



## SAŽONI 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](mailto:info@m-chanaan.hr)

tel: 052/433-370

web: [www.m-chanaan.hr](http://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](mailto: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](mailto:jasminka@urbanistica.hr); [www.urbanistica.hr](http://www.urbanistica.hr)

**GEOTECHNICAL FACULTY, UNIVERSITY OF ZAGREB** Hallerova aleja 7, HR-42000 VARAŽDIN; e-mail: [aav@gfv.hr](mailto:aav@gfv.hr); [www.gfv.hr](http://www.gfv.hr)

**AAVA consulting ltd.** Aleksandra Anić Vučinić, Hallerova aleja 7, HR-42000 VARAŽDIN; e-mail: [aleksandra.anic@gmail.com](mailto:aleksandra.anic@gmail.com); [www.gfv.hr](http://www.gfv.hr)

**GEODIL Ltd.** Antonio Labinac, Partizanska ulica 4/1, HR-52440 POREČ; e-mail: [geodil.porec@gmail.com](mailto:geodil.porec@gmail.com)

## OUR PROFESSIONAL TEAM

**ABCD Ltd.** Jugo Jakovčić, Ul.8.marta 1, HR-52440 POREČ;

e-mail: [jugo.jakovcic@abcd.hr](mailto:jugo.jakovcic@abcd.hr); [www.abcd.hr](http://www.abcd.hr)

**IBF - Istria Business Forum** Daniel Ferić, A.K.Miošića 1, HR-52100 PULA;

e-mail: [info@ibfconsulting.eu](mailto:info@ibfconsulting.eu); [www.ibfconsulting.eu](http://www.ibfconsulting.eu)

**GOLFART LANDSCAPE** Dipl. Ing. Diethard Fahrenleitner, Mitterndorferweg 14,  
A-6380 ST. JOHANN IN TIROLL, Austria;

e-mail: [tb.fahrenleitner@golfplatzplanung.at](mailto:tb.fahrenleitner@golfplatzplanung.at); [www.golfplatzplanung.at](http://www.golfplatzplanung.at)

**OLAZABAL Golf Design** Matthias Nemes, Belrupstrasse 20, A-6900 BREGENZ, Austria;

e-mail: [mn@ncm-network.com](mailto:mn@ncm-network.com); [www.ncm-network.com](http://www.ncm-network.com); [www.olazabaldesign.com](http://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](mailto:info@interdis.hr)

**STUDIO TIČIĆ Ltd.** Vladimir Tičić, Melinišće 4, HR-10000 ZAGREB;

e-mail: [vladimir@studio-ticic.hr](mailto:vladimir@studio-ticic.hr)

## LOCATION OF THE SAŽONI PROJECT

The property is situated in the municipality of Grožnjan, a small town in northern Istria that is well-known for its environment-friendly policy and for its constant strive to preserve typical and traditional Istrian heritage.

Sažoni is an isolated village, but all the main roads are just a few minutes away. It consists of a cluster of old houses, all made of stone. Some of them have already been restored, while the others are waiting for their chance to renewal. Overlooking the stunning Mirna river valley, the geolocation of this private village offers the perfect combination of panoramic views, orientations and solar insulation potential.

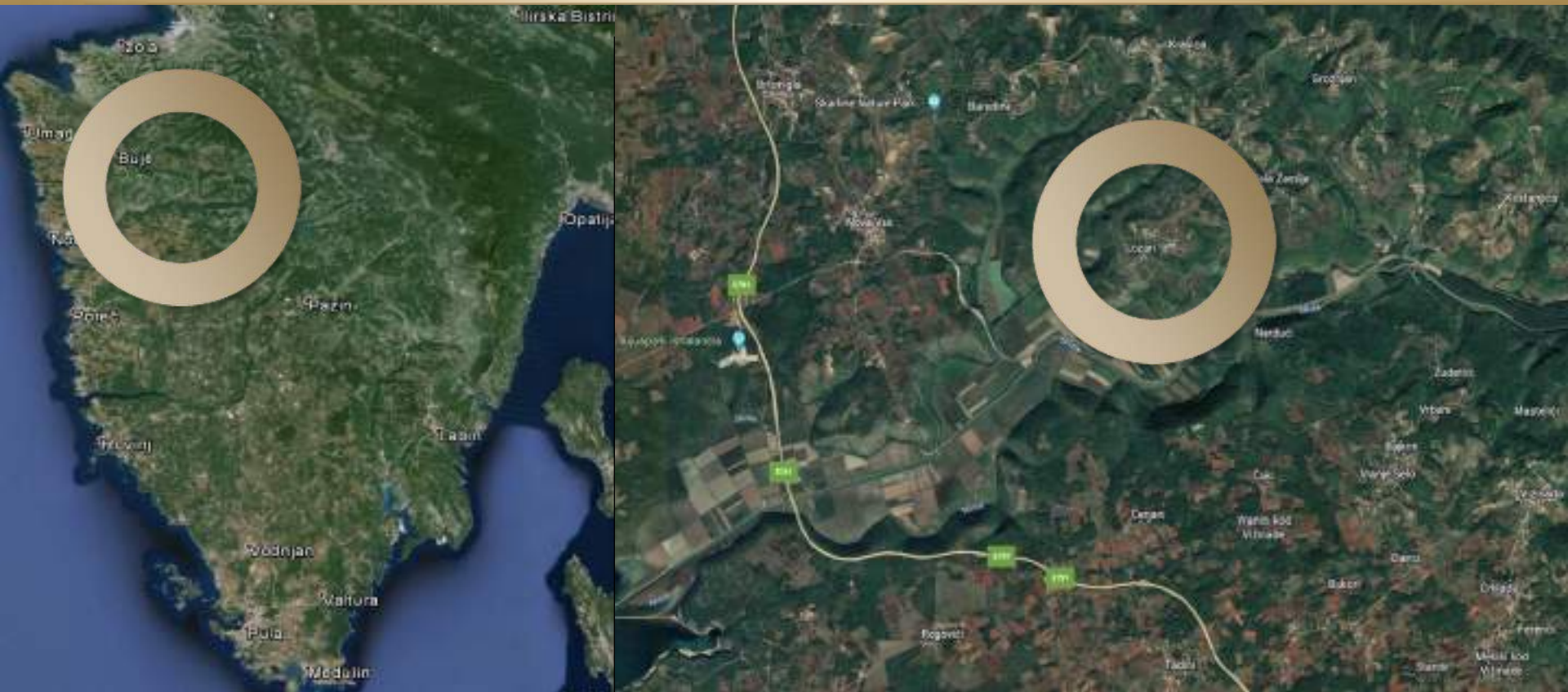
The hills, woods, farmlands, vineyards and olive groves surrounding the village can easily become the perfect hideout for those who wish to relax in complete privacy and enjoy nature.

The rich composition of the soil is ideal for growing endemic vegetation such as fruits, vegetables and typical decoration plants. The woods are home to a large number of animals such as deers, wild boars and pheasants, and as such provide for a rich unting season.





# SATELLITE IMAGE - MACROLOCATION





## ORTHOPHOTO OF THE SPECIFIC AREA



Orthophoto of the specific area



# SAŽONI AIRVIEW



# SAŽONI AIRVIEW





# SAŽONI AIRVIEW

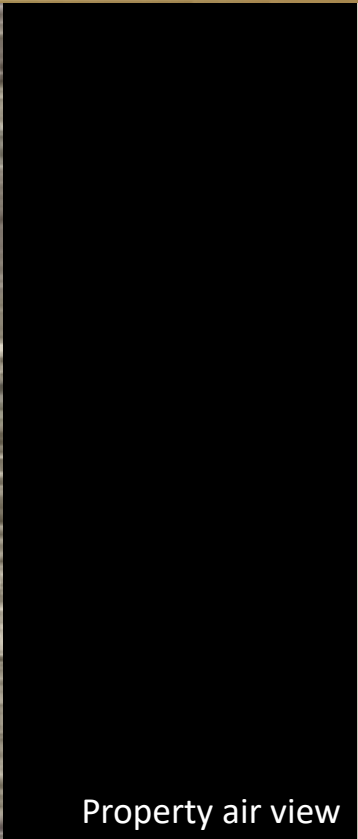
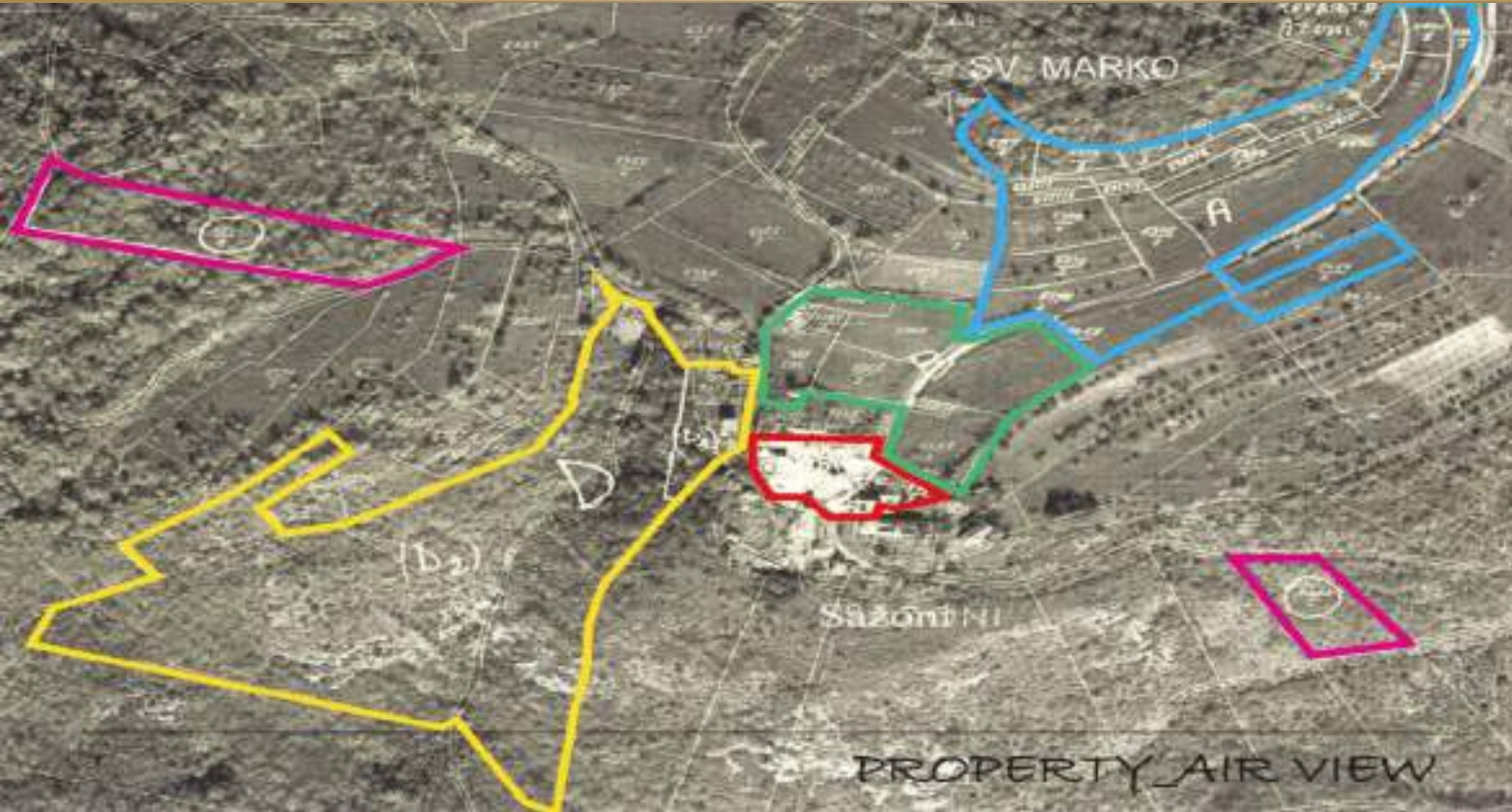




# A POSSIBLE CONCEPTUAL SOLUTION OF THE SAZONI PROJECT



# PROPERTY AIR VIEW





# LAND CLASSIFICATION



Land classification



# THE DESCRIPTION OF THE SAŽONI PROJECT

THE PROPERTY CONSISTS OF FIVE ZONES:

- A. Agricultural
- B. Undeveloped construction land
- C. Developed land - the houses
- D. The stone house and canyon
- E. Agricultural and forest

## SAŽONI PROJECT ZONE A - AGRICULTURAL

Located along the road leading to the village, with a surface of about 26.790 square meters, this vast portion of agricultural čand is perfectly suitable for growing olive trees and vineyards. This area is adjacent to the building area.



## SAŽONI PROJECT ZONE B - UNDEVELOPED CONSTRUCTION LAND

This zone is a building area of approximately 11.500 square meters intended for tourism development.





# SAŽONI PROJECT ZONE B - UNDEVELOPED CONSTRUCTION LAND



## SAŽONI PROJECT ZONE C - DEVELOPED LAND - THE HOUSES

This area has approximately 3.240 square meters. Forming the heart of the village, there are 5 typical stone houses built here ready to be restored. The total surface of the houses is approximately 840 square meters.





## SAŽONI PROJECT ZONE C - DEVELOPED LAND - THE HOUSES





## SAŽONI PROJECT ZONA C - DEVELOPED LAND - THE HOUSES





## SAŽONI PROJECT ZONE D - THE STONE HOUSE AND CANYON

This is a stone house erected on a building site (d1) of 2.150 square meters. The house overlooks a canyon-like forest area (D2) of an additional 45.000 square meters. It is the perfect spot for a great hunting house.



# SAŽONI PROJECT ZONE D - THE STONE HOUSE AND CANYON





# SAŽONI PROJECT ZONE E - AGRICULTURAL AND FOREST

Interesting and versatile plots near the village with a total surface area of approximately 25.760 square meters.



## INTERESTING INFORMATION

The village of Bijeleska zemlja is located in the municipality of Grožnjan on a hilly terrain that descends towards the valley of the Mirna river. Roads have always led through the area of Bijeleska zemlja: from communications between prehistoric forts through the time of the Roman conquests, when the Roman imperial road passed through it, and up to our days. In the Municipality of Grožnjan, the official languages are Croatian and Italian, and communication in Slovenian is not a problem. The village of Sažoni belongs to that area.

As a small hilltop village, isolated from urban areas but only moments away from major roads, Sažoni offers a multitude of unique and interesting development opportunities.

Its rural appearance can be preserved by building either archetypal or contemporary design houses.

Because the village consists entirely of old stone houses, and because it is surrounded by vast forests and agricultural plots, Sažoni is eligible for rural development funding by the European Union.

# 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 km<sup>2</sup>. 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





## GROŽNJAN - NEAR SAŽONI

Attractive little Istrian hilltop village, known as a meeting place of artists from all over the world.



Grožnjan - Istria

# 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 6<sup>th</sup> 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.