

# Investment project

## Slavonia, Zagreb and Slavonija



<b>Ref</b>	RE-AB-VINE
<b>Type</b>	Investment project
<b>Region</b>	Zagreb and Slavonija
<b>Location</b>	Slavonia
<b>Front line</b>	No
<b>Floorspace</b>	1500 sqm
<b>Plot size</b>	550000 sqm
<b>Price</b>	€ 8 000 000

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Unique vine production complex offers 100% shares for sale!

It includes:

- 55 hectares of vineyard
  - renovated chateau of 1500 sq.m. used for accommodation and catering
  - 2500 sq.m. of stone wine cellars
  - onsite manufacturing and production
  - food and wine tasting facilities
  - outdoor lounges and parking
  - new production halls are being constructed
  - 6 year old vines (230 000 vines)
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- 14 ha cabernet sauvignon
  - 5 ha chardonnay
  - 10 ha merlot
  - 22,5 ha grasevina
  - 2,5 zweigelt

Basic data:

- EURO 4.6m
- EURO 6-8 m investment needed to set up production / bottling facilities
- Potential production up to 2m bottles per annum
- Revenue stream potential: wine production / export and tourist revenues
- Current grape value 2014 (EUR350k)

Investment of 4 mio more is needed to make the complex 100% functional.

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.

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