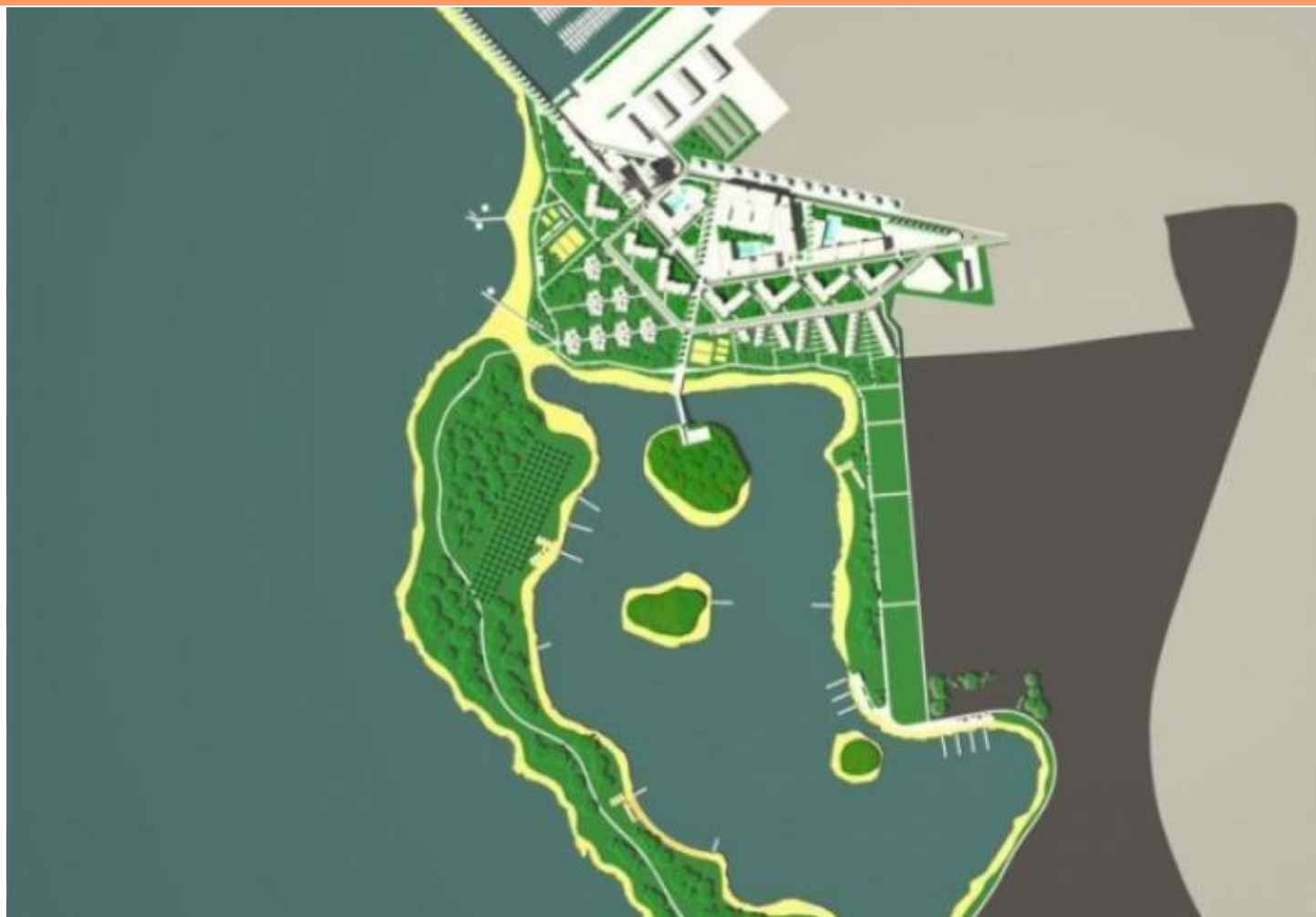


Investment project

Umag, Istria



Ref	RE-AB-TI
Type	Investment project
Region	Istria > Umag
Location	Umag
Front line	Yes
Sea view	Yes
Distance to sea	0 m
Plot size	147504 sqm
Price	Price upon request

Investment project

Umag, Istria



One and only project of waterfront location in the North of Istria of unique profile and investment possibilities!
It is embracing building, recreational and agricultural area of abt.110.00 ha.

Ideal location for 5**** luxury yachting and beach resort!

Building area is approx. 15 ha, along with concession rights on the surface of the sea on the surrounding land.

The territory is including fantastic beachline over 1 km, internal artificial lake with two islands and olive groves all around.

in accordance with applicable land use plans (which are adopted by the level urban development plan) it is possible to build tourist facilities among other purposes (T2) with a total capacity of **2.270 beds** and a **marina with 199 berths** (LN) and mixed residential and commercial facilities (M1-4). Given the size and importance of the project for the realization of the project it is possible to use the benefits provided by the law on strategic investments.

At this point in the area of coverage of the Urban Development Plan within approx. 110 ha which are the subject area of the project - the former exploitation field was remediated, 90% of all buildings and landscaped for future construction were removed, the artificial lake area of over 23 ha was redacted, with an average depth of 4.0 meters, stocked with saltwater fish - bass, and a smaller lake of approximately 2 hectares derived from sources of drinking water stocked with freshwater fish - carp. The reforestation of the area was carried out with over 6000 different plants, of which over 5000 olive seedlings that are used for the production of the famous extra virgin olive oil. Also an animal nature park was created which is enriched with diverse animal fauna such as deer, mouflons, donkeys, sheep, goats and poultry variety.

Sellers will submit upon request for review the current conceptual designs, which may give the bidder a visual insight into the possibilities of building diversity.

This is the integrated 3rd generation tourist project of complete and sophisticated experience with a wide range of activities specifically associated with a feeling of comfort, relaxation and cultural activities. The main features by which this complex will be different from others is the lake, as well as its unique characteristics, and agriculture as an integral part of the complex. It will consist of the Adriatic inspired architecture and a strong connection with the lake and sandy beaches, olive groves, arboretums.

The Company, as the owner of lands and other vested rights, seeks partners in order to be offered to the market, to interested international hotel companies, investors or investment funds implement the project.

It is projected to build:

1/ THREE HOTELS -

Boutique seaside hotel

Suit and Congress hotel

Eco and Wellness hotel

with total brutto area of 50372 sq.m. and 374 rooms/apartments

2/ FOUR APART-BUILDINGS

Investment project

Umag, Istria



with total brutto surface of 41332 sq.m. for 238 apartments

3/ ATTACHED AND DETACHED VILLAS

with total brutto surface of 12 271 sq.m. for 98 units

4/ RECEPTION, CLUB HOUSE, GARAGE and other infrastructure objects

with total brutto surface of 8964 sq.m.

Unique beach infrastructure and 5***** lux yachting marina are supposed to be constructed.

Total investment required is cca. 235 000 000 - 250 000 000 eur (evaluation of 2017).

Price of the land with existing concessions and projects - 60 mln euro

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Investment project

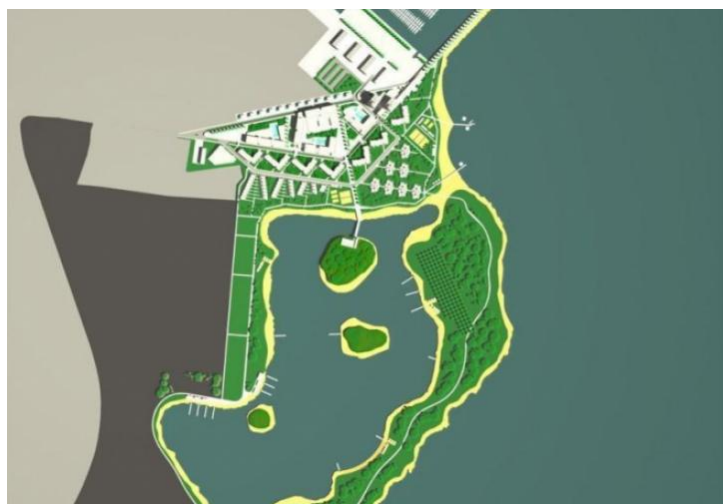
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