



ROGOVIĆI 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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MUNICIPALITY OF KAŠTELIR-LABINCI

The municipality of Kaštelir-Labinci entered the upgrade program "The best tourist villages according to UNWTO", the World Tourist Board, which is under the umbrella of the United Nations. These villages will receive support from UNWTO and its partners in improving the elements of the areas identified as having the potential to increase in the evaluation process. The best examples of villages embracing tourism to provide opportunity and encourage sustainable development were highlighted at the General Assembly of the World Tourism Organization (UNWTO) in Madrid.



PROJECT DESCRIPTION

The Project area scope covers 1,9 ha of land in the village of Rogovići, within and owned by the municipality of Kašteler - Labinci. It is completely non-constructed and largely it represents uncultivated agricultural land entirely intended, by the Spatial Development Plan of the municipality, for a mixed use construction. The previewed construction requires approx. 12.350 m². The Project of Rogovići is featured by its excellent location - just 3 km away from the sea shore, it can boast with its beautiful view of the sea from the lot.



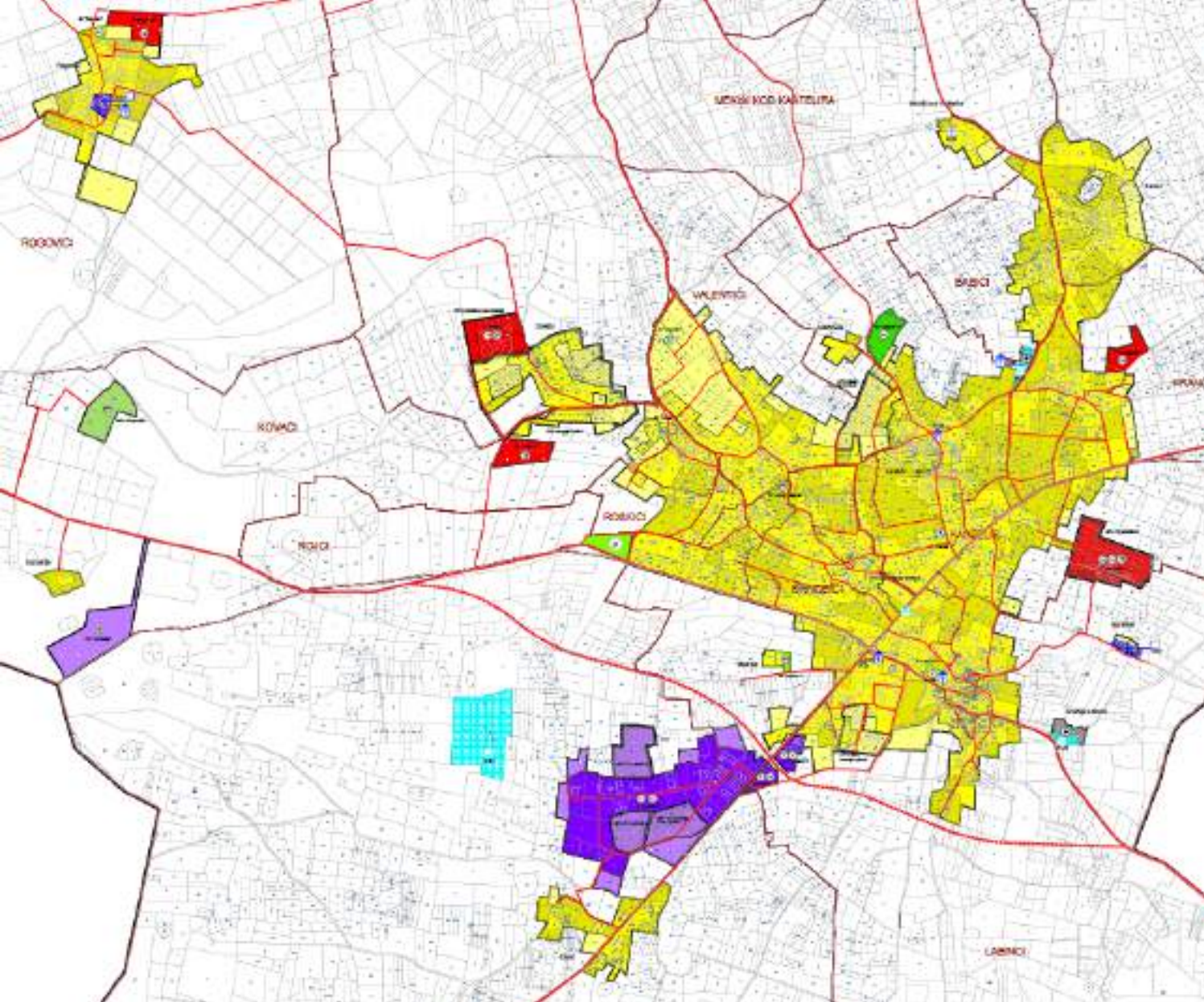
The area of coverage that is offered is ideal for the realization of a home for the elderly. Such a project would certainly receive the support of the local government. Given that the area extends to 1,9 ha, it is possible to organize some kind of occupation for pensioners, such as planting lavender and from its fruit the production of scented oils, soaps, etc., which would be sold in tourist accommodations in the municipalities of Kašteler - Labinci and Tar - Vabriga (hotels, camps and private accommodation).





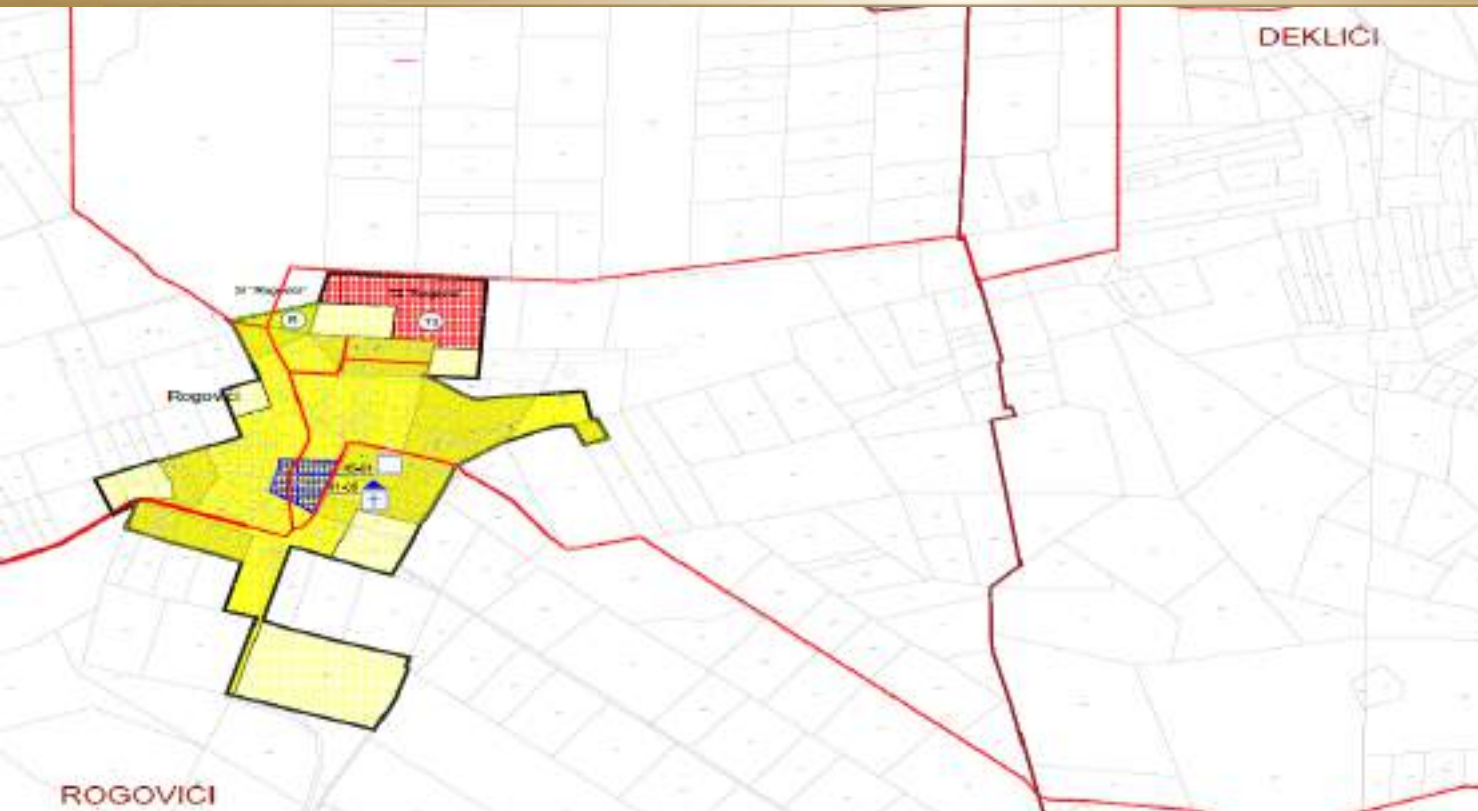
ROGOVIĆI

Specific Area Ortophoto



Construction areas
and areas of special
conditions of use of
the Municipality of
Kaštelir - Labinci

Part of Rogovići village covers a village building area of mixed use. Within the scope a part planned for residential purpose (min. 60%) with supporting facilities and purposes - sports and recreation, public green spaces. The planning of mixed and commercial buildings is acceptable in exceptional cases. A public road and a pedestrian network, connected to the existing network of the village, are planned as well. The only possible location of parking places is on the building plot of the relevant residential building itself. The previewed population density in the scope is 30 inhabitants/ha.



Rogovići village

CONDITIONS OF ACCOMMODATION OF SOCIAL ACTIVITIES

Social activities, i.e. activities of a social standard, include contents that are organized as independent buildings or as part of buildings of other purposes. Social activities mean areas and buildings intended for:

- a) education (preschool and school institutions, etc.),
- b) healthcare (health centers, clinics, etc.),
- c) social protection (home for the elderly and infirm, etc.),**
- d) culture and physical culture, etc.,
- e) to the administration.

Buildings are placed within the construction areas of the settlement, on construction plots with a minimum area of 1000 m², while the maximum area is not specifically determined by these provisions.

The maximum permitted height and number of floors of social activity buildings is:

- the maximum permitted height (V) is 8.0 m,
- the maximum allowed number of floors is 3 above-ground and 1 one underground floor.

The distance of social activity buildings must be at least 3.0 m from the boundary of the building plot.

CONDITIONS OF ACCOMMODATION OF SOCIAL ACTIVITIES

The built-up coefficient of building parcels for social activities can be a maximum of 0.65. The coefficient of usability of a building plot is not determined separately, and is equal to the product of the built-up coefficient and the maximum allowed number of floors determined by the Plan. At least 20% of the surface of the building plot must be arranged as a green area.

If the existing built-up area, i.e. the built up coefficient of the building parcel of the existing building in the built-up part of the construction areas of the settlement is greater than the specified values, the building can be reconstructed within the existing dimensions and parameters, in such a way that the compliance of the building with the locational conditions in accordance with which it was built, or , without additional increases compared to the parameters of this Plan.

Vehicle parking should be arranged on the building plot, and the plot must have access to a public traffic surface with a minimum width of 6.0 m. Exceptionally, in built-up parts of the settlement, the required number of parking spaces can be provided in the immediate vicinity on the neighboring building plot particles and/or in the strip of the street.



Thank you for your attention.