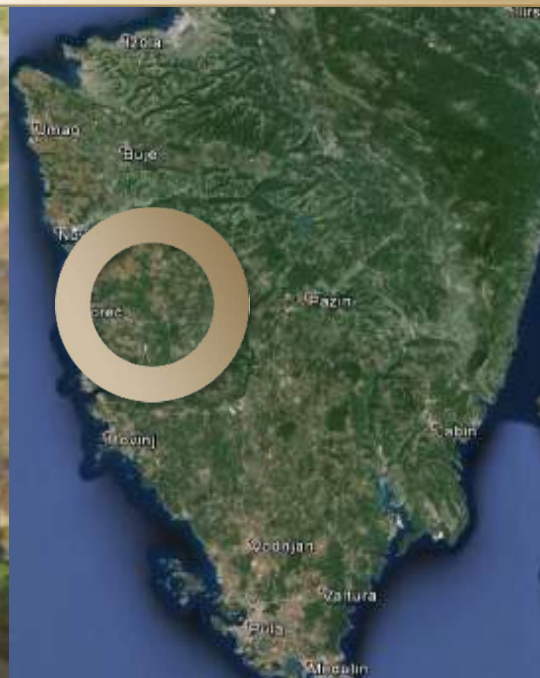




RESORT ČIŽE PROJECT



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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RESORT LOCATION

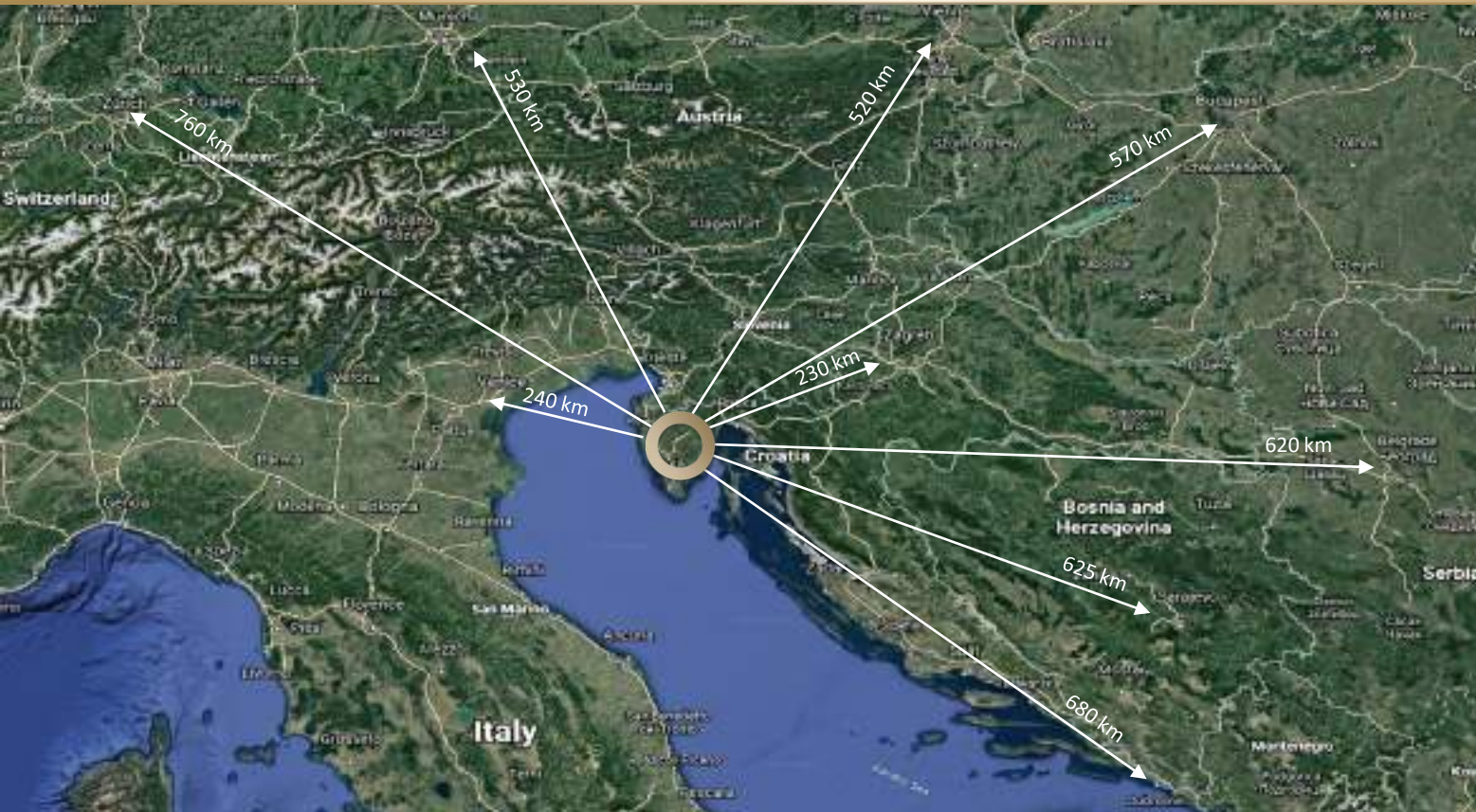
Resort Čiže is located in the village of Trviž, at the intersection of two streams that enter the abyss and on the outskirts of the town of Pazin in the center of the Istrian peninsula.

The distance to Pazin is about 9 km, to Poreč about 30 km, and to Motovun about 10 km. The road infrastructure enables easy and good connections with all places in the environment, primarily state roads.

Central Istria is only half an hour away from the Adriatic Sea and all major cities in the area. The location is full of beautiful views and the beautiful surroundings of central Istria. In the middle of nature from dreams and an almost mythical landscape, numerous small medieval towns will wake the feeling of ancient and deep history, but also a real pleasure for the eyes.

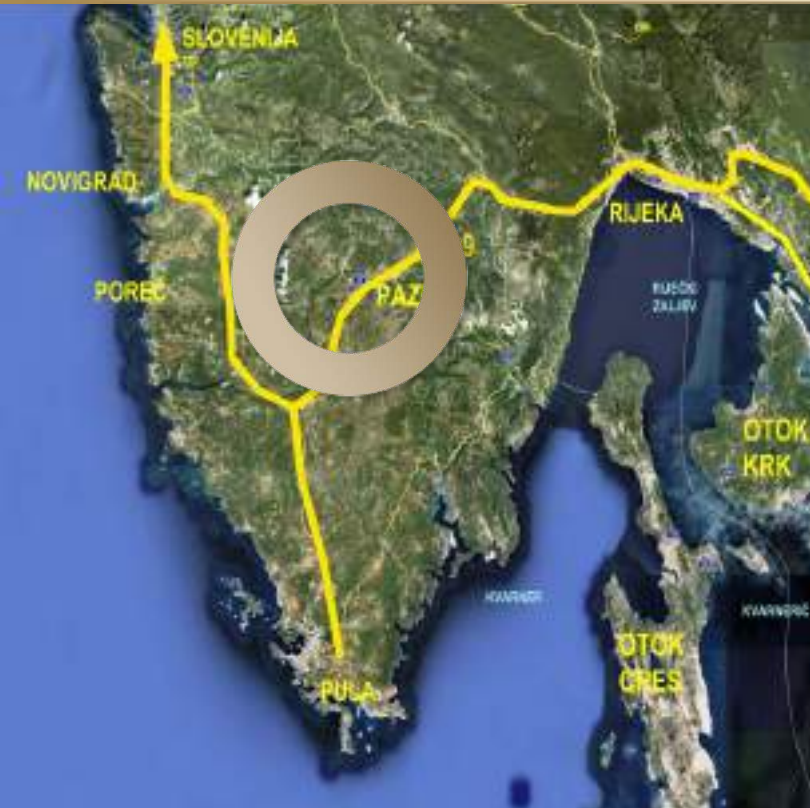


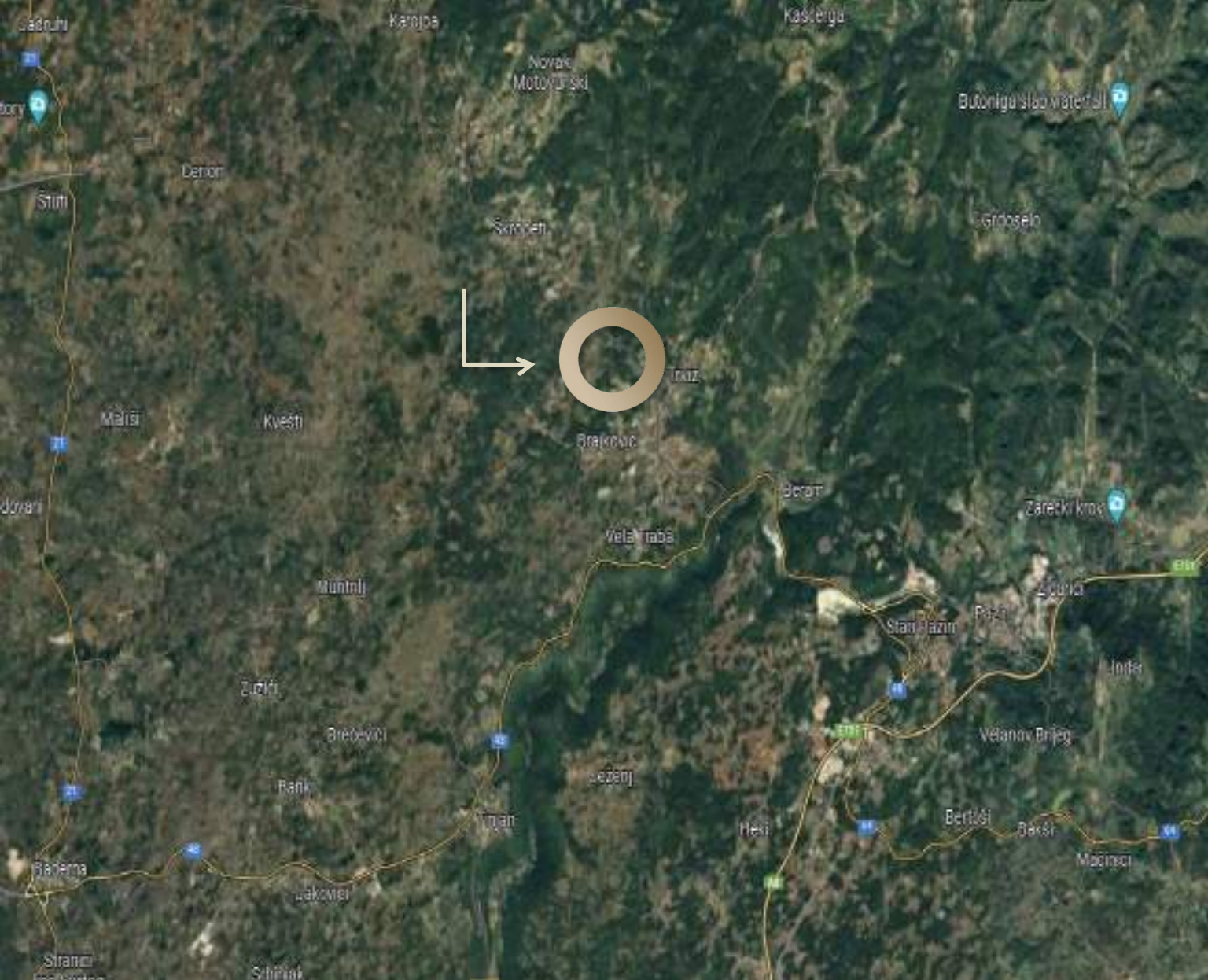
RESORT ČIŽE IN RELATION TO THE MAIN ROADS



Resort Čiže in relation to the main roads

SATELLITE IMAGE - MIKRO LOCATION





Orthophoto of the specific area

DESCRIPTION OF THE PROPERTY



The property for sale is a resort that covers an area of approx. 40,000 m², and consists of company property and private property on which hospitality and tourism purposes have been developed (central building T2-1; accommodation buildings T2-2; camp T2-3), sports and recreational purposes (sports fields R1; public green areas Z1; protective green areas Z; road-pedestrian areas IS2 and pedestrian areas IS3), infrastructure system (substation IS1; traffic areas). Everything is regulated according to the plans, where the space is prescribed by the spatial plans of all levels.

Currently, several buildings and a camp have been built on the field. Everything is functional with a high degree of decoration and the possibility of expansion. A main building was built where food and accommodation are served, and around it are several smaller holiday houses that make up the resort and the offer related to the main building. All facilities are equipped at a high level and are surrounded by swimming pools and all the necessary facilities. In the immediate vicinity there is a small camp with sanitary facilities and the necessary infrastructure, which can also be expanded.

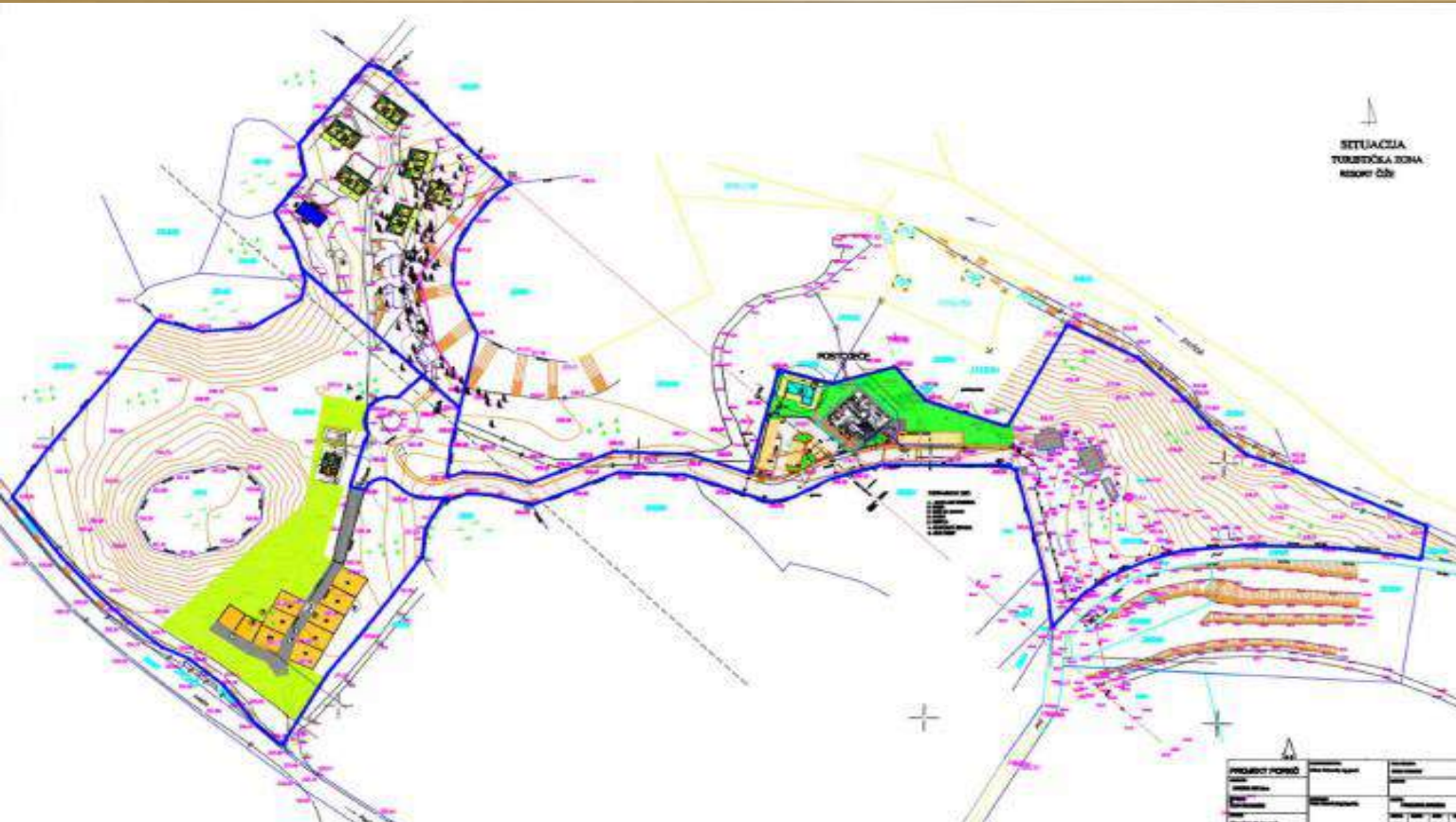
The properties are connected to the communal infrastructure (electricity, water, telephone, internet). The land and property are connected to the main road. The location is free of noise and pollution. The land and property are fenced and have a ramp at the main entrance, which allows for complete privacy and security.

REPRESENTATION OF ČIŽE RESORT OWNERSHIP



-  Private property
-  Property of the company

REPRESENTATION OF ČIŽE RESORT OWNERSHIP



Representation
of ownership

PURPOSE OF AREAS PRESCRIBED BY SPATIAL PLAN

Economic purpose - Hospitality - tourism (approx. 16,000 m²)

- Central building T2-1
- Accommodation buildings T2-2
- Camp T2-3

Sports and recreational use (approx. 16,000 m²)

- Sports facilities

Total green area (approx. 4,000 m²)

- Public green areas Z1
- Protective green areas Z

Infrastructure systems and networks (approx. 3,000 m²)

- Substation IS 1
- Road and pedestrian area IS2
- Pedestrian surface IS3
- Other infrastructure network (traffic areas)

MAIN FACILITY - it has a restaurant and accommodation in its contents. It extends to approx. 400 m², and in front of the building there is a parking lot and a large swimming pool.



MAIN FACILITY



MAIN FACILITY



MAIN FACILITY



INTERIOR OF THE MAIN FACILITY



INTERIOR OF THE MAIN FACILITY



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INTERIOR OF THE MAIN FACILITY



ČIŽE RESORT - HOLIDAY HOMES - in their contents, they offer everything a holiday home needs, including an outdoor pool and barbecue.



RESORT ČIŽE - HOLIDAY HOMES



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RESORT ČIŽE - HOLIDAY HOMES



RESORT ČIŽE - HOLIDAY HOMES



INTERIOR RESORT ČIŽE - HOLIDAY HOMES



INTERIOR RESORT ČIŽE - HOLIDAY HOMES



INTERIOR RESORT ČIŽE - HOLIDAY HOMES



ČIŽE RESORT - CAMP - consists of several plots, a sanitary block and a plateau for emptying. Each plot has electricity and water connection



RESORT ČIŽE - CAMP



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





Thank You for your attention.