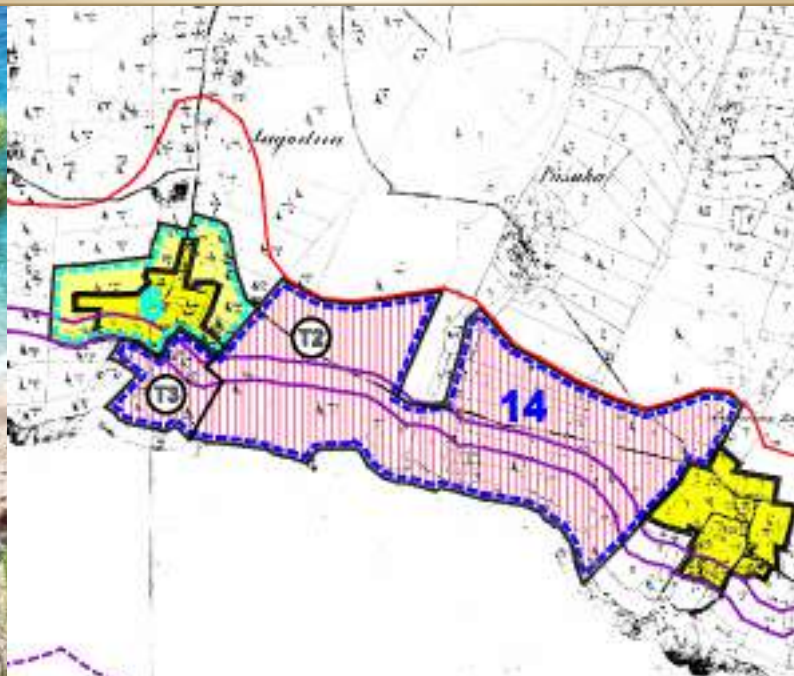




## JAGODNA PROJECT



Poreč,  
January 2, 2025

# 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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## OUR PROFFESIONAL 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:

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# THE PROJECT DETAILS

## The Item for Sale:

Unconstructed building land for catering/tourist purposes (T2 and T3) the total surface area is 13,30 ha, located at Jagodna - Jagodni bad.

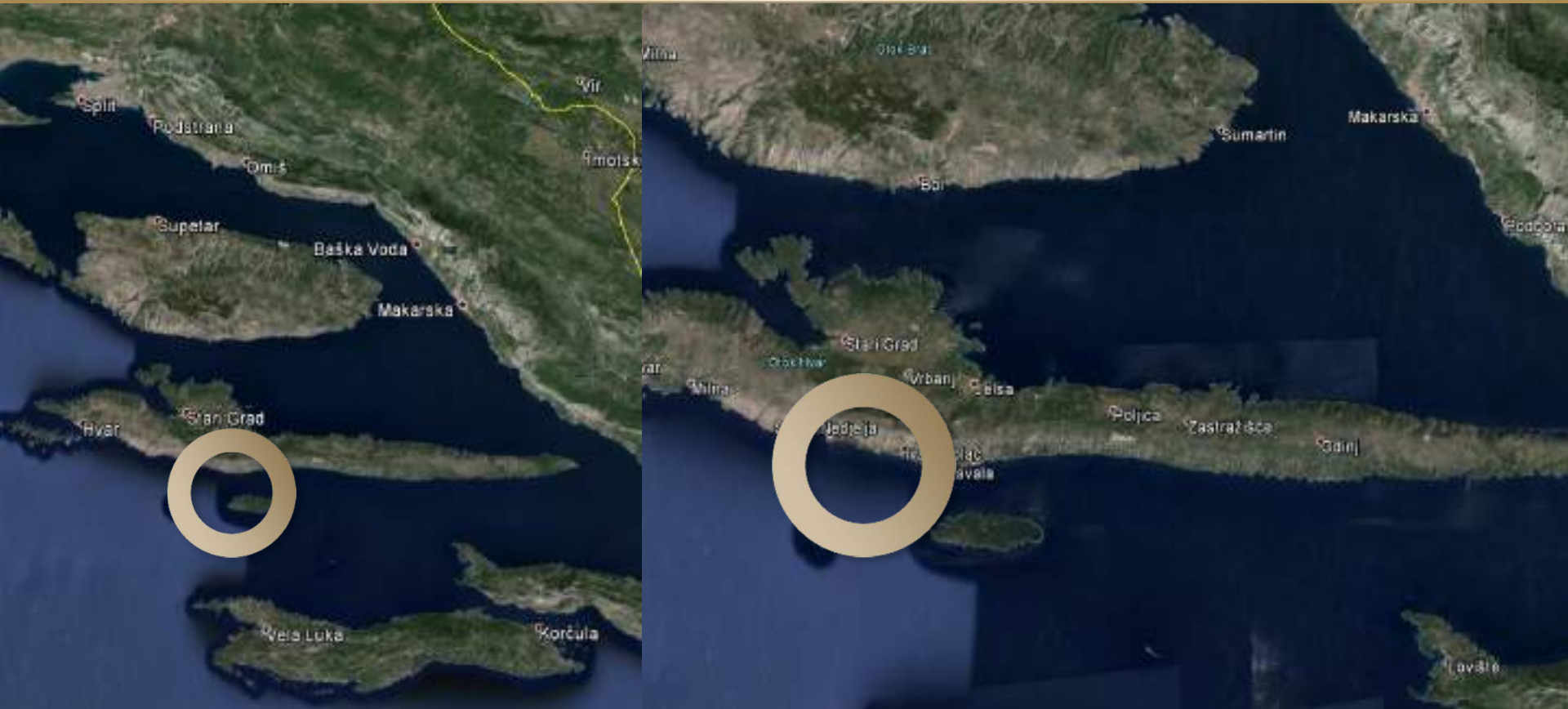
According to the Law on Spatial Planning and Construction, the construction of a tourist resort on a building land of T2 purpose shall provide 30 percent of the resort's accommodation capacity for hotels and the rest 70 percent for villas. On the land of T3 purpose, the arrangement of a camping ground is previewed. In T2 and T3 zones, the construction of supporting and complementary facilities is also allowed, such as for catering, public, and entertainment facilities, sport& recreation facilities, and similar. The maximum accomodation capacity of the project is 900 beds.

## PROJECT LOCATION

Construction zone - the projected item is located between two villages, Sveta Nedjelja and Ivan Dolac, on the south side of Hvar island. It's situated along the coast, at the foot of St. Nicholas, the highest mountain on the island.

Jagodna is renowned for some of the most beautiful small beaches on the Adriatic coast - secluded sandy coves with crystal clear water next to a dense Mediterranean pine forest. The entire project area provides a view of the sea from Pelješac peninsula until Vis island.

# SATELLITE IMAGE- MACROLOCATION





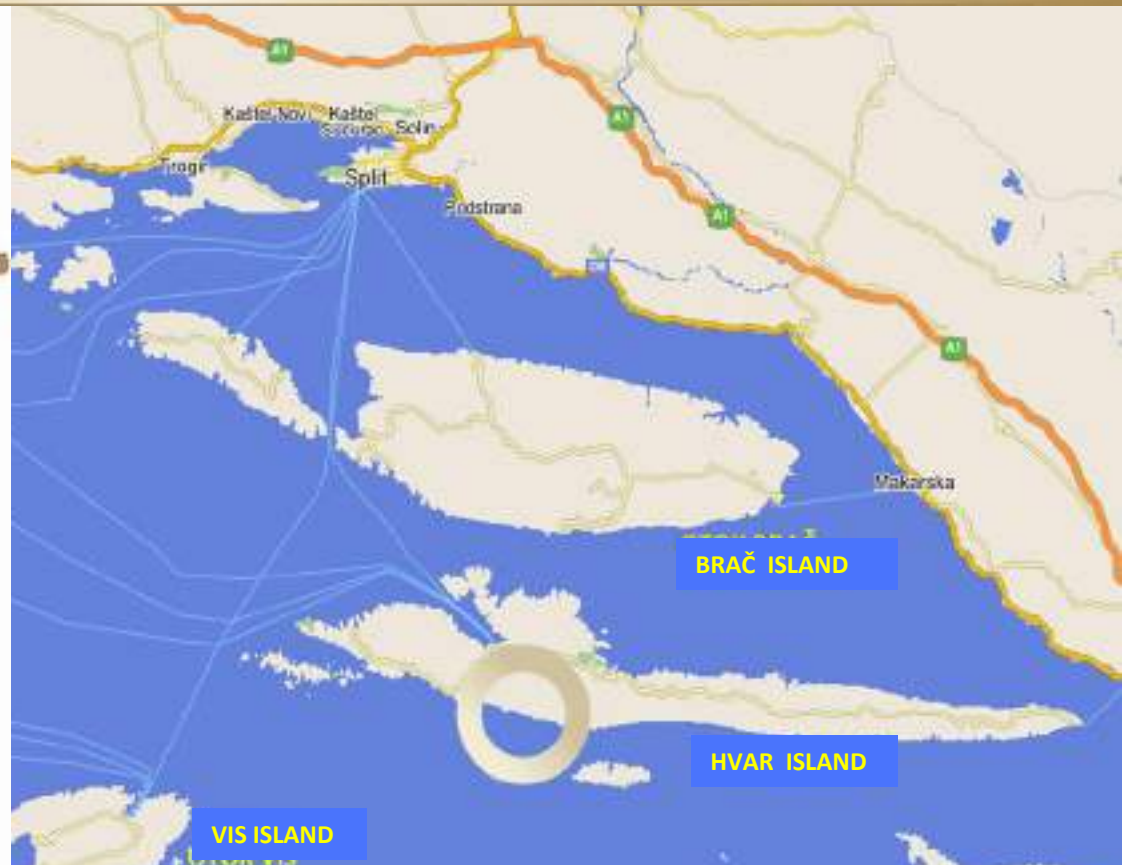
Sveta Nedjelja

PROJECT JAGODNA

Orthophoto of the  
specific area

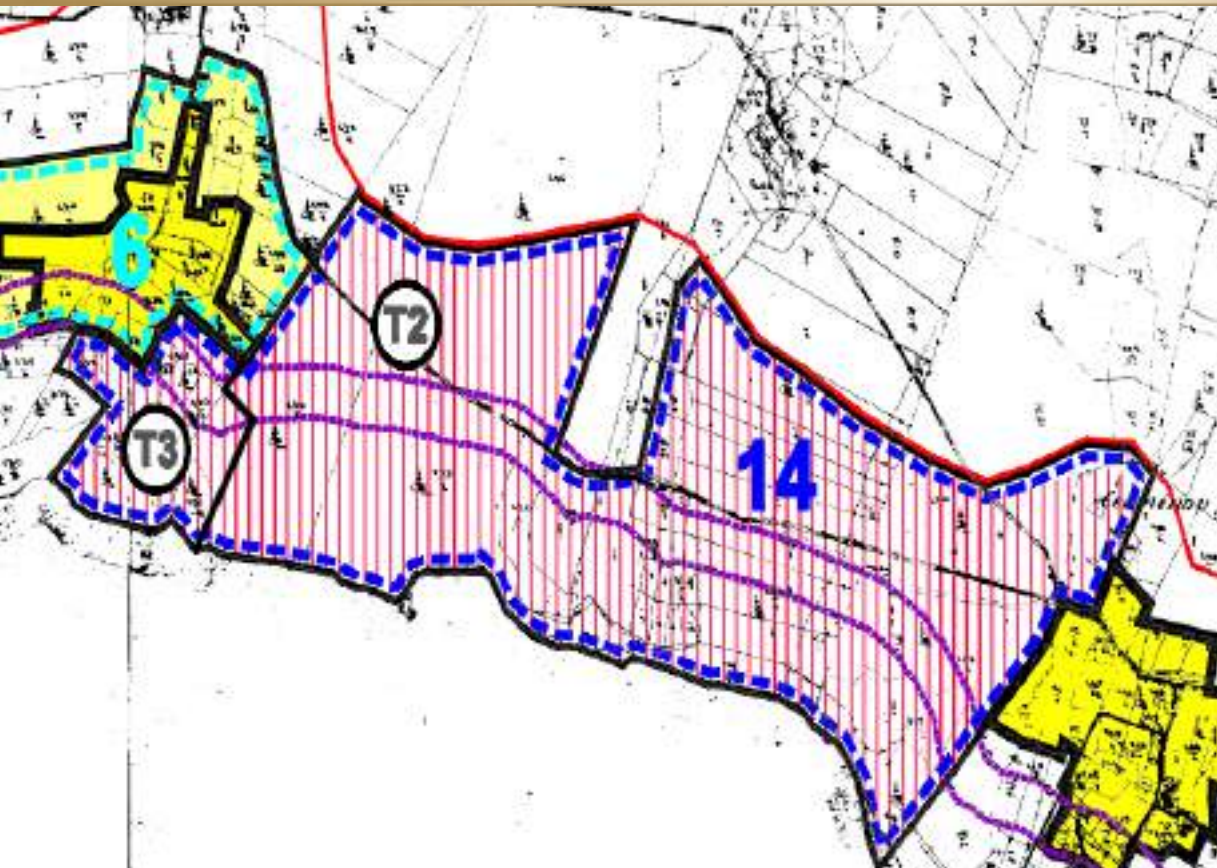


# POSITION OF THE JAGODNA PROJECT IN RELATION TO THE MAIN TRAFFIC ROUTES



# JAGODNA TOURIST AREA - JAGODNI BAD T2 and T3

## Spatial development plan of the Town of Hvar - Construction areas



### LEGEND

-  BUILDING LAND OF CATERING-TOURIST PURPOSE ( $\sim 133\,000\text{ m}^2$ ) – THE ITEM FOR SALE
-  RESIDENTIAL PURPOSE – UNCONSTRUCTED
-  RESIDENTIAL PURPOSE – CONSTRUCTED
-  BOUNDARIES OF PLANNED UDP
-  BOUNDARIES OF PLANNED DDP
-  PROTECTED COASTAL AREA – 70 M LAND, 100 M LAND



# THE PROJECT SCOPE



Scope and  
orthophoto of  
project Jagodna

## GENERAL BUILDING CONDITIONS – T2 ZONE

The surface area of Jagodni bad T2 zone is 120,000 m<sup>2</sup>, with a planned capacity of 800 beds. The area is planned for construction of accommodation facilities and related facilities, while not allowing construction of apartment buildings, residential or commercial/ residential buildings. According to the Spatial Development Plan, for a T2 zone the maximum building coverage ratio (BCR) of a single building lot is 0,3 maximum. The total exploitation ratio of a single building lot (ER) is 0,8 maximum. Not less than 40 percent of each building plot shall be arranged as landscape plantations and natural greenery. The Plan allows the construction of the bathing area with related facilities.



## GENERAL BUILDING CONDITIONS – T3 ZONE

The surface area of Jagodni bad T3 zone is 13.000 m<sup>2</sup>, with a planned capacity of 100 beds. Besides accommodation in tents and mobile caravans, the Plan also allows the construction of supporting facilities: reception, toilets, kitchen, restaurants and stores, as well as the construction of open courts, swimming pools and similar.

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Thank you for your attention.