



POLO MONTONA PROJECT



Poreč,
May 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.

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INFORMATION ABOUT THE PROJECT

Polo Montona development project rises at the foot of Mirna Valley. The renowned international engineer Batro worked on seven polo courts with several stalls for 200 horses. The main building of the polo club will be the perfect setting for the first polo field. North of the polo club is a polo clinic and a pony polo field. There's a spa building just south of the polo club. The architecture of the building will fit into the surrounding landscape using local stones and metal. There is a reception room, sports bar, restaurant, toilet and locker rooms for polo players.

Polo will function as a semi-private facility, providing access to both members and players who pay the utilization fee. The polo field covers an area of 50 ha. It is expected to work throughout all the year and to be an attractive destination even during the winter period. Polo Montona's land is similar to Scotland, Ireland and England land and has been designed in compliance with all environmental regulations in the Republic of Croatia.

The club building will have a total gross area of 1800 m² and will be a meeting place for all lovers of polo. The club house includes: F & B facilities, locker rooms, meeting rooms, household rooms and event rooms. The pro shop will offer top art polo equipment and accessories.

The polo club will play an important role in the development of the Motovun area.

INFORMATION ABOUT THE PROJECT

In the Polo Montona project, the planned contents are:
Hotel, Polo playgrounds, Polo and wellness club and villas

The Polo Montona project is a complex in one of the most beautiful and preserved Istrian medieval hill settlements. It is partly located on the lower part of Motovun on the eastern side where it is surrounded by the Mirna Valley.

The Polo Montona project consists of a five-star hotel with a top restaurant and bar, a top spa and club facility with ergel and eight professional polo courts. There's an approx planned around the field. 60 villas that blend into a lush landscape and have a beautiful view on Motovun.

The planned hotel is located at the entrance to the old town of Motovun (20th century) which consists of existing and newly planned buildings. The position of the hotel building rises within the preserved existing walls following conservation instructions in order to preserve the history of the town of Motovun.

PROJECT CONCEPT

The project “Polo Montona” is a luxury polo country club in development, located in the heart of hilly Istria, in the valley of the picturesque ancient town of Motovun, and only 18 km from the coast.

On a total area of 80 ha, the concept of the project offers:

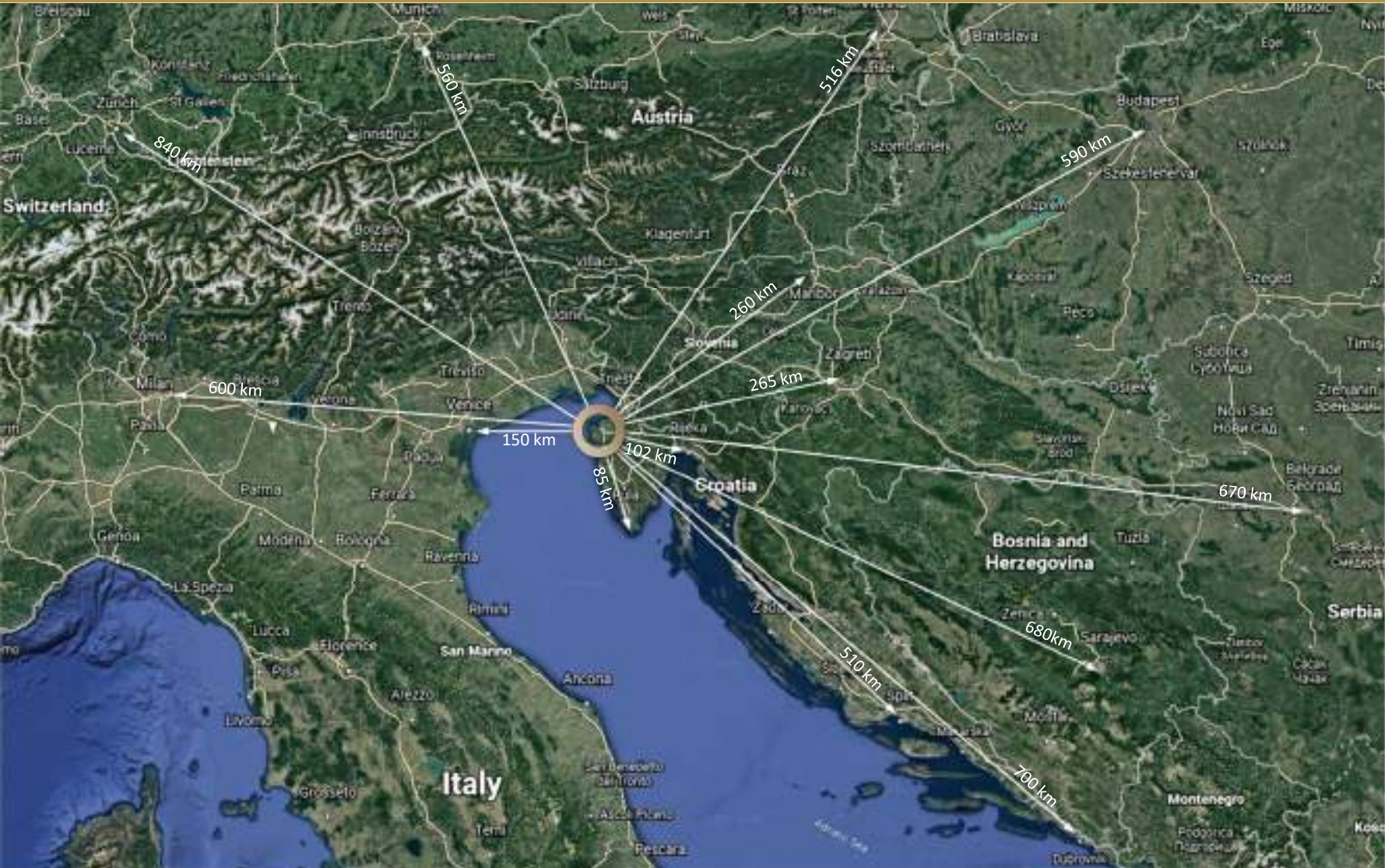
- luxury hotel with 5 * in Motovun, with 70 rooms located inside the walls of the old town
- 5 polo courts of superior professional quality and first class accommodation for horses
- approx. 60 modern residential villas
- Polo and SPA Club house, state-of-the-art spa and polo club facility

The development project Polo Montona is located in central Istria, under the most beautiful town of Motovun. With its wealth of towers, walls, stone doors and squares, it offers famous gastronomy and wines, especially truffle specialties.

It covers a total area of 80 ha partly privately owned and partly in a long-term concession from the state.

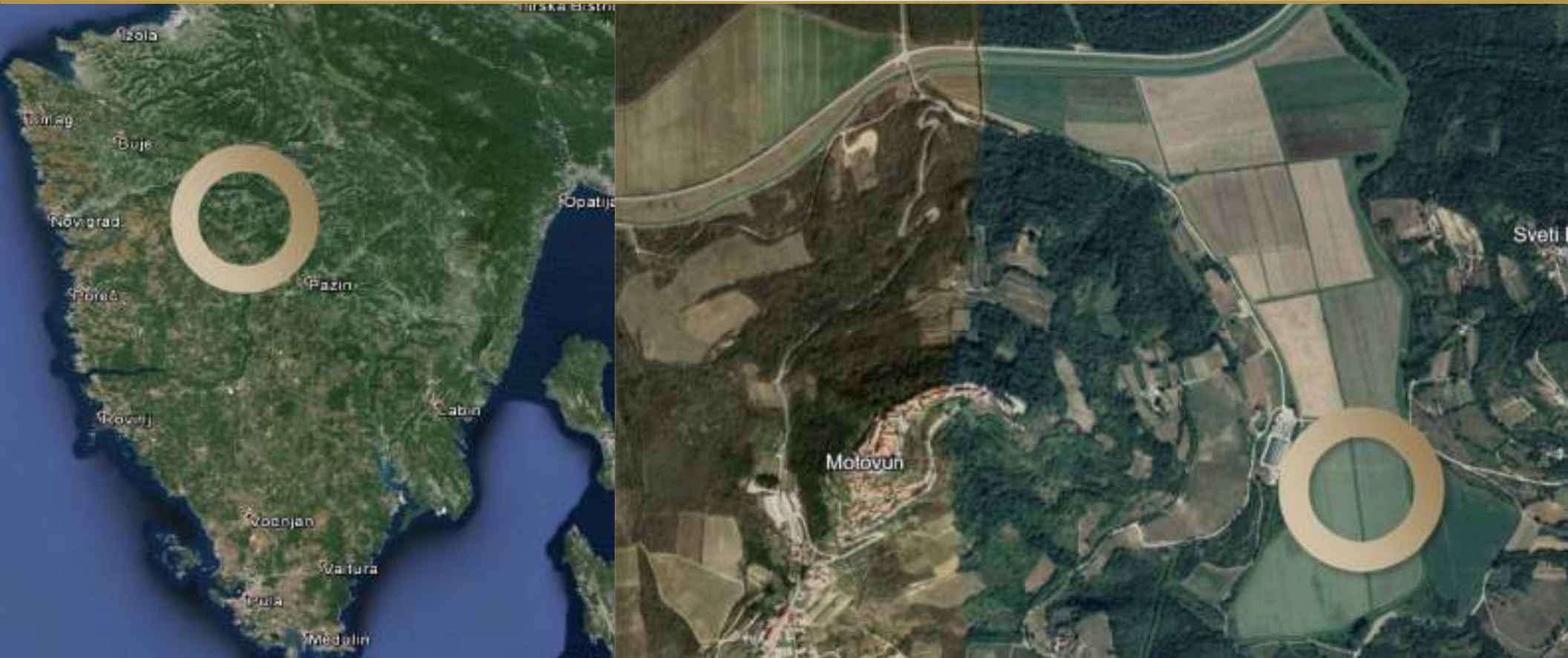
The project has the full support of local self-government as well as the Ministry of Tourism of the Republic of Croatia. The area plan has been adopted and the entire project documentation is being prepared.

MOTOVUN IN RELATION TO THE MAIN ROADS

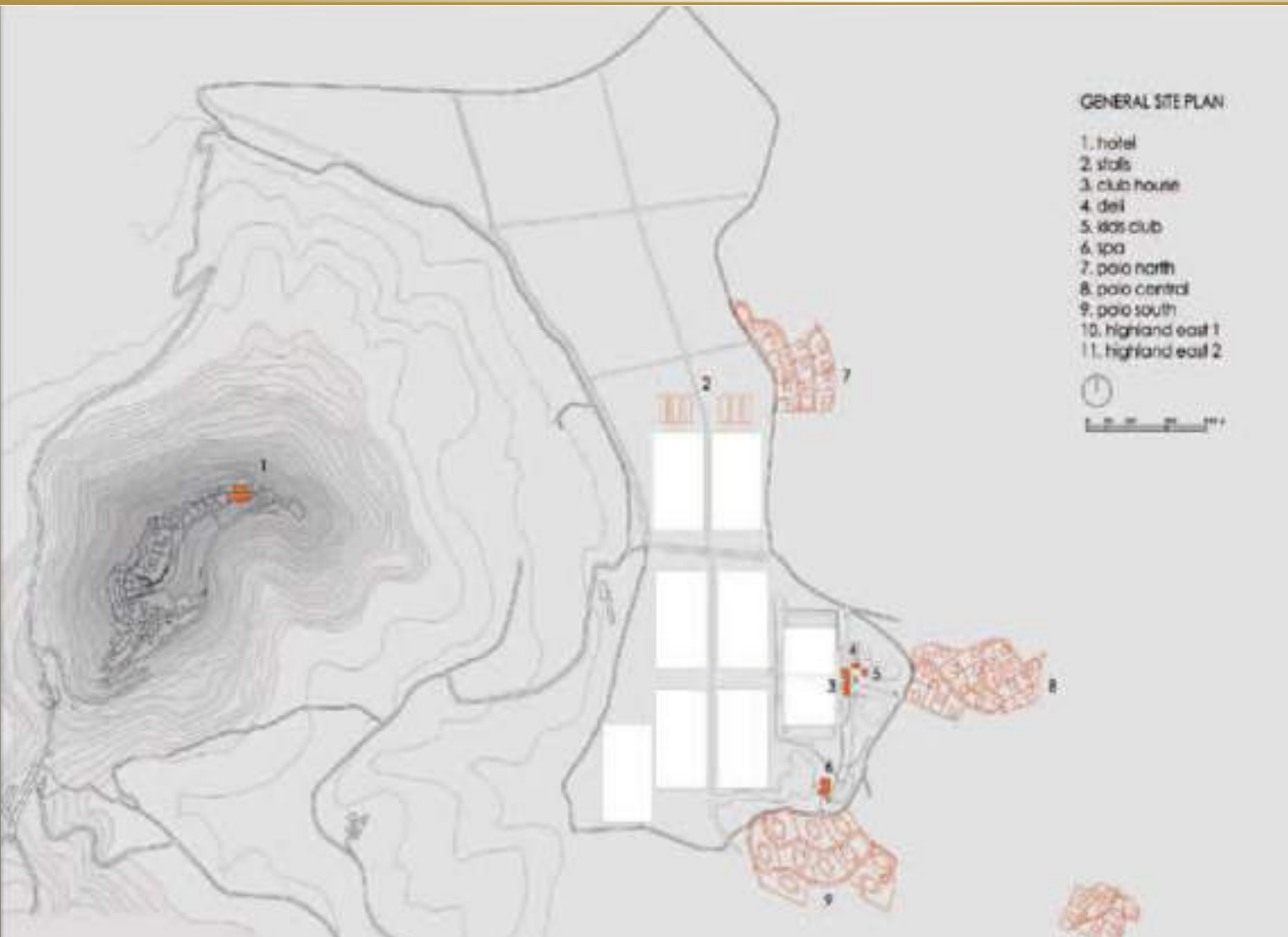


Umag in relation to the main roads

SATELLITE IMAGE - MICRO LOCATION



POLO MONTONA PROJECT AREA



Polo Montona
project area

ORTOPHOTO - POLO MONTONA PROJECT



POLO MONTONA PROJECT

THE POLO COMPLEX AT THE MIRNA VALLEY

The polo complex rises at the feet of the Mirna Valley. Seven polo fields are laid out by international renowned engineer Batro. The seven fields are supported by several stall pavilions to hold 200 horses. The main polo club building is the perfect backdrop for polo field one. To the north of the polo club, a polo clinic and a pony polo field frame the arrival road. This road is surrounded by lush lavender gardens. The spa building is located to the south of the polo club.



MOTOVUN - TRUFFLES

Motovun is the best preserved medieval Istrian fortress that developed at the top of the steep hill. In prehistoric times Illyrian and Celtic tribes built their fortifications on the site of today's Motovun. Its name is Celtic, and it came from the word Monton, meaning the city in the mountain. Motovun is dominated by the Romanesque Gothic bell tower of the jagged crown from the 13th century, located next to the parish church of St. James. Stephen of the 17th century. In the central town square there is a Romanesque communal palace and other historical buildings around it.

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. The truffle mushroom particularly contributed to the development of tourism in this region and made it extremely recognizable.

MOTOVUN



MOTOVUN - OLD TOWN



MOTOVUN - OLD TOWN



POLO MONTONA PROJECT



View of Motovun

POLO MONTONA PROJECT (PROJECT AREA VIEW)



POLO MONTONA PROJECT



POLO MONTONA PROJECT- 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

GOLF LARUN (in the realization phase)

Main features and advantages of the project are: an 18-hole golf course, a high-class five-star hotel and approx. 70 luxury villas with swimming pools and 18 apartment buildings, all planned for construction on an area of 112 ha, with a total of 1200 beds. The integral part of the project plan also involves the construction of a golf house, a golf academy, service shop, service zone, a large number of bars and restaurants, commercial facilities and a golf training course. The scope of the project will also cover an archaeological park of 16.2 ha and an olive grove of 16.5 ha, which represent the added value of the project.

POREČ

The city, which is almost two thousand years old, is located in a port protected from the sea by the island of Sveti Nikola. The main streets of the old town still preserve their ancient form and layout of the old Roman castrum, and the more important sights are: The Euphrasian Basilica, Marafor Square with the remains of the Neptune Temple, the Round and the Pentagonal Tower. It is famous for its numerous tourist and sports facilities and various year-round fairs and events.

LARUN - GOLF & YACHT RESORT



Larun
Golf & Yacht Resort

LARUN - GOLF RESORT



POREČ - CITY OF MOSAICS



POREČ - CITY OF MOSAICS



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



IMPORTANT INFORMATION ABOUT THE PROJECT SURROUNDING

GROŽNJAN

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.

Every year at the beginning of May, Grožnjans streets and squares experience metamorphosis and turn into a real art hive. Summer music academies for young people, art, dance and drama workshops, peace activism workshops led by well-known experts and pedagogues and sound names in the field of music, fine arts and drama are being opened.

GROŽNJAN



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.