



TORKUL 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

The Torkul touristic purpose zone is located in the southwestern part of the island Krk, about 1 km from the village Pinezići. The average distance from the coast is about 150 m, and the planned area is surrounded from all sides by pine woods.

The zone is located approx. 2 km from the state road D104, 5 km from the Valbiska ferry port (connection with the islands of Cres, Lošinj and Rab) and 25 km by road from the Rijeka International Airport, and the air distance from the airport is 10 km. The urban plan (UPU) allows the possibility of building a heliport according to the wishes of the investor.

The projects of the Access road and the Connection to the State road D104 are under construction.

ABOUT THE PROJECT

The catchment area of the Urban Development Plan is completely unbuilt and unimproved, as well as overgrown with dense and high wild vegetation.

The Urban Development Plan (UPU 23-Torkul) foresees the construction of a Touristic Village with 800 beds (minimum 4 stars), comprising a Hotel with minimum 600 beds, and the maximum capacity of the self standing Villas can be 200 beds. The Hotel is planned in the central part, the Villas in the southern and eastern, while the northern part is planned for the accompanying sports-recreational, entertainment, cultural and similar facilities.

SATELLITE IMAGE - MACRO LOCATION

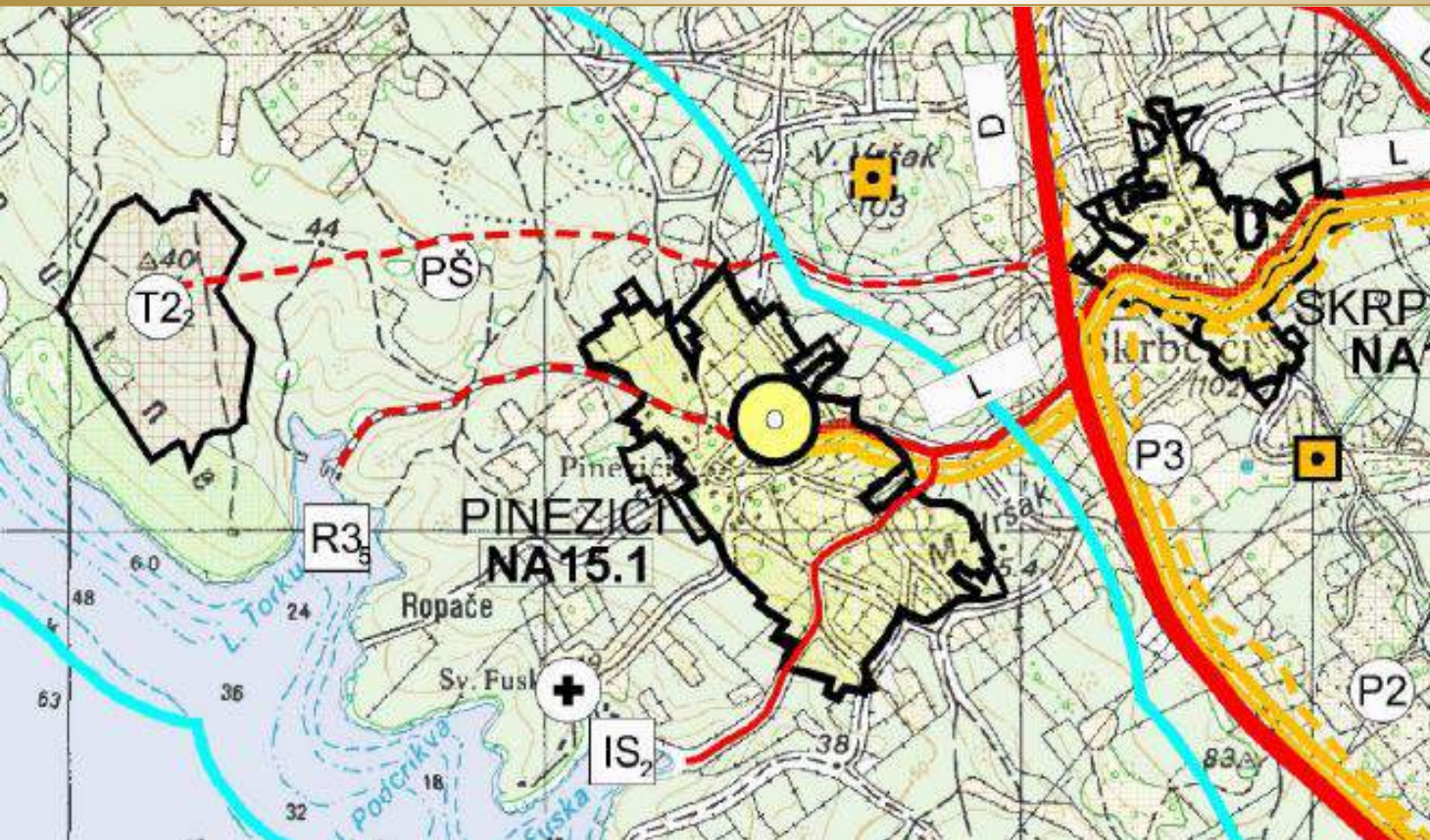


POSSIBILITY OF CONSTRUCTION, RECONSTRUCTION AND EXTENSION

The Project comprises the construction of the commercial and catering-touristic purpose zones where hotels, villas, accompanying facilities, sports-recreational facilities, municipal yard, infrastructural areas, roads and parking are intended to be built.

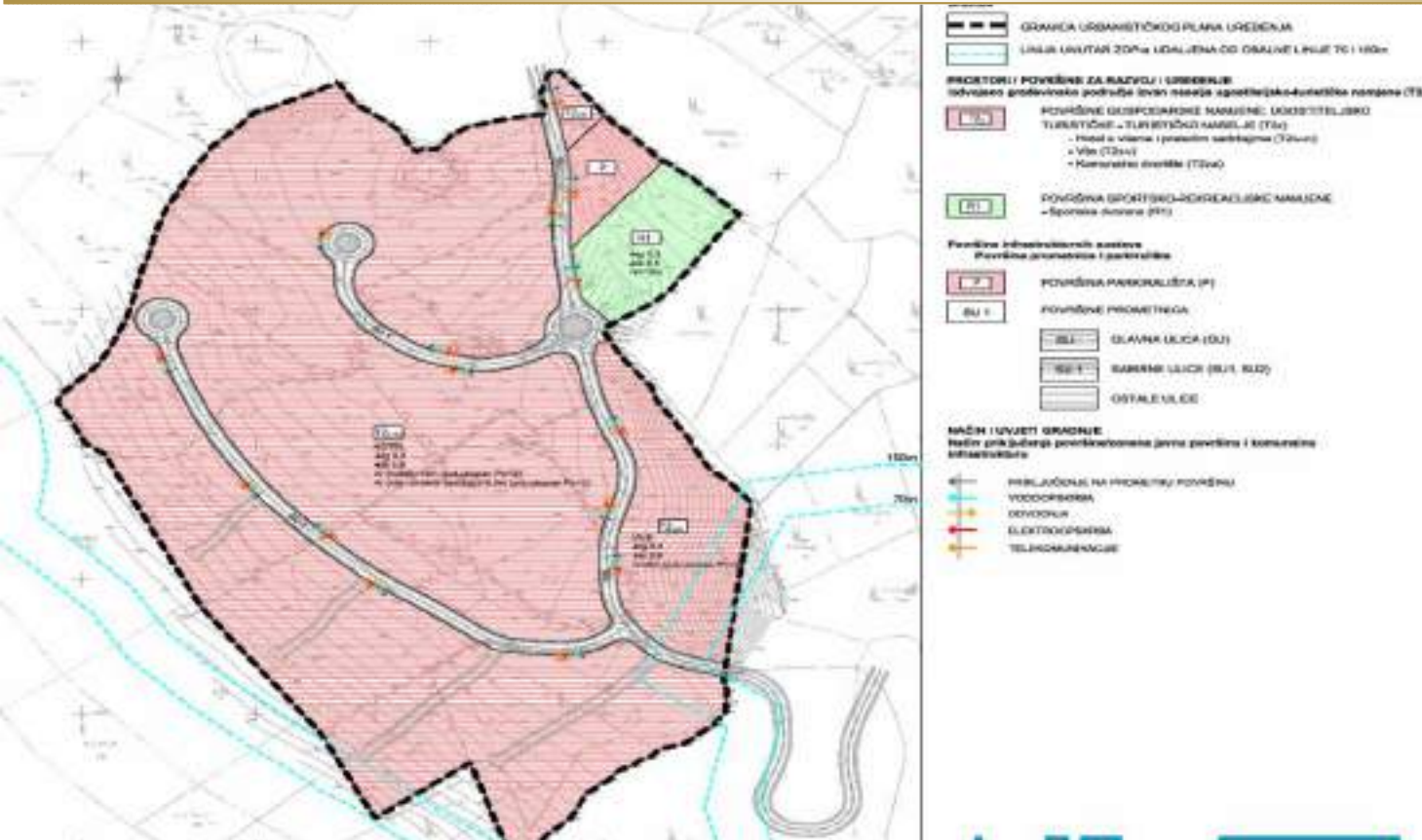


POSSIBILITY OF CONSTRUCTION, RECONSTRUCTION AND EXTENSION



The projects of the
Access road and the
Connection to the State
road D104

THE GRAPHICAL PART OF THE URP WITH DETAILS



URP 23-Torkul

OVERVIEW OF THE ZONE BY PLOTS



Purpose of the areas			Area (ha)	Percentage (%)
Separate construction area outside the settlement for tourist purposes (T2)	Economic purpose – tourist village (T2)	T2 ₂ HV	11,55	77,26
		T2 ₂ V	1,14	7,63
		T2 ₂ K	0,94	6,28
	Sports and recreational purpose – sports center (R1)		0,62	4,14
	Public parking areas (P)		0,27	1,81
	Roads area (GU, SU1, SU2)		0,43	2,88
Total			14,95	100 %

The total area of all private plots for sale is 273.925 m²

Plots in the Torkul zone for sale

THE TORKUL ZONE



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Thank you for your attention.