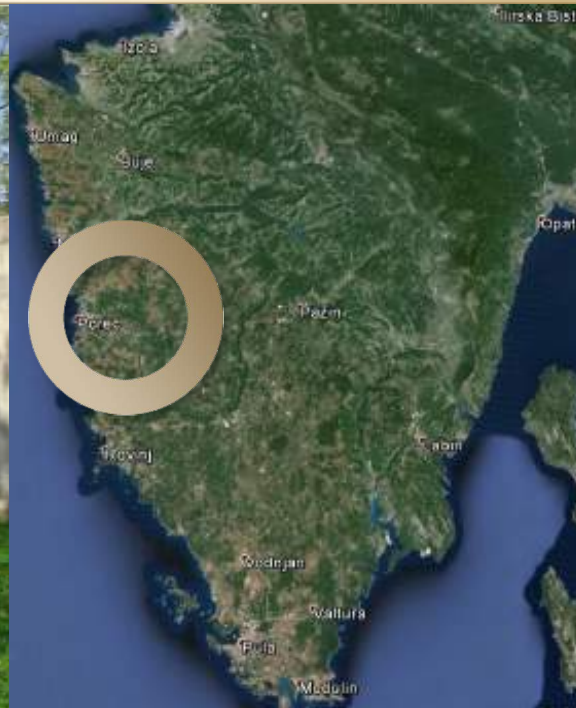




STANZIA MATEŠI PROJECT



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.

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STANZIA MATEŠI PROJECT DESCRIPTION

Stanzia Mateši is one of the few properties available today in Istria, with such investment potential; it is situated just a few kilometers from the sea, near the City of Poreč, but also amidst the greenery, surrounded by a deciduous forest. Near the estate, a cave and protected pond are placed making its position even more attractive. As for the value of the project, it is important to emphasize that the drinking water reservoir ends in the immediate vicinity. This is of great importance for the project itself, because it indicates an ecologically clean environment and the impossibility of building in the area, except in St. Mateši, which in the end looks like an oasis in the desert.

Location and size of Stanzia Mateši, as well as possibilities of construction, reconstruction and purchasing additional agricultural and construction land, make this *stanzia* an attractive location and an excellent investment!

STANZIA MATEŠI PROJECT DESCRIPTION

The object of sale :

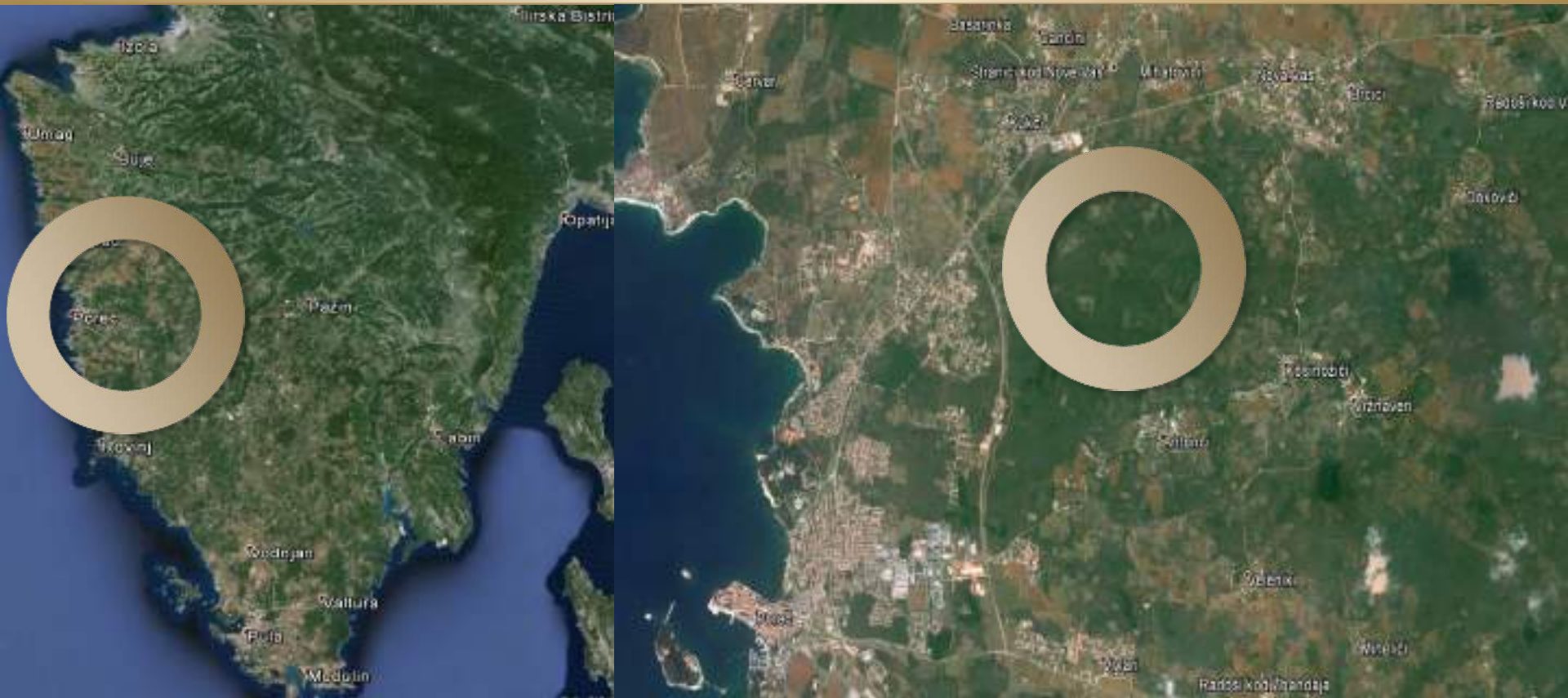
- four older buildings with floor area of 300, 120, 80 and 60 m² for reconstruction and upgrade
- construction land ~3.000 m²
- agricultural land ~15.000 m²

The main advantage of the project of Stanzia Mateši is the possibility to expand by purchasing the adjacent construction and agricultural land, with an additional construction possible according to the current SDP. This opens up new opportunities for more types of investment projects, such as:

- rural tourism
- hotel with supporting facilities
- hotel - catering complex
- wellness facilities
- residential - commercial complex etc.

Price: on request

SATELLITE IMAGE - MACROLOCATION





STANZIA MATEŠI



Orthophoto of the
specific area

STANZIA MATEŠI IN RELATION TO THE MAIN ROADS



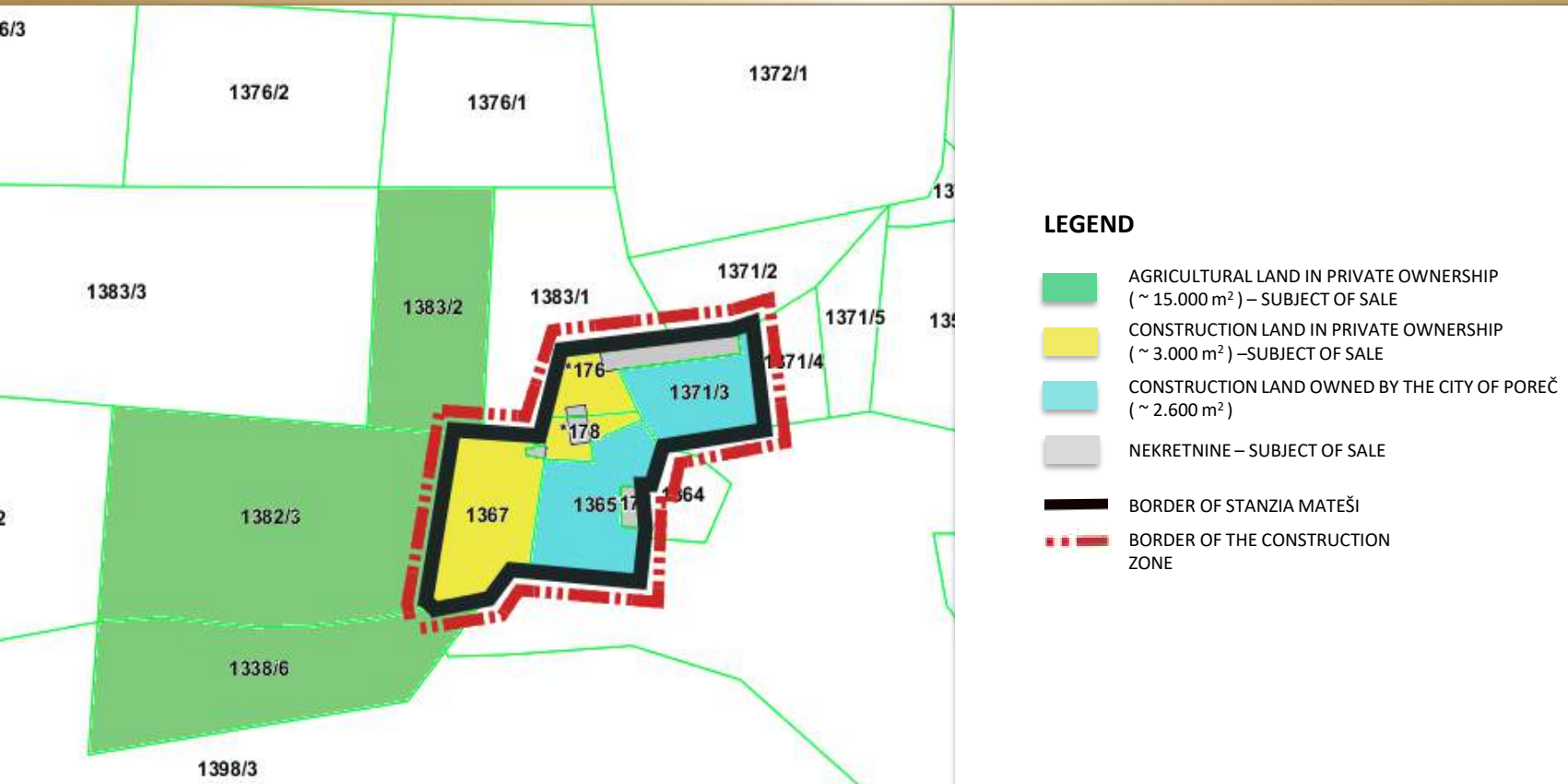
CONSTRUCTION, RECONSTRUCTION AND ENLARGEMENT POSSIBILITIES

Stanzia Mateši extends to approx. 5.600 m², approx. 3.000 m² of which is a private property and approx. 2.600 m² is a property of the City of Poreč. The object of sale is approx. 3.000 m² of the private construction land inside the *stanzia* and approx. 15.000 m² of an agricultural land next to the private construction land, registered as vineyard and olive grove.

An advantage of this project, i.e. the object of sale, is in the possibility of purchasing the adjacent building plot of 2.600 m² owned by the City of Poreč, which is as well spatially inseparable from the object of sale, making an integral part of *stanzia*, and can be regarded as an infield area of the estate in the object of sale.

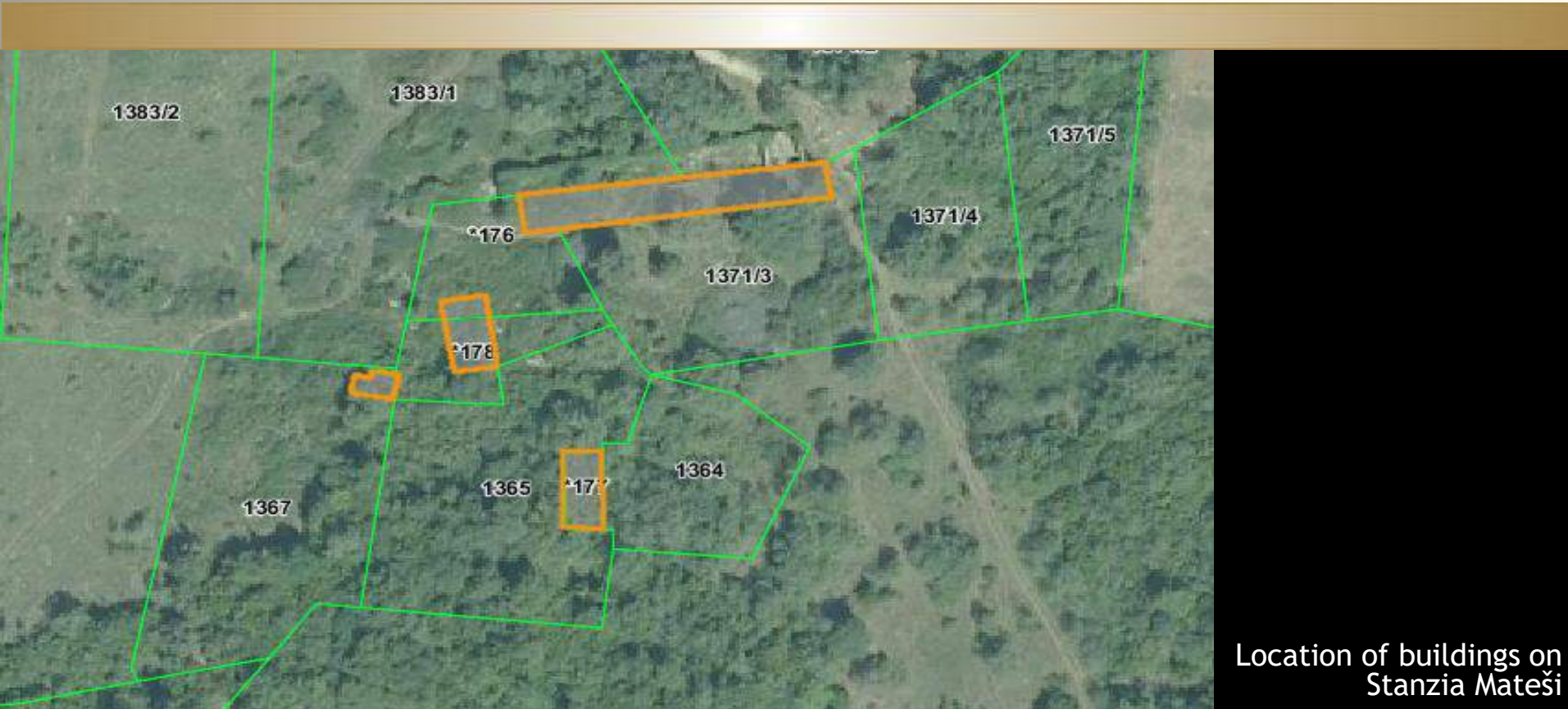
CONSTRUCTION, RECONSTRUCTION AND ENLARGEMENT POSSIBILITIES

Cadastral plots and land division on Stanzia Mateši



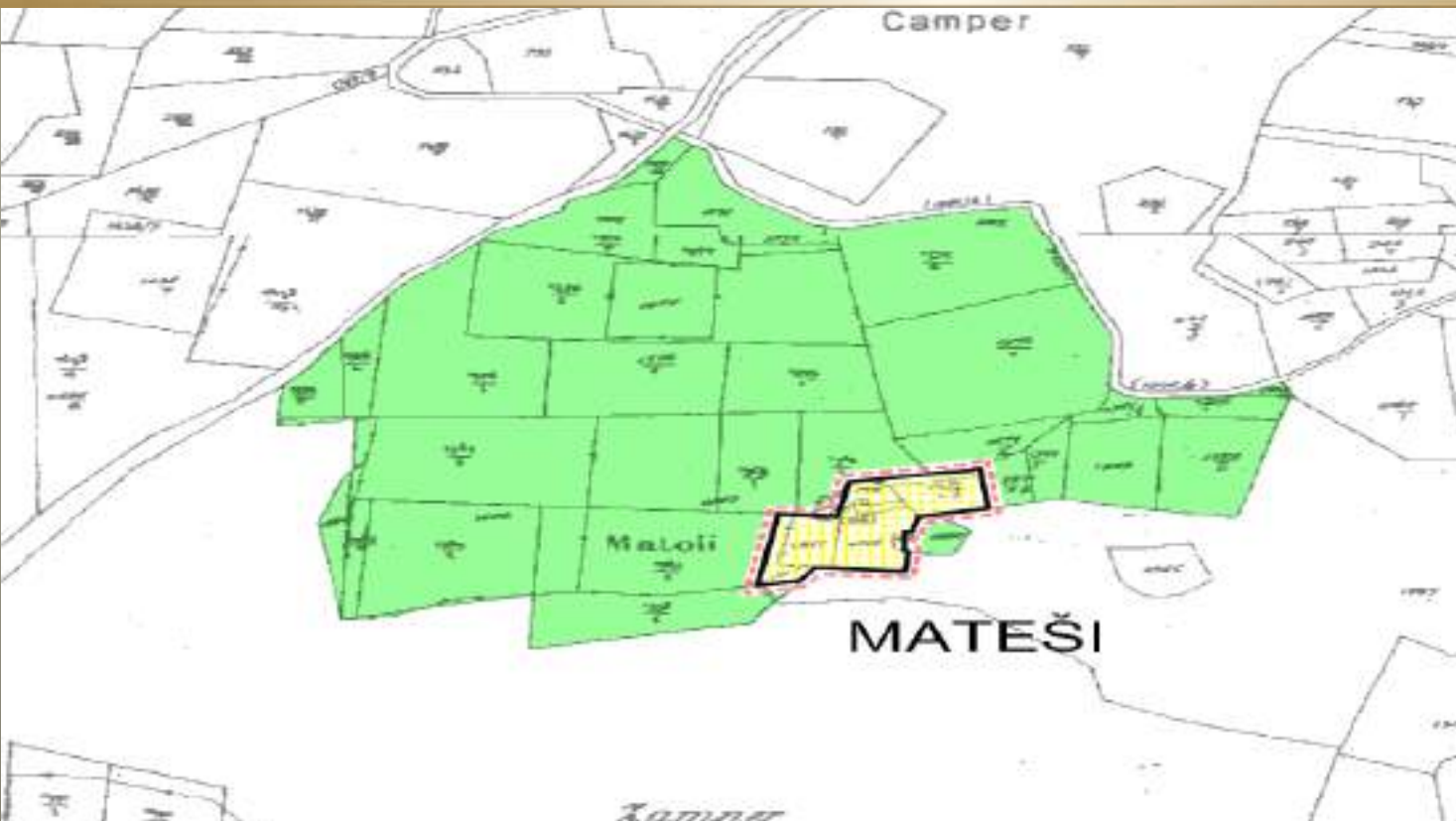
CONSTRUCTION, RECONSTRUCTION AND ENLARGEMENT POSSIBILITIES

Stanzia consists of four older buildings covering a surface of 300 m², 120 m², 80 m² and 60 m², where one can already build. All four were built before 1968 and there is the possibility of their enlargement with special permits.



CONSTRUCTION, RECONSTRUCTION AND ENLARGEMENT POSSIBILITIES

There is a possibility for enlargement of project of Stanzia Mateši on adjacent private land (~35.000 m²) and land owned by the State (~90.000 m²), depending on the investor's wishes.



Potential enlargement
of project of Stanzia
Mateši area

STANZIA MATEŠI



STANZIA MATEŠI



STANZIA MATEŠI



STANZIA MATEŠI



POREČ - TOURIST CENTER NEAR THE PROJECT

Poreč is a city that is almost two thousand years old and is located in a harbor protected from the sea by the island St. Nicholas. It is rich in cultural and historical monuments, has a mild climate and beautiful nature. Poreč has been one of the main centers of Croatian tourism since the 1970s. Poreč's thirty hotels have more than 95,000 beds, and there are also 13 autocamps, nudist camps, 16 apartment complexes, villas, bungalows and family houses. This is an incredible number considering the size of the city itself. The tourist infrastructure is deliberately scattered along the 37 kilometers of coast between Mirna and the Lim channel.



Vizura Poreča - poznato
turističko središte
udaljeno je tek nekoliko
kilometara

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.