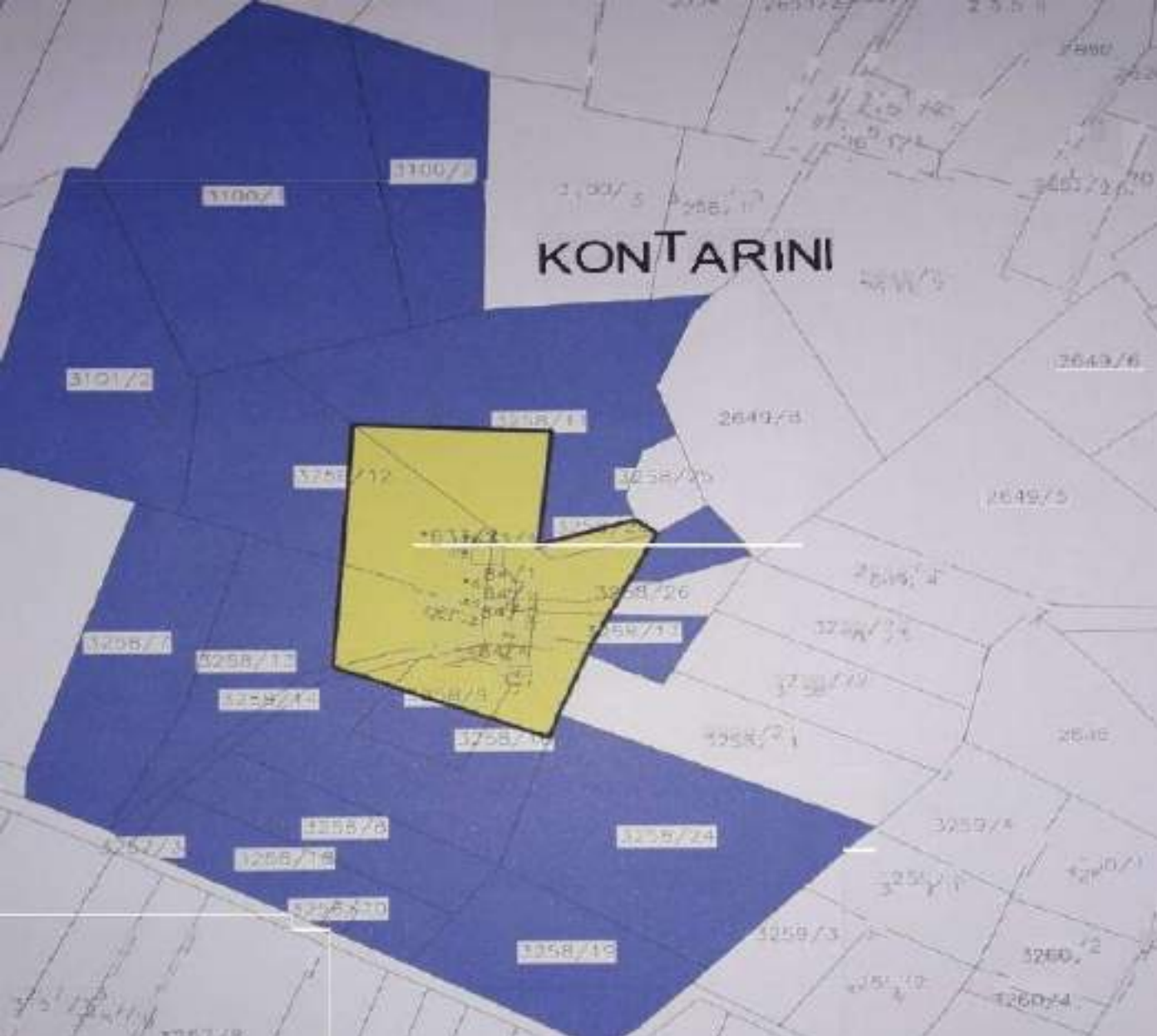
UMAG IN RELATION TO THE MAIN ROADS





Umag in relation to the main roads

SATELLITE IMAGE - MICRO LOCATION





-  building land (8.701 m²)
-  farm land (55.839 m²)

CASTLE CONTARINI PROJECT



CASTLE CONTARINI PROJECT



CASTLE CONTARINI PROJECT



CASTLE CONTARINI PROJECT



CASTLE CONTARINI PROJECT



CONTARINI - A FAIRYTALE PLACE FOR HORSEBACK RIDING



IMPORTANT INFORMATION ABOUT THE PROJECT SURROUNDING

GOLF KEMPINSKI

Adriatic Golf Club, a challenging golf experience in a Mediterranean environment is one of the most interesting offers for all residents and visitors to this area. Kempinski Hotel Adriatic is a luxury five-star hotel located just a few hundred meters from the golf course and a few steps from the sea.

UMAG

The City of Umag is the famous tourist on the western coast of Istria.

(ATP tennis tournament, the ACI marina, 20 hotels and 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.

KEMPINSKI - GOLF RESORT



UMAG - ATP TENNIS TOURNAMENT



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, Oprtalj, 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.