



VIŽINTINI VRHI 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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ABOUT THE PROJECT

Vižintini Vrhi is a stone village near the famous picturesque town of Oprtalj, next to the lane which leads to the former textile factory Umberta Gorjana Ngd.

The village is situated amidst the most pristine nature, at nearly 400 meters above sea level – the location provides superb panoramic views of the sea, of Učka mountain and the town of Motovun.

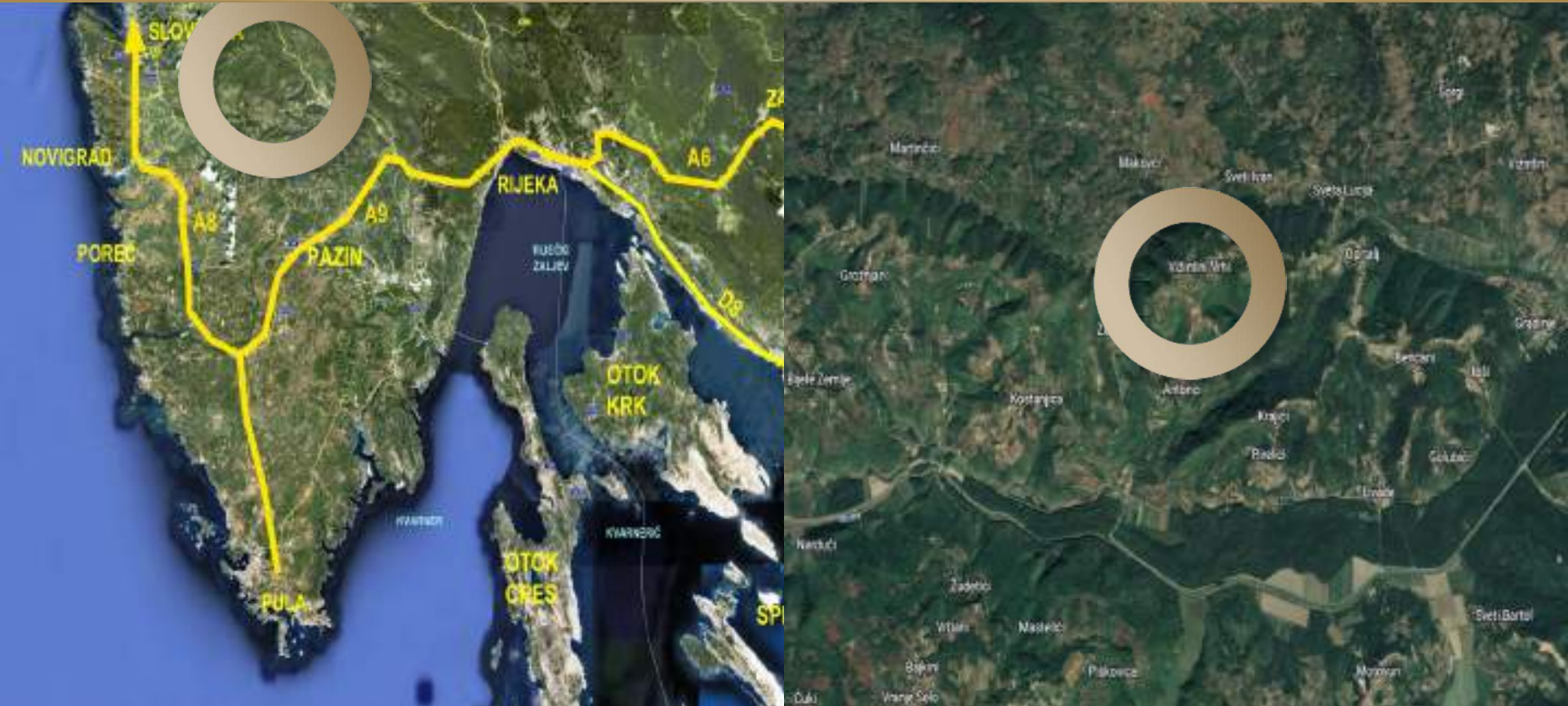
The subject of sale is a series of houses concentrated in the central part of the village, which make more than 80% of the village. One house on the outskirts of the village next to the pool is inhabited by natives with whom one might negotiate to make them stay, or buy property from them.

There are several houses at the end of the village not owned by us but inhabited by their owners.

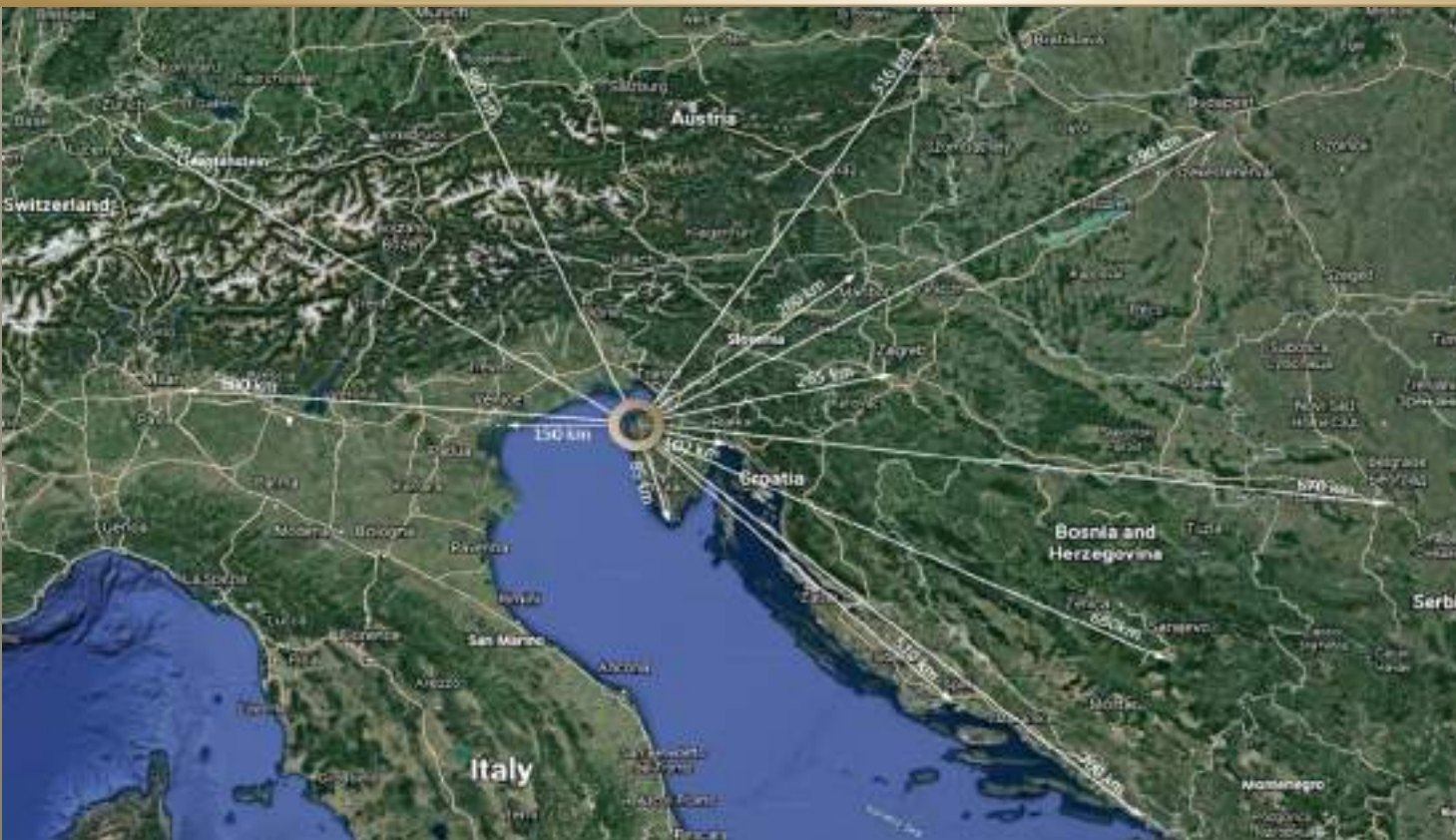
The village restoration preliminary drafted a few years ago has provided for construction works with gross floor area of 2500m².

The total of owned land area is 13 917 m².

SATELLITE IMAGE - MACROLOCATION



VIŽINTINI VRHI IN RELATION TO THE MAIN ROADS



Vižintini Vrhi in relation to the main roads

VIŽINTINI VRHI



VIŽINTINI VRHI



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VIŽINTINI VRHI



PANORAMIC VIEW



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.