MENEGHETTI

ValleLand Villas

RELAIS & CHATEAUX

ValleLand Villas

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

- Georg Wilhelm Friedrich Hegel

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CROATIA

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

Anne Morrow Lindbergh

THE HIDDEN JEWEL OF THE ADRIATIC

With a population of just 3,9 milion, Croatia is a captivating Adriatic treasure - steeped in history, celebrated for its culinary delights, and graced with a coastline and countryside of unparalleled beauty. Tourism stands as the cornerstone of its economy, fuelled by substantial investment in infrastructure over the past decade, including vital links to Pan-European transport corridors.

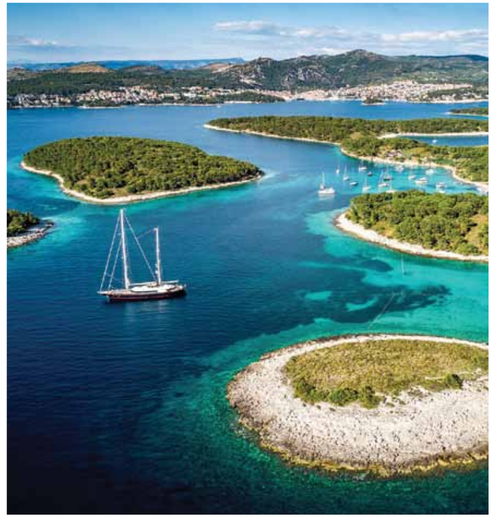
A SANCTUARY OF NATURAL SPLENDOUR

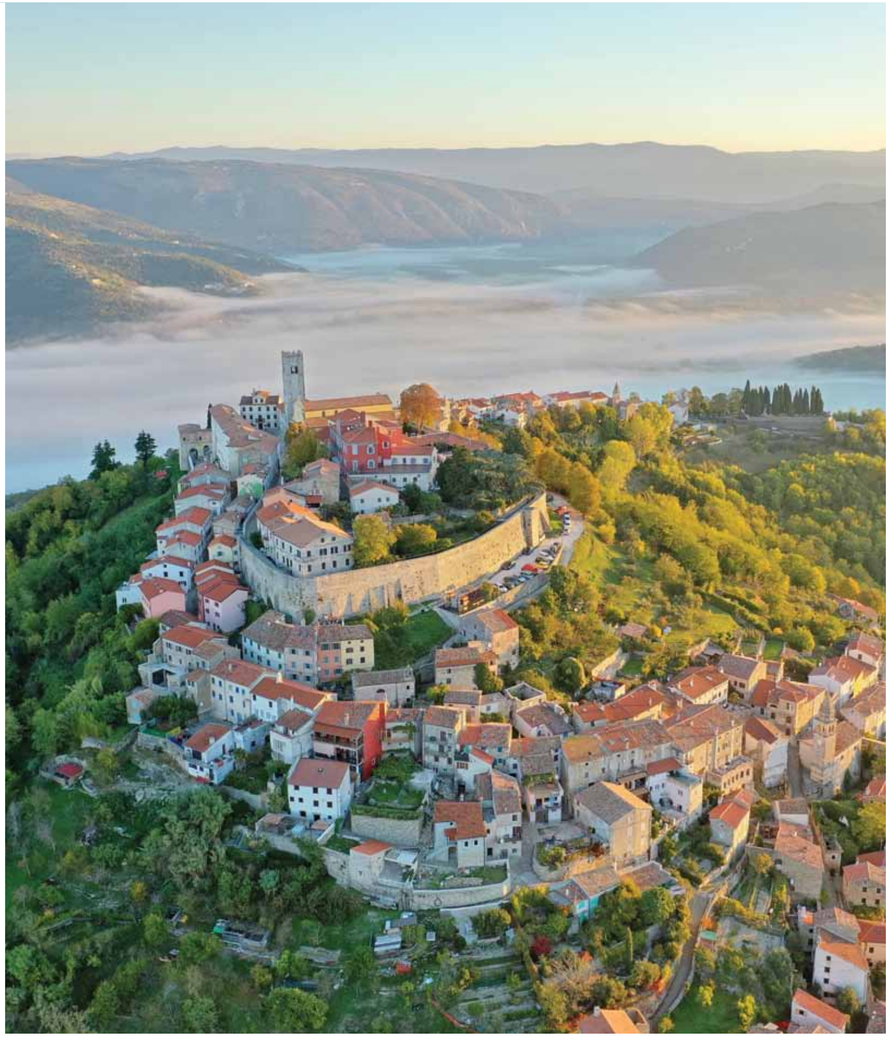
Croatia is an ecological haven in Europe, boasting 444 protected areas that cover over 9% of its land. Among these are 20 national and nature parks, including the world-renowned Plitvice Lakes National Park, a UNESCO World Heritage Site revered for its cascading waterfalls and pristine lakes.

EUROPE'S MOST BREATHTAKING COASTLINE

Stretching more than a thousand kilometres, Croatia's coastline is a tapestry of 1,244 islands, attracting millions of visitors annually. Its crystalline waters rank among Europe's purest, while its beaches are consistently celebrated as some of the world's finest.

Discover





Discover

ISTRIA

Tucked into the northern curve of Croatia's Adriatic coast, Istria is the country's most refined tourist region – a compact jewel box of cultural heritage, natural splendour and Mediterranean charm. Its coastline, scalloped with shallow, crystal-clear bays, draws summer visitors seeking beauty without bravado, while inland, hill-fringed landscapes roll into vineyards and olive groves. The climate is thoroughly agreeable – 2,388 hours of sunshine a year lend it an easy, year-round appeal. Geographically, it couldn't be better placed: cradled by the Adriatic and just a drive from Central and Eastern Europe, it's the Med's closest call for much of the continent.

CULTURAL & HISTORICAL HERITAGE

Istria's heritage is richly layered – from hilltop villages with cobbled lanes and stone houses that echo with centuries of tradition, to coastal towns like Rovinj and Poreč, shaped by Venetian grace and maritime legacy. Roman landmarks still command attention, most notably the grand Arena in Pula, while the Euphrasian Basilica in Poreč glows with Byzantine mosaics. From Illyrians and Romans to Venetians, Austrians and beyond, each wave of rule left behind a thread, weaving a rich, textured identity. This isn't static history; it lives on through festivals, daily rituals, and architecture that quietly bridges past and present. In Istria, culture isn't curated – it's lived.

ISTRIA

GASTRONOMY

Istrian cuisine is a finely woven tapestry of civilisations – Roman depth, Frankish heartiness, Slavic earthiness, and Venetian flair. This is a kitchen that favours subtlety over spectacle: gently cooked dishes, hand-rolled pastas, wild herbs gathered in season, and fish brought in with the morning tide. Black and white truffles, unearthed from quiet forests, bring rare richness to even the simplest plates. From rustic, family-run taverns in the hills to Michelin-starred dining rooms overlooking the sea, Istria prides itself on bespoke culinary experiences that honour both tradition and imagination.

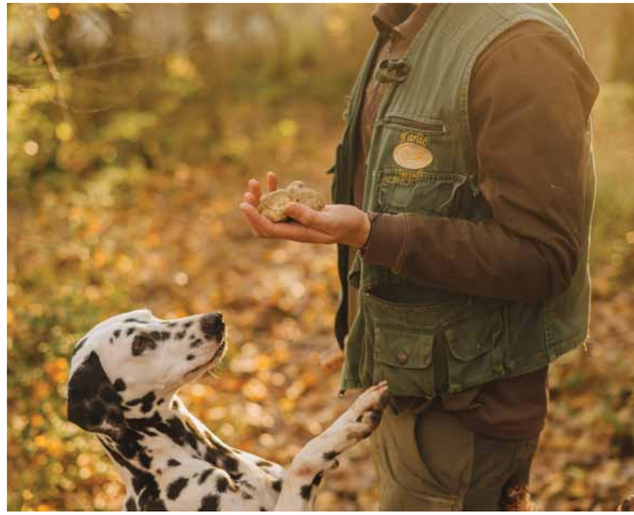
WINES

Winemaking here is no passing trend – it's heritage. The Romans once prized Istrian wine for its purity and character, and today's vintners continue the legacy with quiet mastery. Indigenous varieties like Malvasia and Teran shine in the region's diverse microclimates, offering crisp whites and structured reds that pair effortlessly with the local cuisine. Vineyard visits are intimate and unhurried, offering not just wine, but stories, soil, and a sense of place.

OLIVE OILS

Olive oil in Istria is not merely an ingredient - it is an art form. For 10 years running, Istria has been honoured by Flos Olei as the world's best olive oil region, a testament to its exceptional clarity, intensity, and depth. The region is home to 23 olive varieties, of which an astonishing 11 are native. Family-owned groves dot the landscape, many cultivating these ancient varieties with profound respect for tradition and nature. Each harvest embodies a commitment to quality that transforms simple oil into liquid gold, capturing the very essence of this sun-drenched peninsula. Here, tastings rival those of fine wines, and each bottle reflects the land from which it came – sun, stone, and timeless care.

Discover



Attune to the alluring
heartbeat of Istria

Welcome to MENEGHETTI WINE HOTEL & WINERY 5*

Nestled among its own vineyards and olive groves, Meneghetti Wine Hotel & Winery 5* is a sanctuary of refined luxury and a proud member of Relais & Châteaux. This hidden retreat offers an immersive Mediterranean escape, where nature and elegance blend seamlessly.

Designed for those who seek both privacy and excellence, Meneghetti features 58 meticulously curated rooms, villas, and residences, each offering a seamless blend of timeless aesthetics and contemporary comfort. The Meneghetti Spa provides bespoke wellness programmes, complemented by a range of curated wellbeing activities for a truly relaxing experience.

A Michelin-recommended restaurant showcases estate-grown, organic ingredients, along with the seasonal Oliveto restaurant and the newly revamped Beach Club. The estate is also home to exceptional event venues and the Meneghetti Winery, where award-winning wines and estate-produced olive oils capture the essence of Istrian terroir.

Attune to the heartbeat of Istria and embrace the art of Mediterranean living.

Origins

FROM PROVISIONING ESTATE TO FORGOTTEN RUIN

The history of Meneghetti begins at the turn of the 19th to 20th century, during a pivotal period when the Austro-Hungarian Monarchy sought to fortify its naval presence along the Adriatic. In early 19 century, the Monarchy annexed the Istrian peninsula and Pula was designated as the Empire's principal naval harbour. th In this context, the Monarchy constructed its largest military base in Porto Colone Bay - directly neighbouring what would become the Meneghetti estate. Seizing the opportunity, a man known only as Mr. Meneghetti (only known by his first name), likely of Venetian origin, acquired land near Bale, Istria.

Recognizing the strategic location adjacent to a significant Austro-Hungarian military fort housing approximately 6,000 soldiers, he established an estate to supply the garrison. He constructed stone houses and barns, cultivated vineyards and olive groves, and raised livestock, providing food and leisure for the stationed officers. From Provisioning Estate to Forgotten Ruin

Revival

A VISION OF ELEGANCE

After decades of neglect, the estate was rediscovered in 2000 by Croatian lawyer Miroslav Plišo and his wife, Romana Kajfež, a pharmaceutical entrepreneur. Enchanted by its potential, they embarked on a meticulous restoration, preserving the traditional Istrian architecture while introducing modern comforts. 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.

The winery opened its doors in 2001, followed in 2004 by the launch of the region's first and smallest luxury boutique hotel - an intimate 5-star retreat featuring just 4 exquisitely appointed rooms and an restaurant, completing the refined Meneghetti experience.

Evolution

A JOURNEY TO EXTRAORDINARY

What began as a forgotten outpost of Austro-Hungarian naval history has, over the past two decades, been lovingly reimagined into one of Europe's most refined rural retreats.

The architectural language of the estate speaks fluently in the dialect of terroir – elegant, earthy, and unmistakably Istrian. Today, Meneghetti spans over 12 hectares and offers 10 rooms and suites, along with 48 private residences and villas. The estate boasts a renowned winery, its own vineyards and olive groves, a Michelin-recommended restaurant, a magnificent beach club, an exclusive spa centre, and bespoke event venues. For those seeking an active escape, Meneghetti offers extensive sports facilities, including tennis courts, a driving range, outdoor gym, and a private helipad for seamless arrival. A proud member of the prestigious Relais & Châteaux association since 2013, it stands as an all-encompassing Istrian resort – where nature, elegance, and every modern comfort meet.

The story of Meneghetti

2000
Discovered by current owners

2001
Opening of Meneghetti Winery

2004
Opening of 5-star boutique hotel with only 4 rooms

2013
Become members of Relais & Châteaux

2016 - Phase 1
First major renovation, 6 new rooms & 15 new residences, expanded facilities

2019 - Phase 2
Second major extension, adding 15 residences, 8 with swimming pool

2022 - Phase 3
Third major extension, adding 11 pool residences and moving of winery

2023 - Phase 4
Fourth extension, adding 8 pool residences, nd opening of new Meneghetti Winery

2025
Large Spa extension, beach renovation and opening of the Garden Pavilion venue

Stay tuned

Meneghetti at glance

PROPERTY SERVICES & FACILITIES

GUEST SERVICES

- 24-hour Reception
- Concierge service
- Valet Parking
- Private Transfers
- Car Wash
- Laundry & Ironing
- Complimentary Non-Alcoholic Minibar
- Room Service
- ATM

WINE & DINE

- Meneghetti Restaurant
- Oliveto Restaurant
- Meneghetti Winery
- Wine Lounge
- Meneghetti Beach Club

SPA & WELLNESS

- Spa & Wellness Centre
- Outdoor & Indoor Pools
- Tennis Courts
- Driving Range
- Outdoor Gym
- Kids' Zone

EVENTS & MEETINGS

- Meeting & Event Venues
- Product launches
- Conferences
- Wedding Venues
- Private Buyouts

TRANSPORT & PARKING

- Parking
- Electric Vehicle Charging Stations
- Helipad

EXCLUSIVE EXPERIENCES

- Private Destination Experiences

Meneghetti spa

Secluded in Istria's pastoral heart, Meneghetti Spa is a sanctuary of stillness where nature and well-being entwine. Surrounded by vineyards, olive groves, and gardens, every treatment draws from the land, with hand-harvested herbs, our own olive oil, and antioxidant-rich grapes. Lavender, rosemary, and sage drift on the breeze, grounding you in a sensory journey. Each ritual is more than a treatment - it's a return to nature, a quiet renewal, and an invitation to reconnect, root to soul.

3 treatment rooms

Heated indoor Family Pool

Fitness Studio

Tranquility Zone (18+) featuring a heated indoor adultsonly pool, a Finnish bio sauna, a steam room, a therapeutic rainfall shower, a Spa Lounge with calm flow waterbeds, and a Garden Spa area with an outdoor Finnish sauna, cold plunge pool, and garden relaxation zone

Natural ingredients and organic products

Meneghetti restaurant & bar

A Michelin-recommended gem, also awarded 3 toques by Gault&Millau and 3 forks by Falstaff, it offers a refined interpretation of Istrian cuisine. With ingredients sourced locally and from our organic garden, each dish reflects a true garden-to-table philosophy. Meneghetti's wine list, including its acclaimed estate labels, perfectly complements the menu. Here, tradition meets elegance in a sensory journey shaped by terroir, season, and quiet sophistication.

Oliveto restaurant & lounge bar

Nestled amidst the sun-soaked Istrian countryside and framed by olive groves and vineyards, Oliveto is a seasonal sanctuary where Mediterranean flavours are celebrated with quiet sophistication and Istrian charm. The Oliveto menu pays tribute to freshness and provenance, thoughtfully crafted around local and seasonal ingredients that reflect the rhythms of the land.

Meneghetti beach club

Just 2 km from the hotel, the fully renovated Meneghetti Beach Club promises a premium seaside experience, seamlessly blending laid-back luxury with natural beauty. Set against the stunning backdrop of the crystal-clear Adriatic Sea, the club features a stylish new beach area with comfortable loungers, elegant cabanas, and a natural pebble shoreline. Guests can unwind at the Lounge Bar, offering a curated selection of signature cocktails and premium beverages, or enjoy fresh, casual summer cuisine at the Beach Club Restaurant, serving a vibrant mix of Mediterranean and international dishes crafted from seasonal ingredients. The atmosphere comes alive with live lounge music by our resident DJ, creating the perfect soundtrack for a relaxed yet refined coastal escape

Meneghetti winery

Nestled among sun-drenched vineyards and centuries-old olive groves, Meneghetti Winery invites guests into the heart of Istrian winemaking. Although Istria is famed for its native Teran, international varieties such as Merlot, Chardonnay, and Pinot Blanc thrive here - yielding wines that sometimes rival, even outshine, their Old World counterparts. Our flagship wines are Meneghetti Red and Meneghetti White, while the crown jewel is Val Gambalera 2025, winner of GOLD Decanter 2024 and GOLD Concours Mondial 2023.

Discover the craftsmanship behind every bottle through guided tours of the winery complex. Step into the Wine Cockpit and explore our barrique room and VIP tasting room, a secluded space surrounded by rare vintages and aged barrels, perfect for private tastings and exclusive events.

WINERY COMPLEX

- Wine Lounge tasting room (opened daily)
- Winery (production facility) s
- Barrique room
- VIP tasting room
- Wine cellar

EXPERIENCES

- Curated Wine Tasting programs
- Olive Oil Tastings featuring our award-winning oils
- Guided Winery Tours
- Private Events and VIP experiences by appointment

SPARKLING WINES

- Meneghetti Classic
- Meneghetti Classic Rosé
- Meneghetti Blanc De Blancs
- Meneghetti Reserva

WHITE WINES

- Meneghetti Malvazija
- Meneghetti Black Label
- Meneghetti Moni Emvasis
- Meneghetti White

ROSÉ WINES

- Meneghetti Rosé

RED WINES

- Meneghetti Malvasia Nera
- Meneghetti Merlot
- Meneghetti Red
- Meneghetti Val Gambalera

SWEET WINES

- Meneghetti Sweet

MENEGHETTI DISTILLATES

- Valle d'Istria Brandy XO
- Aqua Vitae Grappa

Meneghetti olive oils

Istria is celebrated for its scenic coastline, Roman heritage, and as a top region for extra virgin olive oil. Its Mediterranean climate, mineral-rich soil, and long olive-growing tradition make it a leader in premium oil production. This is recognized by Flos Olei, the international guide to the world's best olive oils, which has repeatedly ranked Istria as the best olive oil region. Meneghetti's 2.5-hectare groves, home to about 700 trees, produce single-variety oils recommended by Flos Olei. The Meneghetti Izbor (Selection) was named best in the world for its "intensely fruity aroma."

BUŽA

Buža is a cultivar of Istrian origin. It requires warm and sheltered positions and is quite resistant to low temperatures. The oil is of high quality, balanced with the fine sensibility of bitterness and piquancy, and pronounced green fruit flavour. Organoleptic characteristics: Bitterness 3,3 / Piquancy 4,9

ISTRIAN BJELICA

Bjelica is originally from the area of Boljunac and Dolina near Trieste. The tree is of medium lush growth, and the leaves and fruit are medium in size. It is very resistant to low temperatures. The oil has a highly pronounced spiciness and bitterness, both known as positive attributes of the olive oil. Organoleptic characteristics: Bitterness 5,9 / Piquancy 7,2

LECCINO

Leccino is a cultivar that is spreading more and more outside the Italian region of Tuscany. It is of medium ampleness, and constant yields. The crown is tall and dense, and the leaf is oblong. The oil has a medium fruity aroma, balanced organoleptic properties of bitterness, piquancy, and sweetness. Organoleptic characteristics: Bitterness 4,1 / Piquancy 4,4

ROSULJA

Rosinjola (Rosulja) is an Istrian variety, and grows mostly in the vicinity of Rovinj, Vodnjan, and Vrsar, and on the belt that lies between the Lim Channel and Bale. It is a variety of dense round tree crowns and lush growth. The oil has an intense fruity smell with an initial evenness of bitterness and piquancy. Organoleptic characteristics: Bitterness 5,5 / Piquancy 6,6

Meneghetti bio gardens

A testament to the land

BIO GARDEN

The Meneghetti Bio Garden is a one-hectare space dedicated to organic, sustainable cultivation. Home to over 120 varieties of fruits, vegetables, and herbs, it reflects our garden-to-table and zero-waste philosophy. Supplying both estate restaurants, it offers peak-season produce, including rare varieties like artichokes, tailored to meet evolving culinary needs.

MEDITERRANEAN GARDENS

The Mediterranean Gardens at Meneghetti are composed like a symphony of scent, texture, and tradition. In the past two years, nearly 10,000 ornamental plants were added, spanning 53 species. From Tuscan cypresses to holm oaks and stone pines, native herbs and drought-tolerant species blend beauty, resilience, and cultural heritage.

Lavender, rosemary, bay laurel, oleander, star jasmine, pittosporum, myrtle, ornamental grasses

SUSTAINABILITY AT ITS CORE

The Bio Garden operates entirely on sustainable practices. Watering is managed through our own independent water sources, underground water wells, ensuring responsible and self-sufficient irrigation. True to our zero-waste philosophy, all organic kitchen waste is repurposed into nutrient-rich compost, which is then used to enrich the garden soil. This closed-loop system supports soil health, reduces environmental impact, and reinforces our commitment to regenerative agriculture.

Meneghetti events

Meneghetti Wine Hotel & Winery 5* offers an exceptional backdrop for meetings, weddings, and events of rare distinction. From intimate board meetings and exclusive incentives to elegant wedding celebrations surrounded by vineyards and olive groves, Meneghetti is a destination where every occasion is elevated by the timeless charm of the Mediterranean. Here, you're invited to work, gather, and celebrate in a setting where every detail reflects refined luxury.

EVENT SPACES

Garden Pavilion
Meneghetti Restaurant
Oliveto Restaurant
Wine Lounge
Beach Club (outdoor location)
The oaks (outdoor location)
The Boulevard (outdoor location)

New Chapter:
ValleLand Villas
by Meneghetti

VALLELAND VILLAS BY MENEGHETTI

INTRODUCING VALLELAND VILLAS

Following the outstanding success of four development phases at the Meneghetti Estate, the brand now embarks on a new chapter, one of even greater privacy, grandeur, and exclusivity. ValleLand Villas by Meneghetti offers refined homes for discerning individuals who desire larger, freehold Villas without the obligation to rent, yet still benefit from the full suite of Meneghetti services and privileges.

THE PROJECT

After an extensive search for the perfect location, a site spanning 15,500 m² was secured in 2023. Located just outside the picturesque Istrian town of Bale-Valle and a short distance - 8 km by road or 5 km via macadam - from the Meneghetti estate, this peaceful plot is surrounded by lush Mediterranean flora and rural serenity.

CONSTRUCTION TIMELINE

- Commencement: April 2025
- Completion: April 2026

OWNERSHIP STRUCTURE

- Freehold title (1/1) for each Villa
- Shared ownership of communal land and roads
- Exclusive use of private gardens

Location

YOUR QUINTESSENTIAL ISTRIAN SANCTUARY

Nestled just 1.4 kilometres from the enchanting medieval town of Bale, the ValleLand Villas by Meneghetti epitomise understated elegance within Istria's verdant heartland. Positioned a mere 8 kilometres from the renowned Meneghetti estate, this development offers a rare fusion of exclusivity and natural splendour.

SERENITY, SECLUSION, AND SUBLIME COASTAL VIEWS

ValleLand Villas afford their discerning owners a sublime vantage of the Adriatic Sea, combining breathtaking natural beauty with absolute privacy. This inland haven ensures peaceful seclusion without compromising on access to the sparkling coastline, embodying a sanctuary for those seeking respite from the bustle of everyday life.

EMERGING GOLF PRESTIGE

A promising golf development is on the horizon between Bale and Rovinj, situated within easy driving distance. Additionally, the Meneghetti estate borders land earmarked for a prestigious 27-hole golf course, promising to elevate the area's allure for aficionados of the sport.

EXCEPTIONAL CONNECTIVITY

- Bale-Valle: 1.4 km (3 min)
- Rovinj: 14 km (15 min)
- Brijuni National Park: 35 min
- Pula Amphitheatre: 24 km (25 min)
- Venice: 3 hours

ACCESS TO INTERNATIONAL AIRPORTS

- Pula Airport (PUY): 20 km
- Trieste Airport (TRS): 140 km
- Ljubljana Airpor (LJU): 200 km
- Zagreb Airport (ZAG): 250 km
- Venice (VCE): 266 km

Bale - Valle

THE STONE TOWN OF BALE / VALLE

The stone town of Bale / Valle records around 2,400 hours of sunshine a year and attracts those who come to enjoy untouched nature, silence, various cultural events, gastronomy, fields, forests, vineyards and olive groves. However, it has a different quality and energy than similar Istrian towns.

It is unique and completely true to itself, with a collection of stories and history that will surprise and kindle love for this little hidden gem tucked away a few kilometres from the Istrian coast. With butterflies as its trademark, with perfectly preserved 100-year-old military fortresses, with archaeological sites, with the site of fossilized dinosaur bones that are 200 million years old, with world-famous seducer Casanova having one of his affairs here, with the largest art gallery in Istria, with a bird reserve and a bird museum, with freemasons who traditionally gather here, with boulevard of world geniuses, it preserves many stories.

TOWN'S INCEPTION

The stone town dates back to Roman times as a stop on the salt route from Pula to Poreč. It was first mentioned as Castrum Vallis, i.e., the fortress in the valley. Its historical core is located 145 metres above the sea and is surrounded by hills where fortifications existed even in prehistoric times.

45TH PARALLEL

The 45th parallel passes through the municipality of Bale, so Bale is in an ideal place halfway between the Equator and the North Pole.

OLD TOWN

The old town, with its circular stone alleys and sacral objects, offers a special atmosphere. The Gothic-Renaissance palace 'Soardo-Bembo' from the 16th century is included in the list of the 30 most important monuments in Croatia. The parish church contains the crypt with stone sarcophagus from 1595 and lapidarium where the stone remains from the localities around the city are preserved, from Antiquity to the Late Middle Ages. The city palace houses the Statute approved by the Republic of Venice in 1477, long after it recognised the position of the city in 1332.

SITE OF SAN POLO PARAVIA

In the bay of Sv. Pavla (San Polo) there is an archaeological site with the remains of an ancient villa rustica and the medieval church of St. Paul.

MILITARY FORTRESSES

Perfectly preserved Austro-Hungarian military fortifications, built between 1898 and 1914, are today one of the best-preserved examples of defensive architecture of the 19th and 20th centuries. At the dawn of the First World War, the fortresses housed over 20,000 soldiers who defended this area. They cover about 150 hectares of coastal area. This attraction of unprecedented proportions is gradually becoming a place of rich and diverse cultural life, from music and art workshops to top performances and concerts, as well as a planned backdrop for films and various reality show productions in the near future.

DINOSAURUS HISTRIAE

In the local museum, there are bones of dinosaurs that surfaced from the bottom of the sea in Colone Bay in 1992. As far as is known, the important site of fossilized dinosaur bones that are 200 million years old is the only one that preserves petrified remains of dinosaurs under the sea. This is why Bale was included in the World List of Paleontological Sites.

BUTTERFLIES

As many as 390 species of butterflies live in this clean and untouched area. Many of these are protected by law and belong to highly endangered species that can rarely be found in the world.

Bale - Valle

BIRDWATCHING

The ornithological reservation Palud, which is home to 217 bird species, is located in the vicinity (8 km). The local Multimedia Center has a collection of birds that Pietro Sassaro collected and scientifically researched for several decades.

PALEONTOLOGICAL SITE NEARBY

Water and edutainment paleontological park is open since 2020, inspired by the recent discovery of fossil remains of dinosaurs and prehistoric animals from the Mesozoic Era in Porto Colone Bay.

VISIONARY INVESTMENT AND OWNERSHIP MODEL

In the early 2000s, all citizens of Bale / Valle became co-owners in a social project called Mon Perin, which is the local name for the hill of the same name. In this way, Bale / Valle promoted a unique model of joint ownership and joint investment, which is an example of absolutely innovative local development, in a way, for a whole decade preceding the concept of crowdfunding.

BOULEVARD OF WORLD GENIUSES

The five-kilometre-long path, from Bale / Valle to the sea, is an open gallery of monumental sculptures, paying tribute to the great minds of the world. These are the works of students of fine and applied arts academies from Venice, Bologna, Milan, Turin, Rijeka and Zagreb. Every hundred metres there are monuments to Aristotle, Einstein, Darwin, Mandela, Columbus, Tesla, Disney...

PLOT SETUP

SPATIAL DESIGN

The spatial design is elegantly classical, anchored by a clearly defined central axis—a stone-paved access road, flanked by thoughtfully planted trees. At the entrance, a discreet facility management building and storage area are situated. Along this avenue lie eight villas, each a model of modernity yet clad in indigenous materials such as wood and stone. Uniform in design, each villa features a rectangular footprint measuring 13 by 22.45 metres, comprising a ground floor and first floor, reaching a height of 6.60 metres.

HORTICULTURE

At least 70% of each building plot is devoted to natural greenery or landscaped parkland, meticulously curated with native flora — olive trees, lavender, rosemary and other autochthonous species, creating a seamless harmony between architecture and environment.

TRAFFIC

Vehicular and pedestrian circulation within the estate is carefully organised. A single, secure entrance serves residents, guests, suppliers, and utility vehicles, ensuring privacy and exclusivity.

ADDITIONAL GARDEN AREA

Owners of Villas 1 and 2 may elect to purchase extra garden space, with maximum expansions of 634 m² for Villa 1 and 235 m² for Villa 2, allowing for personalised outdoor sanctuaries.

A PLACE TO RENEW ENERGY

Nestled discreetly within nature, this miniature luxury enclave offers a sanctuary from the pressures of modern life. Here, one reconnects with natural rhythms, achieving balance and homeostasis, far from the bustle—an intimate refuge to nurture body and soul.

ARCHITECTURE

MORNINGS, REIMAGINED

Experience those quintessential Istrian mornings - unhurried, sunlit, and charmingly Mediterranean. The scent of coffee, lavender, and rosemary drifts through open windows, while birdsong and stillness frame the start of each day.

INSPIRED DESIGN

The Villas draw inspiration from the Istrian Glagolitic alphabet, elegantly blending historical motifs with contemporary aesthetics. The olive grove, an emblem of Istria, further enriches the setting, crafting a picturesque ambience that honours tradition while embracing modernity.

The marriage of indigenous materials with sleek design, the thoughtful planting of native trees, and the harmonious dialogue between old and new ensure the Villas nestle seamlessly within their natural surroundings.

COMFORT IN NATURE, DESIGNED FOR LIVING

Created for intimate moments with family and friends, yet effortlessly accommodating larger gatherings, the Villas boast generous indoor and outdoor spaces, complemented by a tranquil meditative garden and a serene swimming pool.

Ground floor

On the ground floor there is an entrance area with a wardrobe, one bedroom (BR 1), a storage area for maids with an attached bathroom, a technical room for devices for hot water, heating and cooling.

Through the narrowing hall, where on one side an open staircase to the first floor is formed, and on the other a two-story wine cellar, there is an entrance to the living room with a working desk area, kitchen, and dining area.

From the living room, there is direct access to the terrace and the outdoor pool next to the house.

PARKING

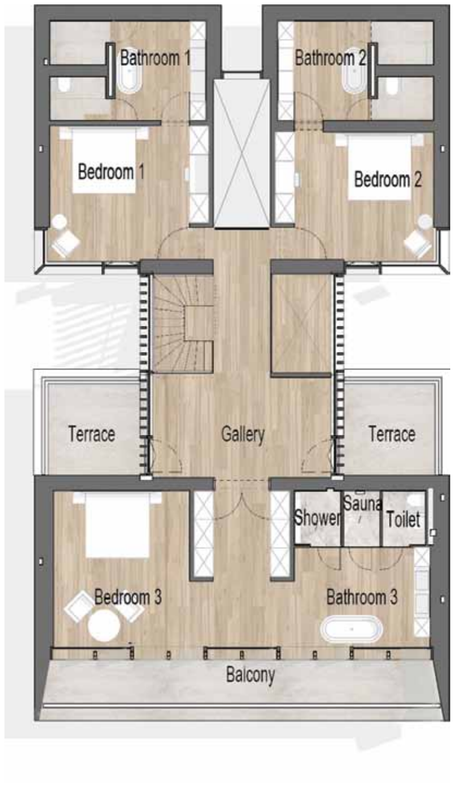
Each Villa has a parking space for two cars, covered by pergola. Dimensions of the pergolas are from 3.75x13.25 m up to 5.55x18.90 m, height 2.6 m.

POOL

Next to each Villa is a pool, dimensions 13x4 m, depth 1.5 m, with water heating, cooling, swimming against the current and automatic dosage.

GROUND FLOOR	Net m²
Entrance	26.31
Staircase	5.89
Wine storage	5.73
Kitchen	28.14
Dining room	20.40
Living room	48.53
Toilet	3.58
Storage room for maids	11.55
Technical room	6.38
Bathroom	3.83
Work space	19.64
Bathroom RS	14.87
Total ground floor:	194.85

First floor



There are three bedrooms on the first floor. Two are mirror-identical as the one on the ground floor, with double beds, attached wardrobes and bathrooms, while the third is slightly larger with additional facilities in the bathroom (a bathtub and Finnish or infra-red sauna are included in the price; while Turkish sauna is available for an extra charge of 10,000 EUR).

On the first floor, two smaller terraces and one larger loggia are formed. Above the bathroom, a glass roof is constructed.

FIRST FLOOR	Net m²
Room 1	20.64
Bathroom 1	14.77
Room 2	19.64
Bathroom 2	15.04
Gallery	32.75
Room 3	36.53
Bathroom 3	13.74
Toilet	2.43
Sauna	2.29
Shower	2.03
Loggia	21.47
Terrace 1	8.70
Terrace 2	8.70
Total first floor:	198.73

INTERIOR DESIGN AND EQUIPMENT

INTERIOR DESIGN & EQUIPMENT

The proposed interior design and furnishings are indicative, not definitive. A final concept will be presented to investors for consideration and approval. The estimated cost of the curated packages ranges between €200,000 and €300, depending on the chosen design and specification.

TAILORED OPTIONS

Investors are free to personalise the interiors beyond the proposed concept. A curated list of finishes and furnishings, personally selected by the owner - is available, allowing buyers to craft a space in line with their individual aesthetic and lifestyle. Costs are transparent: the actual price of the selected items, plus the fee of the interior designer to ensure coherence and elegance.

Alternatively, investors may opt to handle interior design and furnishing entirely independently, with no obligation to follow the presented options.

INTERIOR DESIGN AND EQUIPMENT

READY TO USE - TURNKEY OPTION

For those seeking effortless ownership, a fully furnished, ready-to-use villa is available as an optional upgrade. Upon completion, the residence will be entirely equipped - allowing owners to dine, relax and stay from the very first day.

This turnkey experience removes all responsibility from the investor. Every detail is taken care of - from bespoke furniture and curated décor to carpets, curtains, fine tableware, bed linens and towels. Even the smallest necessities are in place.

To mark the occasion, owners are welcomed with a hand-selected collection of Meneghetti wines - a fitting toast to a life well chosen.

TECHNICAL DESCRIPTION

STRUCTURE

The Villas are constructed as monolithic reinforced-concrete structures. Ceiling slabs are reinforced concrete - 30 cm thick on the ground floor, 20 cm on the first. The foundation slab is 30 cm thick with reinforced edge zones of 60 cm. All exterior concrete walls range between 25-30 cm in thickness. Internal partitions are plasterboard with appropriate insulation - fire or moisture resistant where required.

FAÇADE

Flat exterior surfaces are finished with natural stone cladding. Glazed openings are shaded by elegant vertical wooden slats.

ROOF

The Villas feature flat roofs designed to accommodate photovoltaic modules in a near-horizontal orientation.

SOLAR PANELS

Each Villa is equipped with a 6.0 kW photovoltaic system. Owners will be able to monitor energy production and consumption via dedicated solar management technology.

DOORS AND WINDOWS

All external openings are fitted with high-quality aluminium windows. Internal doors and window features are crafted from wood and metal, complemented by ribbed glass. Sun protection is provided through vertical brise-soleil systems.

FLOORS

Floor finishes include natural wood parquet or premium ceramic tiles, selected according to the room's function.

SEWAGE AND WASTE

Wastewater is managed by a closed sewage system with a biological treatment plant. All sanitary wastewater is channelled into a central purification unit. A dedicated waste sorting area is provided on the north side of the plot, accessible to utility services.

WATER SUPPLY

In addition to connection to the public water system, water for landscape irrigation is sourced from an on-site borehole.

HEATING AND COOLING

Electricity powers all heating, cooling and hot water systems. Climate control is provided by air-to-air heat pumps with ducted indoor units. Sanitary spaces are equipped with electric underfloor heating. Domestic hot water and pool water are heated via air-to-water heat pumps.

SAUNA

A Finnish or infrared sauna is included in the base price. A Turkish sauna is available on request for an additional charge of EUR 10,000.

OWNERSHIP BENEFITS

UNLIMITED USE

Unlike the usage model at the original Meneghetti estate - where owners are restricted to specific months and required to place their properties under Meneghetti rental management - ValleLand Villas offer complete freedom. Owners enjoy unrestricted, year-round use of their homes.

ACCESS TO MENEGHETTI RESORT AMENITIES

Ownership at ValleLand Villas includes full access to the five-star Meneghetti estate, including its public pools, spa, wellness centre, fitness facilities and more.

FLAWLESS APPEARANCE - ALWAYS

The development will be impeccably maintained at all times. Exterior and landscape maintenance will be mandatory, ensuring a consistently elegant and polished appearance across the community.

A GATED COMMUNITY OF DISTINCTION

ValleLand Villas will form Croatia's first luxury gated community of its kind - an exclusive enclave that sets a new benchmark. With access to elite services and supported by Meneghetti's proven experience, this private sanctuary is designed to remain exceptional for generations to come.

CAREFREE OWNERSHIP (OPTIONAL)

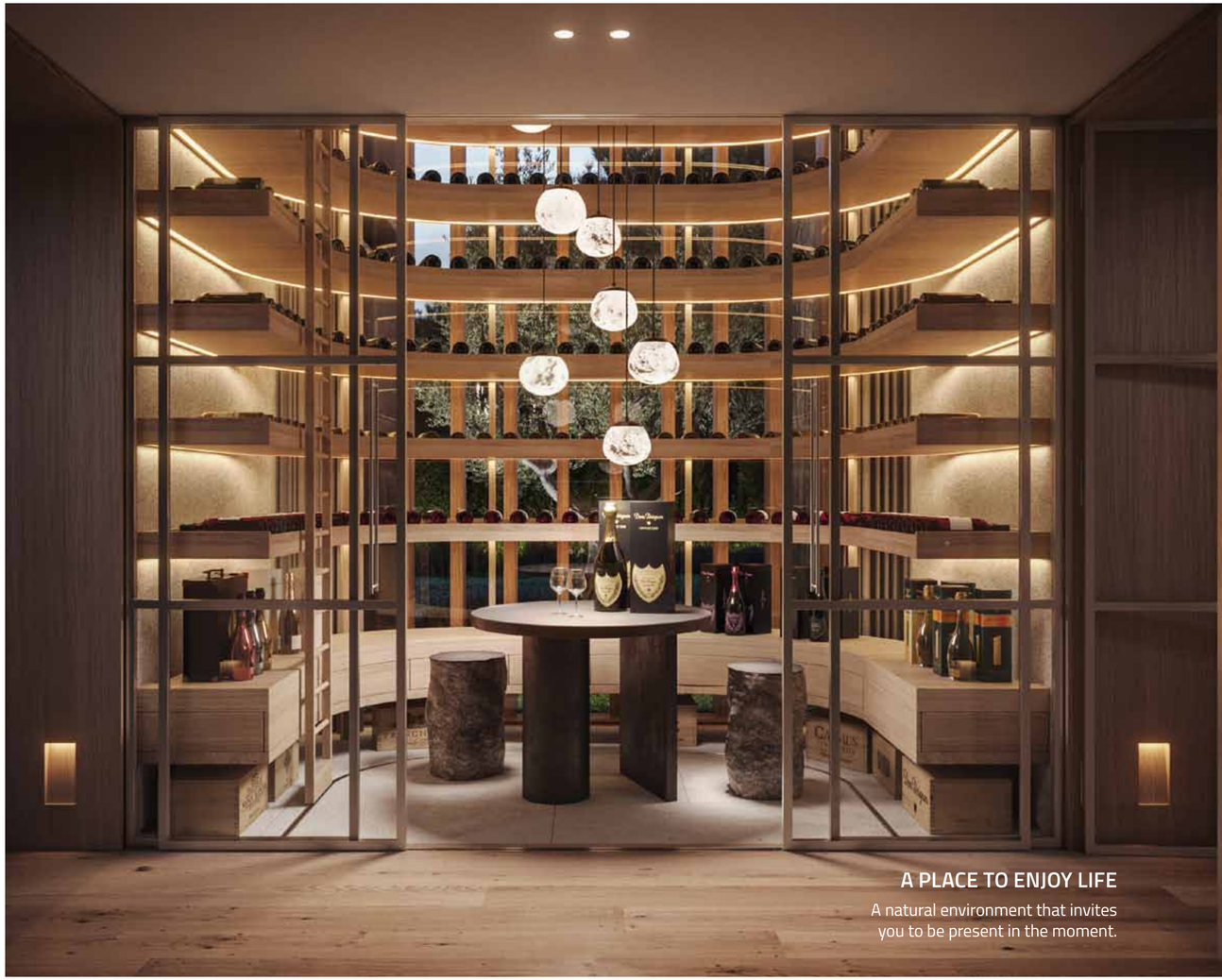
Beyond standard maintenance, owners may opt into comprehensive interior upkeep. Meneghetti can manage cleaning, refurbishments and general care of the villa interiors - allowing owners to relax and return to perfection every time.

DAILY HOUSEKEEPING SERVICE (OPTIONAL)

On request, Meneghetti can provide daily or weekly housekeeping. Additional services, such as private chefs, waitstaff and bespoke hospitality, can also be arranged at pre-agreed times. This enables owners to enjoy a full hotel-style experience within the privacy of their own villa.

RENTAL INCOME OPPORTUNITY (OPTIONAL)

While owners retain full control over the use of their villa, they may choose to allow Meneghetti to manage rentals when the property is unoccupied. This creates the opportunity for rental income to offset maintenance costs - or even generate surplus revenue - depending on availability and seasonality.



A PLACE TO ENJOY LIFE

A natural environment that invites you to be present in the moment.

Summary of owners' benefits

Own use	▪ Unlimited
Owners benefits at Meneghetti Estate:	▪ unlimited use of outdoor estate pool ▪ unlimited access to the Meneghetti Spa area and indoor pools ▪ unlimited access to the Meneghetti Spa fitness studio ▪ Privileged prices of wine in the Meneghetti winery ▪ 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 Meneghetti ▪ Personalized Meneghetti wine labels
Family benefits (and friends when they use the Villa together with the family)	▪ Same benefits for family members when using the Villas
Daily housekeeping service	▪ Optional, according to predefined services or service packages ▪ Obligatory when renting through Meneghetti
Facilities management	▪ Maintenance of outdoor and common areas (mandatory for all owners) ▪ Payment of utilities included in the mandatory maintenance ▪ Interior maintenance (optional)

PROPERTY MAINTENANCE & MANAGEMENT

Time Is The New Luxury

EFFORTLESS OWNERSHIP

Time is the new luxury - and for owners of ValleLand Villas by Meneghetti, this luxury is assured. Each property is supported by a suite of curated services designed to preserve your time, enhance your leisure, and eliminate the burdens of property care.

A combination of mandatory and optional facility management options ensures that every home remains pristine - whether owners are in residence or away. Relax, knowing your investment is expertly maintained year-round.

MANDATORY MAINTENANCE

Mandatory services will include the upkeep of all external elements - such as the landscaped surroundings, the exterior villa structure, swimming pools, and all common areas. This preserves the refined, uniform aesthetic of the estate, reinforcing the value of ownership for all residents.

MANDATORY MAINTENANCE FEE

Owners will contribute an annual advance towards the cost of maintenance. At the end of each calendar year, a reconciliation will be made - if excess funds remain, they will be credited toward the following year's advance. The maintenance contract will detail the precise calculation method.

THE ANNUAL MANDATORY MAINTENANCE FEE INCLUDES:

- A fixed contribution towards routine upkeep of the villa's exterior, gardens, pool, and communal areas
- Management and administrative services for the estate and individual villas
- Advance payments for anticipated materials, third-party services and minor repairs
- Advance payments for utilities, including internet, cable TV, communal services, water and electricity (with each villa fitted with separate consumption meters for both water and power, including solar production)

OPTIONAL MAINTENANCE

Interior villa maintenance is entirely at the discretion of the owner. Services may include cleaning, repainting, minor renovations, furniture repairs, or complete interior refreshes.

Meneghetti will periodically provide a menu of optional services with transparent pricing - based on hourly labour rates and actual material costs. Owners may commission services individually or as part of a tailored interior care programme.

Owners will be able to order individual works or opt for a continuous interior maintenance service.

ACQUISITION PROCESS AND PRICING DETAILS

VILLA WITH POOL
€3,000,000 + cost of furniture & equipment + 25% VAT (if applicable)

ADDITIONAL COSTS

Value Added Tax (VAT) is not applied if the purchase is made through a local company. However, individual buyers must add 25% VAT to the purchase price.

Furniture and equipment costs are estimated between 200,000 EUR and 300,000 EUR, depending on the design options selected; the final total will be provided to owners before purchase.

Additional upgrades, such as a larger pool, Turkish sauna instead of the included Finnish or infrared sauna, or extra garden area (available only for Villas 1 and 2), will increase the total price accordingly. VAT rules apply to these additional costs as well.

PURCHASE PRICE ADJUSTMENTS

The displayed price is subject to possible change under strictly defined conditions. The contractual documentation defines the potential to adjust the final price based on conditions in the construction market, measured by the construction prices index "Construction costs and constructor's profit margins per 1 m² of new dwellings sold by trade companies and other legal entities, excluding POS," published quarterly by the Croatian Bureau of Statistics.

This clause is included because construction is planned to start in the first half of 2025, amid high inflation and rising construction and material costs, which have recently outpaced average inflation rates.

PRICE ADJUSTMENT MECHANISM

If, before the end of construction, there is a significant increase in construction prices (measured by the Croatian Bureau of Statistics index), all unpaid purchase installments and possibly due but unpaid installments will be adjusted as follows:

- If the increase is up to 5%, it will be fully borne by the developer.
- If the increase is between 5% and 10%, the amount above 5% will be split equally between investor and developer.
- If the increase is between 10% and 15%, the investor will bear the entire increase above 10% (in addition to their share from the previous point).
- If the increase exceeds 15%, the investor may withdraw unless the developer chooses to cover the amount above 15%.

CONTRACTUAL DOCUMENTATION

Investors will receive all necessary legal documents and assistance throughout the process. Upon request, the following agreements will be presented:

MAIN INVESTMENT AGREEMENT

Contains all agreed commercial terms. Assistance and explanations will be provided.

BORROWING AGREEMENT

A technical contract concerning the payment of the agreed amount under the Main Investment Agreement. Payments under this contract will offset the purchase price upon completion of the Villas.

AGREEMENT FOR THE SALE AND PURCHASE

Governs the actual purchase and sale of the Villas.

MANAGEMENT AGREEMENT

Covers the management and maintenance of the Villas, entrusted to Meneghetti or a designated third party.

OWNERS AGREEMENT

Agreement between all Villa owners regulating relations concerning management and use of common areas and co-owned land.

RENTAL AGREEMENT (OPTIONAL)

Allows owners to join the rental program. VAT is not payable when purchasing through a local company. For individual purchasers, a 25% VAT is added to the price.

Purchase process

Tranche	Amount (€)	Anticipated due date	Trigger	Document
Reservation	150.000	---	Signing the Main Investment Agreement	Signed Main Investment Agreement
1st tranche	265.000	15.01.2025.	Main architectural project completed	Project manager's statement
2nd tranche	265.000	10.06.2025.	Building Permit issued	Valid construction permit
3rd tranche	600.000	10.06.2025	Building site opening	Record on introducing contractor to work
4th tranche	1.170.000	15.11.2025.	Building structure completion	Supervising engineer's statement
5th tranche	400.000	30.04.2026.	Construction completion	Supervising engineer's statement
6th Tranche	150.000	30.06.2026.	Registering in Land Register	Excerpt from Land Register
total:	**3.000.000**			

*VAT excluded

VAT

All prices exclude 25% Value Added Tax (VAT). Private individual buyers must add 25% VAT to the displayed purchase prices. If purchasing through a local company, reverse charge applies, meaning no VAT is paid by the company or investor.

FURNITURE & EQUIPMENT COSTS

Furniture and equipment costs will be added to payment installments based on the investor's chosen options. VAT rules as above apply.

ADDITIONAL GARDEN COSTS

Buyers of Villas 1 and 2 can opt to purchase extra garden space. The additional cost will be added to payment installments, subject to the same VAT rules.

EXPECTED DATES

Construction completion deadlines are based on experience with the Meneghetti resort development and are estimates that may vary. Some milestones may occur earlier, potentially triggering earlier payments.

PURCHASE PRICE POST-CONSTRUCTION

Prices shown are off-plan. Villas remaining unsold during or after construction may have price increases depending on completed construction stages.

YOUR INVESTMENT OPPORTUNITY

LIFESTYLE

OWN USE	Second home Unlimited use - Holidays - Sumer vacation - Weekend trips – Long-term stay
	Servicing (optional) Daily housekeeping, linen service, in-house dining, cleaning before and upon departure
CAREFREE OWNERSHIP	Owners don't need to invest their time
	Provided maintenance of exterior, property management, maintenance of interior (optional), rental (optional)
	Gated community
ACCESS TO MENEGHETTI RESORT	Free use of Meneghetti amenities - Elite resort – Part of a global association of luxury hotels and restaurants (Relais & Châteaux) – Own beach and beach bar – Other benefits at Meneghetti Resort
THE ULTIMATE LUXURY LIFESTYLE	Maximized leisure time – Superb real estate – Exclusivity - Flexibility in terms of use, maintenance, rental

INVESTMENT

RENTAL REVENUE (OPTIONAL)	Property can be rented to guests and owner can generate rental income
STABLE CAPITAL VALUE	Impeccably maintained freehold real estate - Attractive macro location (Istria & Croatia) - Attractive micro location (Bale & Meneghetti) - Option to generate yield (by renting the Villas) - Potential of golf nearby
VALUE APPRECIATION POTENTIAL	Early entry enables capital gains through expected increase in the value of the property (an excellent example is the significant increase in the real estate value in the Meneghetti resort)
TAX EFFICIENT STRUCTURE	Ownership through local SPV enables VAT refund
STRATEGIC GEOGRAPHIC LOCATION	Closest Mediterranean destination for the large Central and Eastern European markets - Close to Rovinj, Pula, Zagreb, Venice - Close to airports - Close to highway
LUXURY SEGMENT	Professionally managed high-end real estate
VALUE OF PRIVATE USE	The weekly rent of a similar property can be up to twenty thousand euros (high season)

Claim your corner of Istria.

Secluded. Sunlit.
Entirely yours.

CONTACT AND INFORMATION

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MENEGHETTI