

VINEYARD HILL - Villa Resort & Beach Club, Labin, Istria, Croatia

Turisticko Naselje "Vinograd", Labin, Istra, Hrvatska





Contents

03 INTRODUCTION & HISTORY

04 ISTRIA GREEN MEDITERRANEAN

13 LOCATION

18 SITE

19 THE PROPOSAL

Introduction & History

Blue Istria.

The purpose of this document is to provide the site background information as well as indicative development and financial appraisal for Vineyard Hill, Villa Resort & Beach Club, Labin, Istria, Croatia.

We have commenced the work by analysing conditions related to the site, its location, access, morphology and climate as well as local influences. We have also considered historic and current planning and building restrictions which affect development areas and densities. The Master plan dated 2006, produced by local planners, has set the parameters for site access and infrastructure.

Our aim is to design innovative environment and create quality lifestyles for people who appreciate good living.

Dal Riva pursues and builds environmentally sound, high quality designs. A fine balance of contemporary architecture and traditional values blended in nature. Vineyard Hill - Villa Resort & Beach Club is a striking example of what luxury and privacy mean today.

Finally, our report describes an investment structure and addresses all the relevant issues concerning Vineyard Hill - Villa Resort & Beach Club investment, in broad terms and specifically from the perspective of both, private investor and corporate investment fund sector. Croatia is a Central European and Mediterranean country, bordering Slovenia in the west, Hungary in the north, Serbia and Bosnia and Herzegovina in the east and with a long south-west maritime border with Italy in the Adriatic Sea. Croatian Adriatic is a symbol of perpetual existence. The sea has created 1,777 km of mainland coast and populated it by stone towns and villages, but it has created 1,185 islands, islets, reefs and rocks, and populated only 66 of them. It has a population of around 4.4 million. Croatia belongs to three geographical, and indeed cultural, European entities.

Istria lies in the north west corner of Croatia - a large, indented, heart-shaped peninsula reaching deep into the clear blue waters of the Adriatic Sea. Its crystal clear sea, clean shores and ports, its lively fishing boats and teeming narrow stone streets exude the true charm of the Mediterranean. Small, picturesque, medieval towns perched on the peaks of its hills emanate the peace and gentleness of landscapes that irresistibly evoke the most beautiful parts of Tuscany or Provence.

Even 20 to 25 kilometres inland, the sea is never far away. Geographically the peninsula is divided into two parts. **Blue Istria** refers to the coastal areas, islands and a large sweep of rolling countryside with western vistas to the sea. **Green Istria** refers to the rugged Cicarija Mountains in the north, the eastern coastal range, the wooded hills and verdant valleys of the interior.

Inland, the terracotta roofed farmhouses serve succulent regional specialities including prsut ham, wild asparagus and black and white truffles. Cellars abound with locally produced wine and wine trail continues through some of Istria's most scenic regions. Istria's rugged pine covered forests, deserted beaches, undiscovered coves and breathtaking fjords offer fabulous aerial vistas for hang-gliding and para-gliding, while Istria's sailing and water sports, like much of Croatia are a world class opportunity.

Istria is not only famous because of beautiful nature and wine but also for the world special events like the one from 31.5.2014 when Winery Kabola hosted a **McLaren** event and had the pleasure to have 13 McLarens, from which 3 of them were the last model 650S.



Istria.Green Mediterranean.

Istria is the new Tuscany.

Its exquisite hilltop villages, rolling green hills and sweeping, well-tended vineyards form a sunlit backdrop to unspoilt areas of ravishing beauty. Whatever your passion - fine wines, gourmet dining, thrilling outdoor sports or cultural delights, Istria has it all.

Surrounded on both sides by a magnificent coastline, this most coveted peninsula was prized by the Romans, Venetians the Austria-Hungarian Empire and Italy in turn. The tiny, cobbled streets and alleyways of Venetian inspired Rovinj abound with artists, sculptors and jewellery designers, while locals sip grappa in the friendly bars.

With the largest peninsula in the Adriatic, inland Istria is often neglected. However, its elegant Venetian architecture, unspoilt medieval towns tranquil woodland, and rolling hills and vineyards offer many attractions.

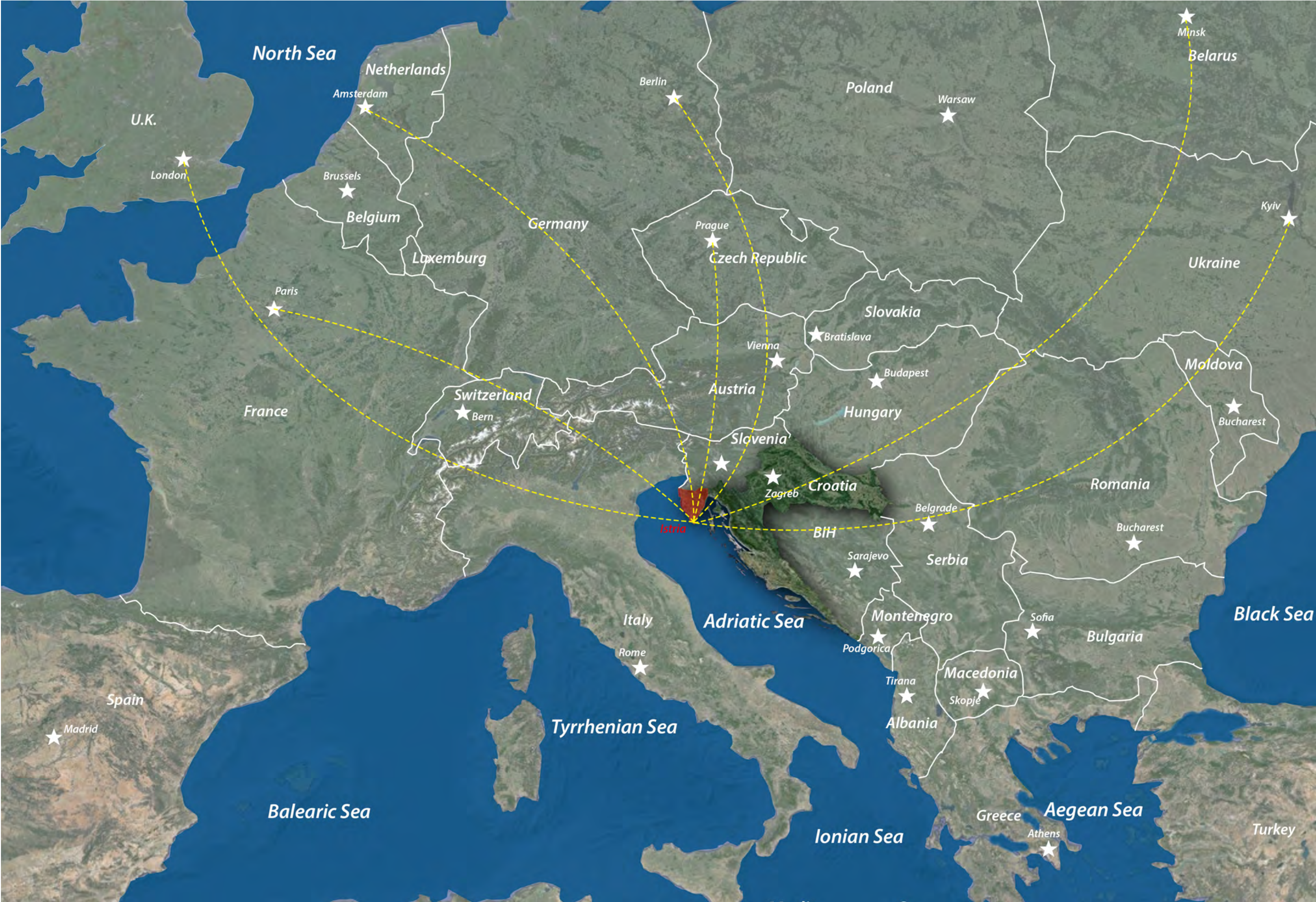
The people of Istria have been historically bound to grapes and wine making. In Istria wine is both a passion and a necessity, part of the culture of life. A variety of soil, red soil in the coastal area and white soil in the interior, adds another dimension to the wine-making culture. The most famous and widespread wine is Istrian Malvasia, with a refined aroma and fresh taste that best accompanies seafood dishes. The red wines teran and Refošk are old and indigenous Istrian wines. Their deep ruby colour, lively fruity scent and pronounced aroma are perfect with meat dishes. Many connoisseurs of Istrian wines single out Muscat owing to its golden colour, scent of wild pink cloves and exquisite aroma. Both dry and sweet, this wine is perfect to accompany desserts.

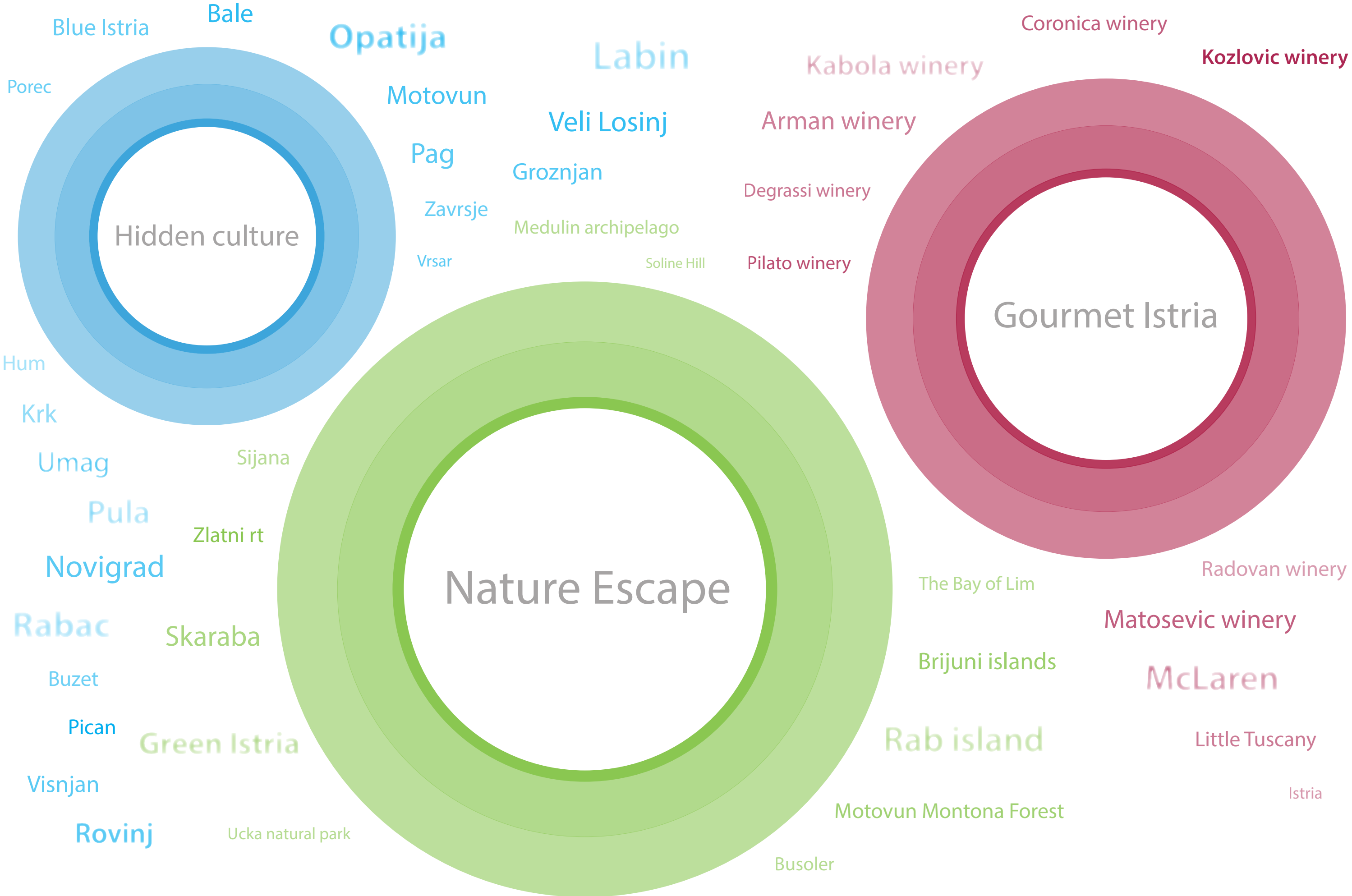
Set off and discover the wine roads of Istria, and their many wine cellars, where an unforgettable experience awaits you. And on your way back through the vineyards, intoxicated by the wine and beauty of nature, don't forget to thank Dionysus for favouring the magical Istrian peninsula.

The tradition of olive growing dates back ancient Rome which recognized Istria as the ideal land for cultivating this most famous Mediterranean elixir. Archaeological sites along the coast clearly show that Istria had quite large olive oil mills. According to world standards, Istrian olive oil is of the highest quality, and you can taste it if you follow the olive oil routes with marked oil mills and cellars of the best Istrian olive growers. They will be glad to share all the secrets of their trade with you, after which comes the time for tasting olive oil, that flowing gold bringing health, youth and beauty! Focused on promoting olive oil culture, raising quality standards and creativity and better experience exchange, each olive oil producer has been evaluated not only according to its olive oil production but also according to the following criteria: tasting hall exterior and interior; Visibility, brand power, respectability by local media and abroad; level of engagement in olive oil tourism development and original tourist offer; Service quality and offers; knowledge of several foreign languages; Other technical and service provision parameters. Based on the points won, olive oil producers are awarded one, two or three bottles. One bottle marks a good, correct olive oil producer, two bottles a very good one and three bottles symbolize an excellent olive oil producer i.e. the best facility in its category.

Flos Olei, the prestigious Italian guide to the world of olive oils, has included Istria among the best in the world, ranking it second after the Italian Tuscany in the production of quality extra virgin olive oil.







Hidden Culture

The area reflects a huge cultural richness, where the divers influences have led to the forging of a distinct Istrian identity.

"The Amphitheatre at **Pula** is extraordinary. You could close your eyes and go back in history watching the gladiators and cheering crowds."

Over the centuries invaders, traders and other migrants have left elegant imprints on the country's culture, making it one of the richest in Europe. Istria, with its medieval Italianate towns, is a sort of Tuscany by the sea, sprinkled with golden stone medieval villages with cobbled streets.

For architecture fan there are countless examples of beautifully preserved buildings, from the enormous Roman amphitheatre at Pula to the Porec Euphrasia's Basilica now a UNESCO-protected monument.

Then there are dozens of national and tiny museums celebrating the country's rich cultural heritage.

While every one of the towns on the peninsula will offer its own story, all together they will provide an exquisite tourist service and a meaningful time. **Umag**, a small town with a medieval heart, is a synonym for the correlation between tourism, sports and active holiday. The romantic medieval town of Rovinj, the symbol of which is the church of St.Euphemia is defined by its narrow and winding streets and 22 tiny isles and islets in the waters along its shores. Porec is a town of special atmosphere and historical values.

Opatija whose tourist tradition, parks replete with lush greenery and elegant villas, combined with the 12 km long promenade by the sea.

Also there are the festivals: of films at Motovun and Pula, as well as opera, music, satire and folklore.

While the cultural heritage of the coastal area of Istria attracts the attention of visitors with its mostly urban Mediterranean atmosphere, its equally beautiful interior captivates with the beauty of its predominantly cultivated landscapes or small villages and towns.

Its most beautiful parts are the tiny romantic towns strewn atop hills, among the best known is undoubtedly **Motovun**, perched above the valley of Istria's largest river, the Mirna, and the green canopy of the Motovun Woods. Magical **Groznjan**, old **Buzet**, **Oprtalj**, **Hum**, **Pican**, romantic **Zavrsje** and many other enchanting miniature towns. In addition it being a wonderful decoration to the vistas of Istrian hills, the majority of these town lets are exceptional belvedere from which, as in Buzet, one can enjoy the magic of the Istrian mainland. It is Istria's boast that it is home to the smallest town in the world, minute Hum, with only 17 inhabitants.

The capital of Istria, **Pazin** is located in its very centre and dominated by the monumental citadel which dates back to the early Middle Ages.

A special place in Istria belongs to the town of **Labin**, as the only larger town in the east of the Country of Istria. It is also famous for its old part centred on the top of a hill and for its strong artistic tradition.

Istria is the ideal centre for luxurious family holidays, with a magnificent coast, rolling hills and delightful local restaurant in Italianate red roofed hilltop villages. Its idyllic stone-built villas, with their own pools and its medieval towns with intimate, family run hotels are attractive bases from which to explore this lovely wine growing region.



Discovery, sheer quality and authenticity of experience.

Hidden Culture



Nature Escape

The Istrian Peninsula has managed to preserve true and original natural values. The protection of such natural treasures, passed on from generation to generation, has also become an unwritten rule for today's new generations - to preserve the unspoilt, sun soaked hills, highlighted with flourishing Mediterranean greenery, forests shading the Adriatic sea... From the distant past Istrian people have benefited from and preserved the great natural wealth of Istria. Hard work and efforts have yielded the recognizable quality of olive oil, grapes from which top quality wine is produced, health food sprouting from the natural and unpolluted soil.

Mild Mediterranean climate with 2,387 hours of sunshine a year, sea temperature reaching 25°C and average air temperature of 25°C in summer, are all reasons why Istria justly claims the title of an ecological and healthy tourist destination.

Apart from the Brijuni Islands, the only national park in Istria, there are six different categories of natural heritage under protection.

The mountain massif of Učka, also the highest peak in Istria, was proclaimed a nature park, since it is the natural environment of several protected plant and animal species.

Special reserves of botanical-forest vegetation are Motovun-Montona Forest and Kontija Forest, a special marine reserve is the sea and sea bed of Lim Bay, whereas Datule near Barbariga is a special palaeontological sight.

Istria also has six forest parks - Zlatni rt, Sijana, Skaraba, Busoler, Kasteja Peninsula and Soline Hill near Vinkuran, and nine protected landscapes - surroundings of Istarske toplice near Buzet, Lim Bay, Pazin-Pisino abyss, Rovinj-Rovigno archipelago and coastal area, area of Gracisce - Pican, area around Labin, Rabac and Prklog Cove, upper and lower Kamenjak with Medulin archipelago and area of Učka.

There are five botanical nature sights, mostly centuries-old trees, one zoological nature sight, three geomorphological and one geological nature sight.

The Brijuni Islands is a stunning archipelago of 14 islands protected by national park status and has grown used to entertaining demanding super yacht clientele over many years. Facilities onshore are excellent and include a golf course that was the largest in Europe when it was built in 1922.

Rab island, approaching at night, the silhouette of Rab's four elegant Bell Towers against the town appear to resemble a grand four-masted ship. The island is also blessed with a number of stunning sandy beaches and magnificent views.

The Bay of Lim is a special nature reserve-maritime nature reserve.

A new breed of young winemakers who are active on social media and in the global market have made great strides in bringing international attention to their excellent wines, especially Malvasia Istriana, Teran and international varieties.

Selected Istrian wines: Kabola, Arman, Coronica, Degrassi, Kozlovic, Matosevic, Persuric, Pilato, Poletti, Radovan.

Kabola with agri hotel in the heart of the Istrian wine growing area is located on a hill on the istrian peninsular. The owner produces his own famous Croatian wine and also it is fascinating place for those interested in wine and you can get involved in harvesting the grapes at the right time of the year.

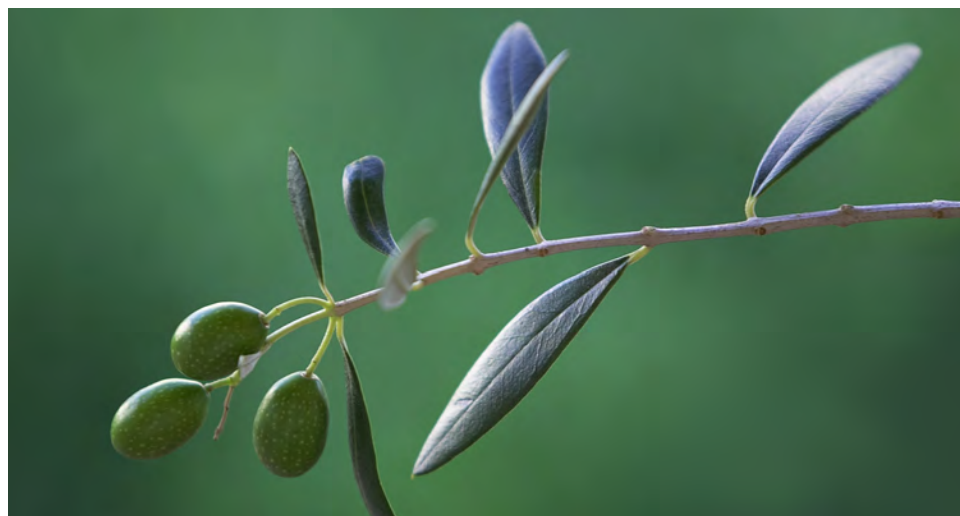
Kozlovic spared no expense and no attention to detail when building this stunning winery within view of a medieval castle. The grass and native plants covering portions of the exterior wall and roof blend right in with the surrounding countryside. Equal attention is paid to wine making; be sure to try the fresh Malvasia, aged Santa Lucia Malvasia, rosé and Teran.

Matosevic had one of the first to experiment with aging Malvasia in acacia rather than oak, Matošević focuses mainly on Malvasia and Chardonnay, but his Grimalda Red is a delectable blend of Merlot and Teran.



Experience the Mediterranean in their truest form.

Nature Escape



Gourmet Istria

Throughout the ages, Istria has been a cross-roads of culture and commerce, ruled in turn by Romans, Venetians, Hapsburgs and Italians, and until 1991, Yugoslavia. Like the seasons, food and drink play a central role in the daily activities and customs of the region and the Istriani do it with gusto and hospitality. In autumn, truffle fever inspires a panoply of gastronomic delights from country kitchens and humble konobas, to the best five-star restaurants. It is also hunting season in Istria and a time for curing hams and smoked meats. In spring, the appearance of wild asparagus turns a simple omelette of eggs and prosciutto into a festive fritaja. In summer, a farmer's wife infuses jars of grape brandy with cherries, figs, and walnuts, mistletoe and honey. It is the season for making jam and ripening grapes, for listening to crickets in the cool of the night and enjoying a glass of chilled vintage wine.

The interior of Istria reveals a great number of authentic inns, or konobas, and wine cellars where each meal acquires an added dimension, the preparation method, ambiance and delightful hospitality make every meal an exceptional gourmet experience. The selection of dishes is based on meat and pasta, such as: peka, meal prepared under a baking lid; ombolo, boneless pork loin; kapuz, sausages with sauerkraut; fuži, pasta; or gnocchi in a sauce locally known as šugo (made from game, farm-raised chicken or truffles). For starters, begin with a delicious hearty vegetable soup known as maneštra, sheep's cheese, Istrian pršut, air-dried by the bura wind from the north, or bacon (known as pancetta). For dessert, try traditional Istrian pastries - fritule, kroštule and cukerančiči or the famous Istrian supa with red wine, olive oil, salt, pepper and toasted white bread. A feast of new tastes that invigorate the body and enliven the soul.

The most significant typical sort is certainly the **Istrian Malvasia**. It is a white sort grown on almost two thirds of the entire grapevine plantations extending over this area. Though not common in other places, it has been for long a predominant sort in Istria, thus recognized as a synonym for the Istrian white wine.

Most frequently this is a dry wine, free of un-boiled sugar residues, attaining its best quality within the first year after the vintage, straw yellow, of a moderate structure and density. It is usually classed among semi-flavored sorts, embodying a hardly noticeable almond bitterness, fresh fruit and flower bouquet, most often of locust blossom. Sometimes, grapes grown on sloping hills, particularly exposed to the sun, tend to make the wine structure more accentuated, of ripe fruit flavour, so then it needs to be left to age in oak wood (barrique), which will give it complexity, distinctive quality and constancy.

Of course, Istrian Malvasia can vary owing to the «terroir», or a combination of indigenous factors common to particular settings. Among these, we often mention two different types of soil – the red soil (terra rossa) most common in the coastal area, enriching the wine structure and marly soil in the hinterland where, as a rule, we tend to come upon the wines with a more delicate bouquet. Apart from Malvasia, the primary white sort in Istria, the most typical red sort grown in this region is **Teran**. It gives a very unusual, ruby red wine with purple reflections, strong, unrestrained flavour, mostly wild fruit, with distinctive traits and sour substance and, by rule, of a lesser density in relation to the established norms for red wine sorts. Its special quality and lack of harmony, but only at first sight, leaves no one indifferent. As a matter of fact, recent tendencies in showing greater interest for unusual, local products, opens new potentials for this interesting sort.



Nature's bounty in an authentic ambiance... where a meal is more than just a meal...

Gourmet Istria



Location

Labin and Rabac

Where the green hills meet the sea, where nature and heritage become one, you will find Labin and Rabac. Labin and Rabac are situated on the eastern coast of Istria, a magical peninsula immersed in the warm waters of the Adriatic Sea. The mild Mediterranean climate, within reach of Central and Western Europe, and hospitable people with their gentle Istrian soul, are the right choice for anyone seeking an amazing combination of unspoilt nature and rich historical and cultural heritage.

Labin

The medieval town of Labin is situated on the Hill above Rabac. Its old name Albona was first mentioned in 285 AD. The birthplace of Matthias Flacius Illyricus, the reformer and collaborator of Martin Luther, it is a cultural and administrative centre today. The rich cultural and architectural heritage of Labin is enlivened by the number of art ateliers and by the bustling youth gathering in the coffee bars scattered around the old town. The Sculpture Park in nearby Dubrova features over 70 forma viva stone sculptures.

An oasis of peace for the soul and the body, Rabac looks fabulous viewed from the land, the sea or the sky. Rabac is a town, port and tourist centre on the south-eastern coast of Istria, 5 km southeast of Labin. Once a small fishermen's settlement, Rabac experienced a tourist boom in the sixties and the seventies. Owing to its string of white pebbled beaches, lush Mediterranean vegetation and its crystal clear turquoise sea, it was given the name of "The pearl of the Adriatic". Whilst it is the ideal place for family holidays during the summer months, it also offers in Spring and Autumn a wide range of activities for the sports-minded as well as tranquillity for the older visitor. title 'The Istrian coast', describing, among other things, the beauties and charm of Rabac.

Rabac, the pearl of the Kvarner Bay

Rabac is well-connected to Istria's medieval hilltop villages, to the vineyards and wine roads that meander through its valleys, and to the historic Roman city of Pula. Due to the beautiful bay and splendid, tame surroundings, it has been attracting visitors for hundreds of years. In 1876, Richard Francis Burton, an English writer and a passionate traveller, was among the first tourists who stayed in Rabac. Having seen Rabac and other places on the Istrian coast, he wrote a book of the same title.

Tourism in Istria, as well as in Rabac, began to develop during the sixties, when this small resort, due to its natural beauty, got the flattering name of 'The Pearl of the Kvarner Bay'. Since then, all existing hotels, apartments, camping sites and the majority of the private houses have been built. Although the first larger hotel was opened as late as 1925, today Rabac is a developed tourist resort with about 15 hotels and apartment villages and several campsites. Its leading tourist companies are Riviera Adria and Maslinica.

Today very popular beaches are Lanterna, St. Andrea, Ravni beach, Maslinica beach and Girandella beach all located near famous hotels and because of the cleanliness and other qualities such as exceptional water quality have been awarded the Blue Flag.

The reputation of Istria has continued in 2015, as one of the world's top destinations after receiving numerous awards from leading travel guides like Lonely Planet and National Geographic Traveler. Also Istria is among top 10 world destinations in 2015 according to Wine Enthusiast and also had Flos Olei as a world's 2nd best olive oil Region 2010-2015.

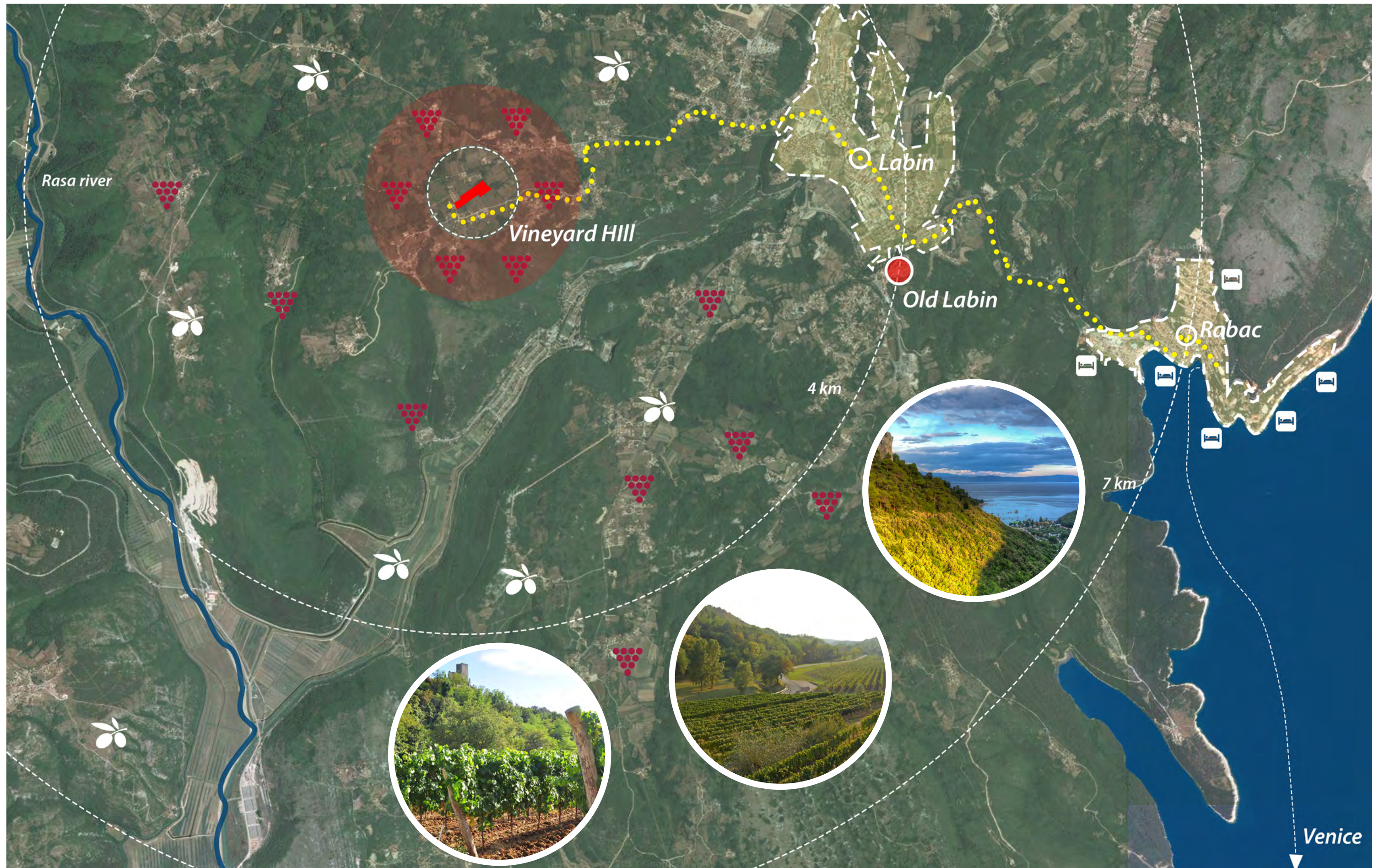


Location









Site

Volume 3 Ltd has been commissioned to develop a resort style gated community of privately owned villas with a management structure, to ensure sustainable rental yield and growth potential for end users and investors.

The Vineyard Hill Site is situated at the west side of medieval town of Labin and nearby Rabac on the eastern coast of Istrian peninsula. A visually sensitive and introvert site is sitting on a gently contoured hill and is immediately facing a small vineyard on the south side, whilst maintaining the views to the rest of the valley, covered with low level vegetation, and a distant silhouette of Labin.

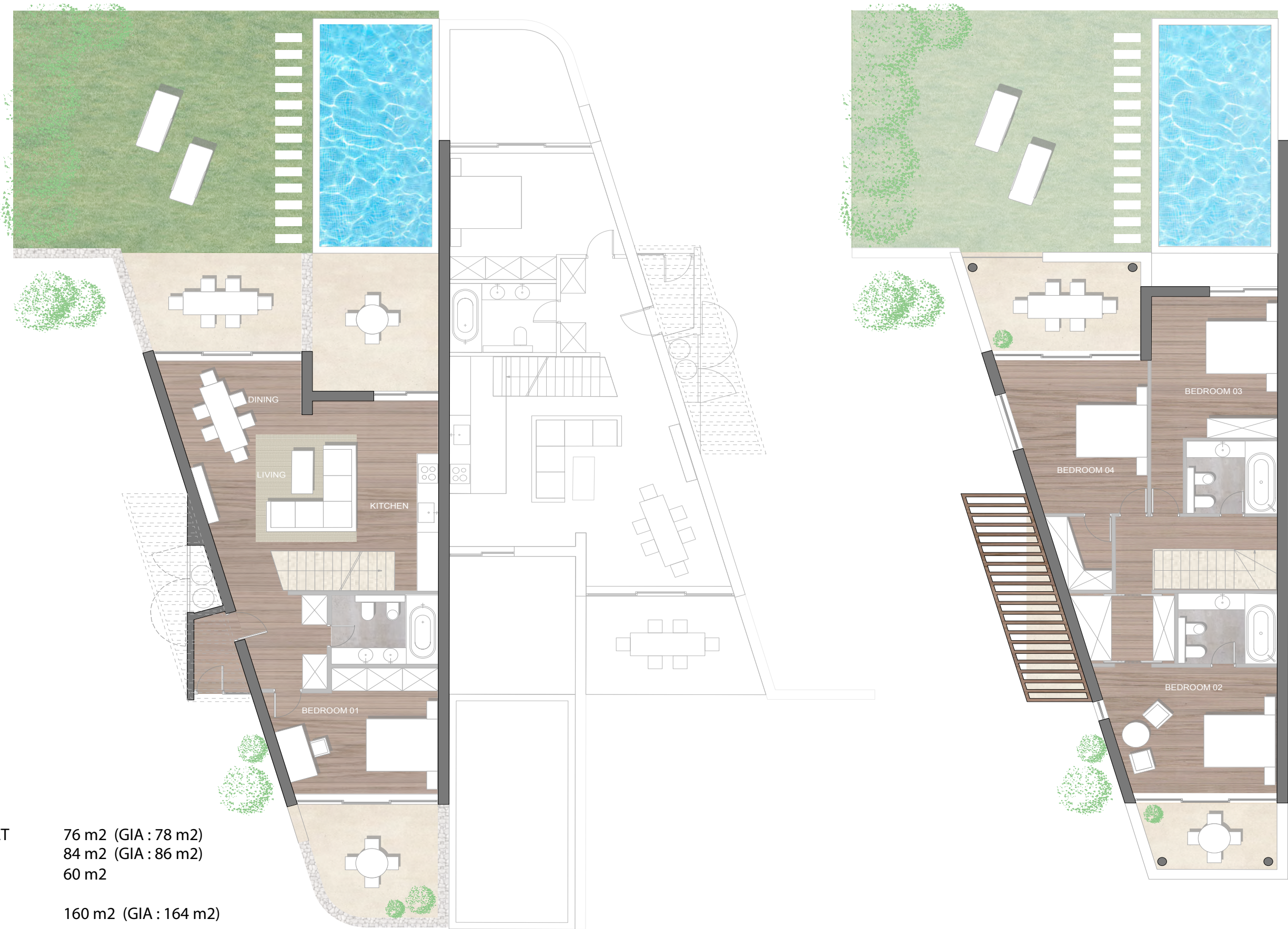
On a site of 30,000m² which had already been zoned with access roads and full infrastructure nearby, 43 high quality semi and fully detached villas totalling 8595 m² gross will be constructed. The villas will be built to a high specification including private gardens, terraces, patios and swimming pools with a total nett internal area of 7305 m².

Full planning and building permission has been obtained and the site is ready for development.





The proposal



DOUBLE VILLA	
GROUND FLOOR NET	76 m2 (GIA : 78 m2)
FIRST FLOOR NET	84 m2 (GIA : 86 m2)
TERRACES :	60 m2
TOTAL	160 m2 (GIA : 164 m2)

The proposal



SINGLE VILLA	94.5 m2 (GIA : 96 m2)
GROUND FLOOR NET	87 m2 (GIA : 90 m2)
FIRST FLOOR NET	64 m2
TERRACES :	
TOTAL	181.5 m2 (GIA : 186 m2)



