

 MENEGHETTI

MENEGHETTI PROJECT 4TH PHASE

 MENEGETTI

MENEGETTI PROJECT 4TH PHASE

Nothing great in the world has ever been
accomplished without passion.

Georg Wilhelm Friedrich Hegel



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CROATIA

Meneghetti is located in Istria, Croatia's largest peninsula. Croatia, a country with a population of 4.28 million, is a true gem in the Adriatic Sea. It boasts a rich history, exceptional cuisine, spectacular coast and a countryside waiting to be discovered. Tourism is currently the most important sector of Croatia's economy. In recent years Croatia has invested significantly in infrastructure, especially in roads, connecting to Pan-European corridors.

NATURAL BEAUTY

Croatia represents an ecological treasure in Europe, with 444 protected nature areas designated in various categories, covering 9.05% of its total territory. Croatia has 20 national parks and nature parks including the Plitvice Lakes National Park, a UNESCO World Heritage Site.



I feel we are all islands – in a common sea.

Anne Morrow Lindbergh

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CROATIA

6

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ONE OF THE WORLD'S MOST STUNNING COASTLINES

The beauty of Croatia's coastline, over a thousand kilometers long with 1,244 islands, attracts millions of tourists every year. Its sea is among the purest in Europe according to the European Commission and some of its beaches are considered the most beautiful in the world.

ISTRIA

Istria is Croatia's most developed tourist region. Within a small geographical area one can find a wealth of natural beauty, cultural monuments, UNESCO world heritage sites, and gastronomic delights.

CLIMATE

A pleasant Mediterranean climate with an average 2,388 hours of sunshine per year makes Istria a popular year-round destination.

GEOGRAPHICAL POSITION

The Istrian peninsula, surrounded by the Adriatic Sea, positioned almost in the heart of Europe, is the closest Mediterranean destination for the large Central and Eastern European markets.

ISTRIA'S COASTLINE

Istria is situated at the north of Croatia's Adriatic coast, one of the world's most stunning coastlines. The sea in Istria attracts many tourists during the summer because of its shallowness, clear, turquoise waters and breathtaking beauty.





ISTRIA

HERITAGE AND CULTURAL MONUMENTS

The Istrian inland is dominated by hills with hilltop villages that represent impressive examples of traditional architecture. On the other hand, cities of ancient Venetian architecture on the coast attract many tourists with their outstanding cultural monuments, UNESCO world heritage sites such as the Arena in Pula, the Euphrasian Basilica in Poreč and numerous palaces and museums.

PRESERVED NATURE

The peninsula amazes with spectacular natural scenery in constant transformation over the course of the year. Surprising diversity of nature includes a Mediterranean coastline and mountainous interior, while one third of the peninsula is covered by lush deciduous forests.

GASTRONOMY

Various traditions are melded in the typical Istrian cuisine: Roman dishes, traditions dating from Frankish and German feudal rulers, cuisine introduced with the arrival of the Slavic population and finally the 5 centuries of Venetian administration.

This is a cuisine that includes lots of fish, a preference for cooked or boiled rather than roasted dishes, pasta, plenty of vegetables and fruits, wild herbs, use of olive oil and a moderate consumption of wine.

WINES

Production of wine and olive oil in Istria began in Roman times, when Istrian manufacturers produced wine and olive oil for Roman emperors and the nobility.

BEST OLIVE OIL REGION IN THE WORLD

Istria has for six years in a row been named the best olive oil region in the world by leading guide Flos Olei. The guide, with its editions in Italian and English, presents the best 500 olive oils from 50 countries on 5 continents based on a panel of expert tasters.

MENEGHETTI STORY



1813

The history of Stancija Meneghetti began in 1813, when the Austrian Monarchy annexed the Istrian peninsula. Thirty years later, it established its biggest military base in the Mediterranean in Porto Colone Bay adjacent to Stancija Meneghetti.

Mr. Meneghetti (no one knows his first name), a clever man originally probably from the Venice area, started building stone houses, planting vineyards and olive groves, raising goats, sheep, cows and pigs in order to feed the 600 hungry soldiers in the military base next to Stancija Meneghetti.

2000

In April 2000, a new era in the history – or better said future – of Meneghetti began, when Romana Kajfež and Miroslav Plišo bought the derelict and forgotten, but still beautiful ruin. They carefully restored it, planted new vineyards and olive trees, built and equipped the new winery, catering to the needs of modern life, but fully respecting the tradition they inherited.



2013

Thirteen years later, Stancija Meneghetti became an iconic place locally. It now included one of the smallest hotels in the area, a fine dining restaurant and a winery. Following the vision of Miroslav Plišo, lawyer-turned-gastroenology enthusiast, who converted the derelict estate into the crown jewel of Istria's hedonistic offering, its small, boutique hotel with only 4 rooms became a member of Relais & Châteaux, an exclusive global association of independent luxury hotels. Its restaurant is now regularly listed as one of the best in Croatia and in the region.

The production and sale of wine and olive oil under the Meneghetti brand is continuously growing from year to year, driven by numerous awards and recognitions from prominent creators of wine and olive oil. However, the success that came as the result of Mr. Plišo's decade-long careful devotion to every detail was only the starting point in the new life of Meneghetti.

2016 – 2022

In 2016 Miroslav Plišo together with the Meneghetti team made another turning point, deciding to unlock Meneghetti's treasures to a wider circle of guests and owners, in a project which is slowly turning Meneghetti into a carefully planned luxury resort, gradually, to carefully preserve its architectural shape, design and specific, almost endemic lifestyle. The first phase of this thoughtfully scaled development was successfully finalised in 2016.

The restaurant and the hotel facilities were expanded and 15 new Residences were built. Three years later, in 2019, Phase two was finalised, when additional six Villas with 15 Residences were built next to the Hotel building.

The development is widely acclaimed as an architectural and functional triumph, merging old and new development into a blend that seems to have existed at the outset. In the third Phase in 2022, a new state-of-the-art winery was built next to the resort and 10 new Residences with gardens and swimming pools were added, making sure that they are harmoniously integrated into the existing architecture and nature.

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MENEGHETTI LOCATION



The Meneghetti estate is located in Istria, 1.9 km from its own beach. It spreads across 385,000 square meters of olive groves and vineyards, forests and meadows, surrounded by lush Mediterranean vegetation.

SERENITY, TRANQUILITY AND EXCLUSIVITY

Meneghetti's inland location enables Meneghetti's guests and owners to enjoy the beautiful Adriatic Sea, at the same time offering privacy and seclusion provided by the large estate.

Even during the high season (summer), Meneghetti keeps its peacefulness – the closest neighbor is 1.5 km away.



PROXIMITY TO POPULAR TOURIST DESTINATIONS

The estate is situated 8 km from the picturesque medieval town of Bale/Valle that held an important role as a Roman fort.

Distance to Rovinj, an impressive example of Venetian architecture and a magnet for tourists, is 20 km.

Brijuni Islands National Park is nearby; only 20 minutes from Meneghetti to the departure port.

Distance to Pula is 18 km. The amphitheater in Pula is among the six largest surviving Roman arenas in the world and among the 10 most beautiful ancient ruins in the world (The Guardian, 2015)

Venice is under 3 hours away by ferry (70 miles) or by car (266 km).



MENEGETTI LOCATION

POTENTIAL DEVELOPMENT OF GOLF

Development of golf is expected between Bale and Rovinj, within short driving distance from Meneghetti. In addition, Meneghetti borders the land which is zoned for a 27-hole golf course development.

PRESERVED AREA AND PRISTINE NATURE

The ornithological reservation Palud, which is home to 217 bird species, is located in the vicinity (4,8 km). The area is inhabited by 390 butterfly species, many of which are highly endangered and rare in the world.

PALEONTOLOGICAL SITE NEARBY

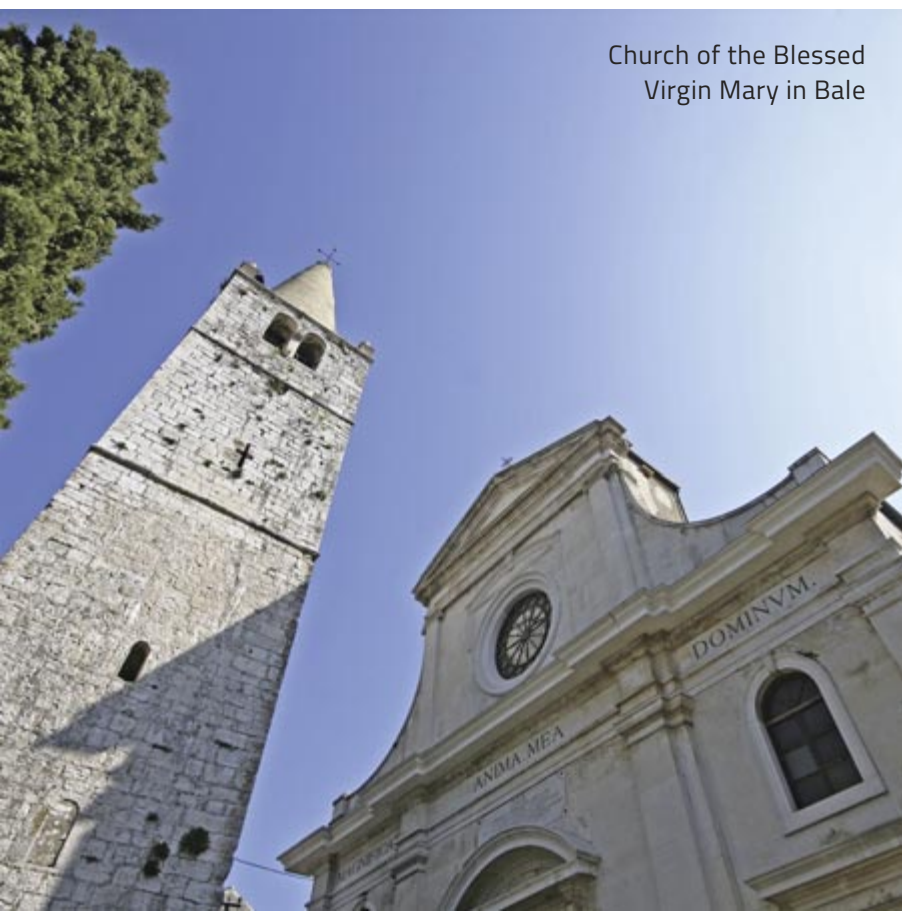
Water and edutainment paleontological park is open in 2020, inspired by the recent discovery of fossil remains of dinosaurs and prehistoric animals from the Mesozoic Era in the Porto Colone Bay. This discovery put Bale in the World List of Paleontological Sites..

ROAD ACCESS

The exit to the A9 highway ("Istrian Y") is only 14 km away. Driving distance to some European cities: Trieste 1:20, Ljubljana 2:00, Venice 2:59, Zagreb 3:06, Milan 5:30, Vienna 5:35, Munich 5:45, Budapest 5:56.

PROXIMITY TO INTERNATIONAL AIRPORTS

Pula 20 km, Trieste 144 km, Ljubljana 210 km, Venice 253 km, Zagreb 256 km





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MENEGHETTI RESORT

Within only a decade, Meneghetti team has completely transformed the estate and established the brand which is synonym for excellence in the Adriatic region and across South-East Europe.

Renovated with care and finesse, Meneghetti represents the high end of luxury in Croatia and regionally. The Meneghetti restaurant is among the best in Croatia and in the wider region. The Meneghetti winery, although small, produces wines which are now recognisable across Central and Southeastern Europe. Meneghetti olive oil is repeatedly year after year included in the list of 50 best olive oils in the world.

The development began in 2016 (Phase 1) and included an extension of the Hotel and restaurant. Six additional rooms were added to the hotel, while bar, restaurant, kitchen, spa, pools and other hotel facilities were enlarged or added. The complex was supplemented by 15 new luxurious accommodation units (Residences). Three years later, additional six Villas with 15 Residences were developed (Phase 2). In 2021, Phase 3 of the development added additional four villas in the place of the old winery building, while new winery was built next to the resort. Built around the hotel, today the Residences and Villas create an intimate complex with the impressive old Meneghetti Villa in its center.

Passion and talent to make nothing less than the best is set towards achieving another objective – to create an exceptional high-end resort, which will be inimitably grounded in the specific Istrian lifestyle and architecture, and will be a congregation of everything that the Meneghetti name stands for today: peace, serenity, privacy, sense of chosen seclusion from the rest of the world, connection with nature, superb wine and olive oil, superior gastronomy, a blend of tradition and elegance.

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MENEGHETTI RESORT 5-STAR HOTEL

Located amidst untouched nature, the 5-star Meneghetti Hotel offers luxury and unique privacy, sophistication and elegance in its architecture, with wooden beams and floors, modern and antique furniture that evoke the atmosphere of the past enhanced with modern amenities, creating the perfect setting for an ideal vacation.

THE 5-STAR HOTEL OFFERS:

- 10 luxurious hotel rooms and suites
- 40 Residences (maisonettes) with terrace and garden, of which 35 are one-bedroom and 5 are double-bedroom units. Seventeen Residences have their own private swimming pool
- Some one-bedroom and double-bedroom units can be joined by communicating doors and therefore used as a detached Villa with private swimming pool
- Sauna, fitness room
- Treatment rooms with spa and wellness service
- One indoor and two outdoor pools (one heated)
- Meneghetti beach 1.9 km away
- 5 star modern amenities
- Luxury, privacy, beautiful scenery and views over impeccable lines of spacious vineyards and olive groves



MENEGHETTI RESORT 5-STAR HOTEL



THE HOTEL IS A MEMBER OF RELAIS & CHÂTEAUX

Relais & Châteaux is the prestigious global association of independent luxury hotels and restaurants with approximately 560 members worldwide. Members must have certain uniqueness which sets them apart from hotel chains and a mandatory requirement to have less than 100 rooms. The Association was founded in 1954 in France and is known for its strict admission standards. Basic postulates of the association are called "5C":

1. Courtesy – quality of service and welcome is flawless
2. Charm – well equipped and stylish interiors
3. Character – each property has its own unique style
4. Calm – peaceful environment of each property
5. Cuisine – restaurant must be of the highest standard.



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MENEGETTI RESORT THE RESTAURANT

- A la carte restaurant recommended by the Michelin guide, open every day for both hotel and non-hotel guests.
- Modern interpretation of traditional cuisine using local ingredients, prepared by chefs who are creating Istria's new food narrative, experimenting, reconstructing and reinterpreting Istrian cuisine.



MENEGHETTI RESORT

OLIVETO RESTAURANT & LOUNGE BAR

Open terrace restaurant and bar, overlooking landscaped gardens, pathways and gazebos, in the summer months providing its guests with drinks and superb Mediterranean cuisine during the day.



MENEGHETTI RESORT

BOHO BEACH CLUB

1.9 km from the resort, natural beach offers possibility of sunbathing and swimming in the sea, with drinks and snacks and occasional afternoon or evening events with DJ music

Guests can use the hotel's complimentary pick-up and drop-off service to and from the beach



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MENEGETTI WINERY

- Modern winery built in 2021, with a carefully arranged production process and increased capacity where up to 200,000 liters of wine can be produced.
- The grapes are harvested manually and arrive in the cellar where the vinification is done carefully and naturally. All the vineyards are cultivated with deep respect for nature, using the soft 'Simonit & Sirch' pruning method which preserves the plant so it can grow old.
- Wine aging, which lasts up to 6 years for the wine Meneghetti Red (top line), is led by winemaker Damir Bosek and world-renowned oenologist, writer and winemaker Walter Filiputti.
- The winery includes a tasting room and a wine cellar with a VIP tasting room, offering wine tastings with snacks, winery tours and VIP programs. Here it is possible to buy all Meneghetti wines and oils, and apart from the shop at the Meneghetti Hotel, it is the only place where it is possible to buy old vintages and limited editions of Meneghetti wines from the archives of the estate.



MENEGHETTI WINERY

14 WINE LABELS IN 4 LINES

32



SPARKLING WINES
Meneghetti Classic
Meneghetti Classic Rosé
Meneghetti Blanc De Blancs
Meneghetti Reserva



WHITE WINES
Meneghetti Malvazija
Meneghetti Chardonnay
Meneghetti Black Label
Meneghetti Moni Emvasis
Meneghetti White
Meneghetti Kuća Glavić Malvasija Dubrovačka



ROSÉ WINES
Meneghetti Rosé



RED WINES
Meneghetti Merlot
Meneghetti Red
Meneghetti Val Gambalera



SPIRITS
BRANDY
Valle d'Istria Brandy XO

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MENEGETTI OLIVE OIL

- Italian Flos Olei, the most prestigious international olive oil guide, every year includes Meneghetti among fifty highest quality producers of olive oil in the world, with score 96
- World's leading olive oil guide "L'extravergine" in 2007 declared Meneghetti's 'Izbor' as the world's best olive oil in one of the most challenging olive oil categories – "intensely fruity" aroma.
- Unique colour and pungent taste of Istria's and Meneghetti's olive oils are the result of the fact that Istria is among the coolest regions where olive trees grow in the entire world – and the best olive oil region in the world according to Flos Olei.

PRODUCTION

Each year Meneghetti produces 1,500 litres of extra virgin olive oil, using olives from its own olive groves. Olive oil is produced in five different varieties:

- Buža (Izbor)
- Leccino
- Rosulja (Rosignola)
- Bjelica (Bianchera)
- Novello





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PHASE 4 DEVELOPMENT

After three successful development phases, in which Meneghetti built a total of 40 Residences that were all sold in advance (before construction began), in 2022 Meneghetti will begin development of Phase 4 - construction of a small number of luxurious properties for sale to private owners, using the same validated sales and construction model.

The resort is currently built on 25,000 m² - this area applies only to the developed area and does not include the rest of the land / estate.

The fourth phase will be even more luxurious in terms of natural space, because the area of real estate under construction is smaller than in all previous phases, and when fully built it will be spread over another 25,000 m². The generous distance between the villas is achieved by their specific architecture and landscaping.

The limited number of owners who will buy these resort properties will join the existing selected group of Meneghetti enthusiasts and real-estate owners who fell in love with Meneghetti.

PREVIOUS PHASES



PHASE 1 – 2016

The restaurant and the hotel facilities were expanded and 15 new Residences were built and sold to private owners. The Residences were included in Meneghetti's Rental pool system, which allows Meneghetti to rent each property as hotel inventory when the owners are not using them.

PHASE 2 – 2019

Phase two was finalized three years later, when additional six Villas comprising 15 units were developed and sold to private owners and were included in Meneghetti's Rental pool system.

PHASE 3 – 2022

The Third Phase was announced in 2020 and was sold out before the start of construction in 2021. In Phase 3, four new villas were added.

PHASE 4

VILLAS & RESIDENCES

RESORT GROUND PLAN



PHASE 4

VILLAS & RESIDENCES

VILLAS GROUND PLAN



VILLA B-3

Consist of a two-bedroom Residence and two one-bedroom Residences, with terrace, pool and garden.

- B 301 • GARDEN: 252 m² • POOL: 8.4×3.5 m
- B 302 • GARDEN: 160 m² • POOL: 6.6×3.6 m

VILLA B-2

Consists of four two-bedroom Residences, with a terrace, pool and garden.

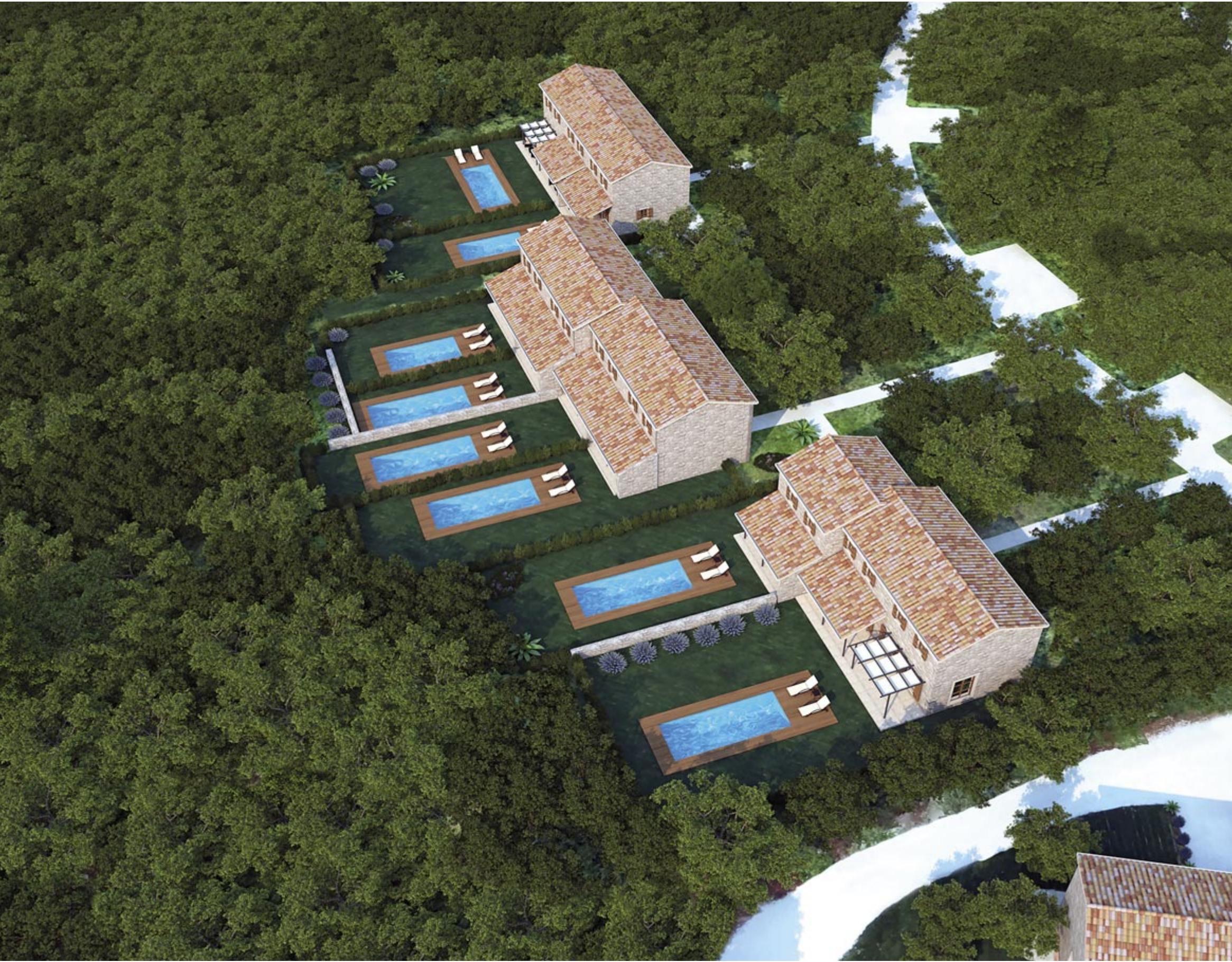
- B 201 • GARDEN: 143 m² • POOL: 6.6×3.6 m
- B 202 • GARDEN: 100 m² • POOL: 8.4×3.5 m
- B 203 • GARDEN: 118 m² • POOL: 8.4×3.5 m
- B 204 • GARDEN: 209 m² • POOL: 8.4×3.5 m

VILLA B-1

Consists of a two-bedroom Residence and two one-bedroom Residences, with terrace, pool and garden.

- B 101 • GARDEN: 217 m² • POOL: 8.4×3.5 m
- B 102 • GARDEN: 259 m² • POOL: 8.4×3.5 m

The position of the pools is indicative, the final position will be determined by the main project in consultation with the investor. Parking lots for B2 and B3 are temporary until the construction of the road, when the other villas from the Fourth Phase are built.



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PHASE 4 VILLAS & RESIDENCES



PURCHASE OF MORE THAN ONE RESIDENCE

It will be possible to buy a one-bedroom Residence or a two-bedroom Residence which is twice as large. If the same buyer purchases a one-bedroom Residence and a two-bedroom Residence, they can be joined by an interconnecting door and thus form a standalone Villa with a large private courtyard and two swimming pools.

This system would be beneficial to the owner because the entire property can be flexibly used and rented as a single unit or as separate Residences. The final appearance can be determined with the buyer, but the essence should not deviate from the existing Meneghetti design.

PRIVATE SWIMMING POOLS

Swimming pools are heated and include a sun deck. Larger pool can be built at the request of the buyer; the price of the pool in that case will be based on the current market price.

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PHASE 4 VILLAS & RESIDENCES



TECHNICAL DESCRIPTION

The houses are built using solid materials, stone from the outside and bricks and insulation in between. 50 cm thick walls and a multi-layered sloping roof covered with tiles, create a perfect micro- climate inside the house which exceeds the high European energy standards.

The ceilings are lined with antique beams made of solid wood, which is typical of the local interior architecture.

The thickness and solidity of partition walls between individual units are designed to ensure user's privacy. Both sides are covered with layers of thermal (acoustic) plaster to achieve a sense of seclusion.

All windows and doors as well as shutters that provide protection from the wind and sun are made of premium quality timber in the traditional Istrian style ('škure'), in keeping with the architecture of the old central building.

The bathroom floors include floor heating. Sanitary equipment and accessories are designed to high standards, with two sinks and shower. Optionally, according to the investor's request, it is possible to install a bathtub (no extra charge).

Constant supervision of the facilities ensures the properties are safe from burglary and various damage caused by weather conditions.

All properties are fitted to the high standard used in 5* Meneghetti Hotel, which relates also to the equipment and the use of quality brands. The living room and bedroom furniture is designed and tailor-made in modern classics style.

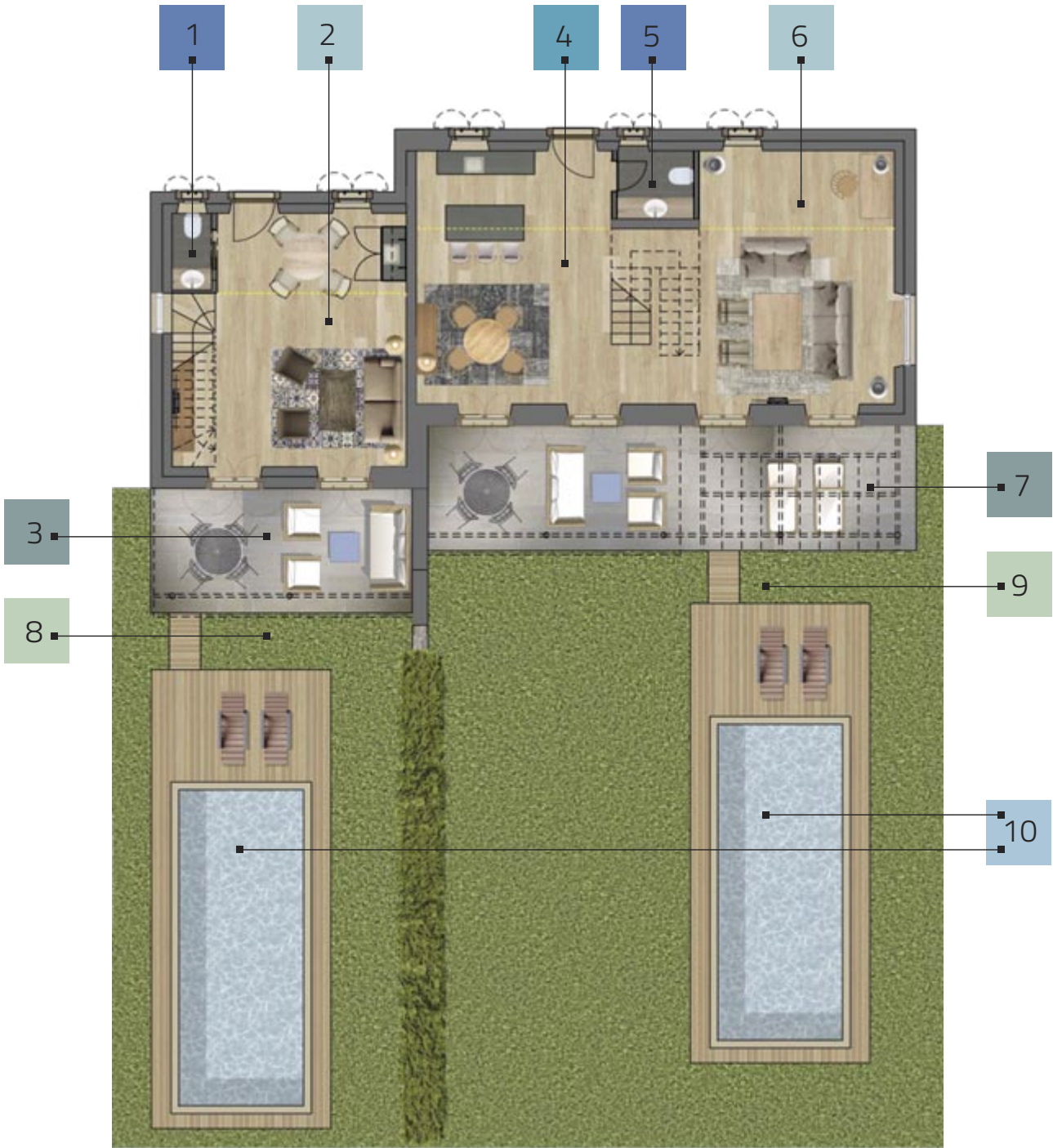
PHASE 4

VILLAS & RESIDENCES

LAYOUT OF RESIDENCES B-101, B-102

B1 – GROUND LEVEL

- 1 TOILET
1.94 m²
- 2 LIVING ROOM
35.09 m²
- 3 TERRACE
22.00 m²
- 8 GARDEN
217.00 m²
- 4 DINING ROOM
37.15 m²
- 5 TOILET
3.25 m²
- 6 LIVING ROOM
35.09 m²
- 7 TERRACE
42.00 m²
- 9 GARDEN
259.00 m²
- 10 POOL
8.40 m x 3.55 m



B1 – FIRST FLOOR

- 1 BEDROOM
28.68 m²
- 2 BATHROOM
9.30 m²
- 3 BATHROOM
9.25 m²
- 4 BEDROOM
23.18 m²
- 5 STAIRS
10.03 m²
- 6 BEDROOM
23.14 m²
- 7 BATHROOM
9.23 m²

The proposed configuration was prepared based on market research but is subject to changes if requested by Investors so that each Villa can comprise three separate Residences each with one bedroom, or alternatively one Residence with two bedrooms and one Residence with one bedroom. The position of the pools is indicative, the final position will be determined by the main project in consultation with the investor.



PHASE 4

VILLAS & RESIDENCES

LAYOUT OF RESIDENCES B-201, B-202, B-203, B-204

B2 – GROUND LEVEL



B2 – FIRST FLOOR



The proposed configuration was prepared based on market research but is subject to changes if requested by Investors so that each Villa can comprise three separate Residences each with one bedroom, or alternatively one Residence with two bedrooms and one Residence with one bedroom. The position of the pools is indicative, the final position will be determined by the main project in consultation with the investor.

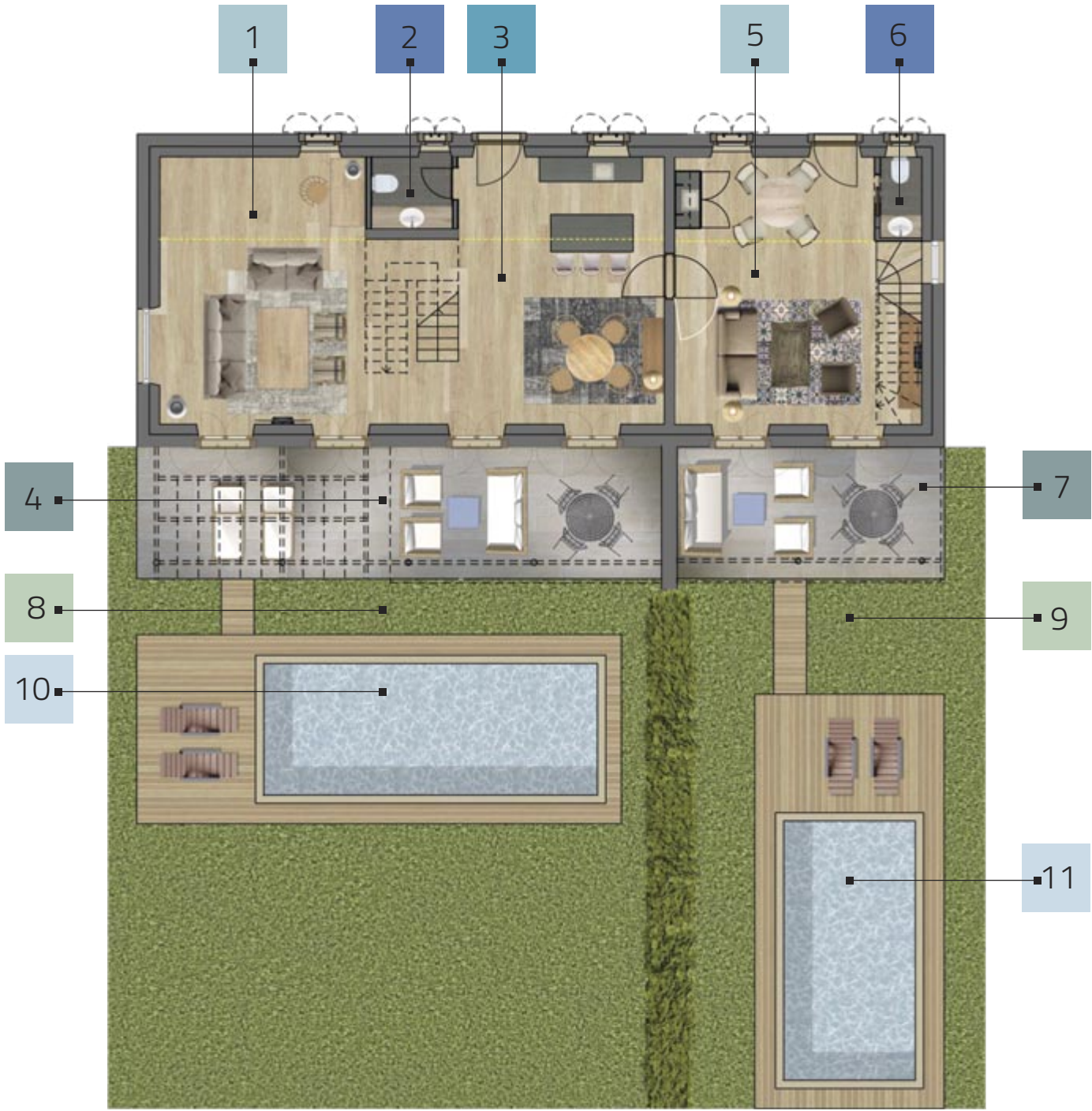
PHASE 4

VILLAS & RESIDENCES

LAYOUT OF RESIDENCES B-301, B-302

B3 – GROUND LEVEL

- 1 LIVING ROOM
37.15 m²
- 2 TOILET
3.25 m²
- 3 DINING ROOM
37.15 m²
- 4 TERRACE
42.00 m²
- 8 GARDEN
252.00 m²
- 10 POOL
8.4 m x 3.5 m
- 5 LIVING ROOM
35.09 m²
- 6 TOILET
1.94 m²
- 7 TERRACE
21.00 m²
- 9 GARDEN
160.00 m²
- 11 POOL
6.6 m x 3.6 m



B3 – FIRST FLOOR

- 1 BATHROOM
9.25 m²
- 2 BEDROOM
23.18 m²
- 3 STAIRS
10.03 m²
- 4 BEDROOM
23.14 m²
- 5 BATHROOM
9.23 m²
- 6 BATHROOM
9.30 m²
- 7 BEDROOM
28.68 m²



The proposed configuration was prepared based on market research but is subject to changes if requested by Investors so that each Villa can comprise three separate Residences each with one bedroom, or alternatively one Residence with two bedrooms and one Residence with one bedroom. The position of the pools is indicative, the final position will be determined by the main project in consultation with the investor.

PHASE 4 VILLAS & RESIDENCES



INTERIOR DESIGN

Meneghetti is the epitome of modern rustic luxury. The resort and property are designed to be different from what owners and guests have seen on their travels around the world. Meneghetti has worked closely with its designers and hardworking local craftsmen to create a design which is both modern and traditional at the same time, which is light in space and does not burden with its presence.

All the properties are fully furnished and deliver prestigious standards to provide comfort, warmth and full luxury during the stay. The materials and equipment are sourced from the world's best manufacturers, or custom made (furnishings, carpets, bed linen, beds, mattresses etc.).

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PHASE 4

VILLAS & RESIDENCES

ARCHITECTURE AND LANDSCAPING

Based on the work by architects Petra Karuza and Damir Radaković, under the guidance of Riccardo Paliaga, an architect who has long known and loved the region and its architecture, three Meneghetti villas will be interpolated within the estate and its forest, fully respecting the natural environment and paying attention to every tree. Utmost attention was paid to horticulture during planning. At the same time old plants and tall trees have been preserved, some of which are over 100 years old.



PHASE 4

VILLAS & RESIDENCES

TIME IS THE NEW LUXURY

Time is the new luxury and at Meneghetti luxury is ensured. Meneghetti provides full scope of services designed to save owners' time and maximise high-quality leisure time. All the properties which are sold to private owners are included in Meneghetti's rental and property management system.

Meneghetti owners can relax, never needing to worry about their vacation or their property – Meneghetti takes care of it all.

PROPERTY MANAGEMENT

Meneghetti provides a full property management service which includes complete maintenance of the property – renovation, painting, periodic replacement of furniture, cleaning, security, landscaping, etc.

Owners pay a Maintenance fee which covers the property management and maintenance costs, including the reserve fund for periodic replacement of furniture and larger investments, to ensure the permanent top level of building and equipment in the Meneghetti style and the level of luxury, as long as the resort operates. The fee is deducted from the owner's share of the rental revenue, which is expected to more than cover the fee so that in the end owners receive a regular income. Meneghetti therefore provides a guarantee

that the owners will not have to allocate additional funds to cover the usual costs that are charged as part of the Maintenance fees. This guarantee is part of the contractual documentation.

Quality maintenance of real estate not only preserves the value of the Residences, but their value grows. Very few Residences from earlier phases that were resold, were sold at the (higher) price of the most current development phase.

RENTAL POOL

Meneghetti's "Rental pool" system allows Meneghetti to rent each property as hotel inventory when the owners are not using them. The rental revenue is then split between the Hotel and the property owners.

The share of the rental revenue which belongs to each owner not only pays for the property maintenance, but the surplus cash also represents a constant, recurring revenue for each owner.

HOTEL SERVICE

Owners enjoy full hotel service when using their property because Meneghetti provides daily housekeeping and hotel services in all the Residences, including those used by owners and their guests.





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PHASE 4

VILLAS & RESIDENCES

OWNERSHIP BENEFITS

CAREFREE OWNERSHIP

The Meneghetti property will always be perfectly maintained, renovated, refurbished and ready for use, while the owner will not have to pay for the upkeep as the expenses will be covered by the rental income. In other words, without personal involvement owners can relax and enjoy their property without having to take care of it.

RENTAL INCOME

Meneghetti properties generate recurring revenue for the owners i.e. the owners regularly receive surplus amount of money generated by the rental program.

PHASE 4

VILLAS & RESIDENCES

OTHER BENEFITS FOR OWNERS

Own use	- Four weeks in the period from June till end of September - More than ten weeks available during the low and shoulder season - Days available for own use: Apr May Jun Jul Aug Sep Oct Nov Dec 12 9 7 7 7 7 9 20 20
Friends and family usage	Confirmed reservations can be used by the owner or persons designated in advance of arrival (family and friends)
Friends and family benefits	Same benefits for family members when using the Residence
Use of pools, sauna, fitness	Free use for the owner or his guests who use the Residence
Food and beverage prices in restaurants and bars	15% discount for the owner and family who use the Residence
Cost during stay	- Use less than 4 weeks (in total) during the year is free of charge - Further use is subject to payment of Daily fee (per accommodation unit, not per guest) to cover the cost of utilities, daily housekeeping service, etc. The price is €25 per day for one-bedroom Residence, €35 per day for two-bedroom Residence and €45 per day for a Villa. It is not meant to serve as a profit for Meneghetti.
Prices for friends or family members staying at the Resort at the same time as the owner	If the owner makes a reservation on behalf of other persons (friends or family) in another Residence or Hotel room at the same time as the owner, such persons are entitled to a 15% discount on accommodation.
Other	- Privileged prices of wine in the winery - Breakfast which is served to all guests at exclusively formed price for owners of €20 per person (€10 for a child) - Organized events and festivities (harvest celebration, young wine festivity, young live oil festivity, days of white truffles, days of wild asparagus,...) - Privileged prices for organizing own events at the estate - Personalized wine labels



PHASE 4

VILLAS & RESIDENCES

BUYING PROCESS

All Residences are fully furnished and equipped and each Residence includes a swimming pool with sun deck, the price of which is 62,000 EUR (included in the price).

The calculated size of one-bedroom Residences is between 97 m² and 110 m² depending on the size of the garden:

- 77 m² of indoor space,
- 20 m² or 21 m² of covered terrace (10 m² or 11 m² based on the construction coefficient),
- gardens from 100 m² to 217 m² (10 m² to 21,7 m² based on the construction coefficient).

The calculated sizes of two-bedroom Residences are 200 m²:

- 154 m² of indoor space,
- 42 m² of covered terrace (21 m² based on the construction coefficient),
- gardens 252 m² and 259 m² (25,2 m² and 25,9 m² based on the construction coefficient).

PURCHASE PRICE

RESIDENCE TYPE	Price (excluding VAT)
One-bedroom Residence with pool	€595,000
Two-bedroom Residence with pool	€1,125,000

VAT is not paid in case of purchase through a local company. In case of purchase as an individual person, displayed prices must be increased 25% for Value Added Tax (VAT).
NOTE: if the buyer requested a larger pool, the price is increased by the appropriate amount



PHASE 4

VILLAS & RESIDENCES

BUYING PROCESS

Meneghetti will prepare all the necessary legal paperwork and assist the investor throughout the process. Upon request, Meneghetti team will present to the interested buyer the following commercial items:

MAIN INVESTMENT AGREEMENT

Main Investment Agreement with all the agreed commercial items will be prepared by Meneghetti and presented to the investor. Meneghetti team will be available to assist and provide any explanations.

RENTAL AND PROPERTY MANAGEMENT AGREEMENTS

There will be other agreements which will need to be signed by the investor which regulate Rental Pool Management and Property Management. They will be presented to the investor by our team who will be available for further explanations.

TAX-EFFICIENT OWNERSHIP MODEL

Owners can decide to own the property via a local company (Special Purpose Vehicle, SPV). In this case, VAT (25% on the purchase price) is not payable because reverse tax charge mechanism is applied. Similarly, VAT which is charged on all subsequent expenses is refunded by the state. In addition, the applicable corporate income tax rate in Croatia is moderate: 10% in 2022. The SPV will however pay little or no tax because property depreciation, maintenance fees, interest on loans (if any) are tax deductible.

Meneghetti team will be available to assist the investor with setting up the legal entity.



PHASE 4
VILLAS & RESIDENCES
BUYING PROCESS

EXPECTED DATE	STEPS	PAYMENT	
		Residence 1 bedroom + pool	Residence 2 bedrooms + pool
2021			
	Reservation deposit within 7 days from confirming the reservation	€60,000	€110,000
2022			
expected 30.03.	Tranche 1 within 15 days from completion of the main architectural project	€107,000	€203,000
expected 30.06.	Tranche 2 within 15 days from obtaining building permit	€107,000	€203,000
expected 01.11.	Tranche 3 within 15 days from building site opening	€107,000	€203,000
2023			
expected 15.01.	Tranche 4 within 15 days from building structure completion	€107,000	€203,000
expected 30.04.	Tranche 5 within 15 days from construction completion	€107,000	€203,000
		*€595,000	*€1,125,000

* All prices exclude 25% value added tax (VAT). In case of a purchase as a private individual, displayed purchase prices must be increased by 25% for the VAT.
If the investor invests through a local company, then the reverse tax charge is applied and the local company (and the investor) does not pay VAT.
The date of construction completion is fixed and will not be exceeded, while other dates during the process of preparation and implementation of the project are estimates. Based on experience from previous development phases, some expected milestones can even occur earlier than shown above.
After the construction, the sales prices will be €680,000 for a 1-bedroom Residence with pool, €885,000 for a 1-bedroom extra large Residence with Pool, €1,290,000 for a 2-bedroom Residence with pool.



REASONS TO INVEST

LIFESTYLE

OWN USE	Vacation Holidays during the year – Sumer vacation – Weekend trips
	Hotel service included Property always prepared – Daily housekeeping, linen service, in-house dining – Cleaning upon departure
	Other benefits Free use of hotel facilities – Privileged prices in restaurants and bars
CAREFREE OWNERSHIP	Owners don't need to invest their time Serviced, maintained and rented by Meneghetti
	Property always in perfect condition Included property management – Maintained to high standards – Any defect or damage immediately repaired – Furniture and equipment regularly replaced – No effective cost to owner as rental income covers expenses
BREATHTAKING ESTATE	Exceptional location – Large plot – Pristine nature – Seclusion – Small density of construction – Blend of tradition and excellence – Own beach and beach bar – Impeccable landscaping, infrastructure, gardening – Elite resort
MEMBER OF RELAIS & CHÂTEAUX	Part of a global association of luxury hotels and restaurants
THE ULTIMATE LUXURY LIFESTYLE	Maximised leisure time – Enriching experiences – Unparalleled service

INVESTMENT

STABLE RENTAL REVENUE	Owner receives regular rental income Expected yield around 4% (after all costs)
STABLE CAPITAL VALUE	Impeccably maintained freehold real estate Generates yield for the owner Golf course zone adjacent to the site
NO EFFECTIVE PROPERTY MAINTENANCE COST	Rental revenue covers maintenance costs
TAX EFFICIENT STRUCTURE	Ownership through local SPV enables VAT refund and tax deductions for depreciation, maintenance fees, interest
STRATEGIC GEOGRAPHIC LOCATION	Closest Mediterranean destination for the large Central and Eastern European markets – Close to Rovinj, Pula – Close to airport – Close to highway – Unspoiled micro-location – Large land plot buffers the site from unwanted construction
LUXURY SEGMENT	Luxury boutique resort – Professionally managed – Strong reputation – Strong brand
VALUE OF PRIVATE USE	1-bedroom Residence with pool: €26,000 annually 2-bedroom Residence with pool: €42,000 annually All based on the prices paid by guests and assuming 4 weeks of use during a year: 2 weeks during the peak season (July, August) and 2 weeks during the shoulder season (May, October)

□ MENEGHETTI

MENEGHETTI d.o.o.
Stancija Meneghetti 1
52211 Bale, Istra, CROATIA

GPS coordinates:
LAT 45 0' 34.72" N,
LONG 13 44' 43.57" E

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CONTACT AND INFORMATION

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□ MENEGHETTI