PARENZANA ESTATE
Višnjan, Istria, Croatia

Vineyard for Sale
PARENZANA ESTATE
www.parenzanaestate.com
GPS Coordinates_Latitude: 45,250069 Longitude: 13,73569

Land: 148.854 m²
Vineyard: 126.448 m²
Olive Grove: 60 trees
Buildings: 105 m²

Main Project & Building Permit for Build-up of Residential Building with Winery: 900 m²

Price: 2.900.000 €
(Construction Costs for Residential Building are not included in the price)

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Croatia is a country at the crossroads of Central and Southeast Europe, on the Adriatic Sea. Its capital Zagreb forms one of the country's primary subdivisions, along with twenty counties with an area of 56.594 square km and a population of 4.28 million. Croatia is a republic governed under a parliamentaly system and it is a member of the European Union (EU), the United Nations (UN), the Council of Europe (EC), the World Trade Organization (WTO), and a founding member of the Union of the Mediterranean.

Istria is the largest peninsula in the Adriatic sea. The peninsula is located at the head of the Adriatic between the Gulf of Trieste (Italy) and the Kvarner Gulf (Croatia). It is shared by three countries: Croatia, Slovenia and Italy where Croatia encapsulates most of the Istrian peninsula with its Istria County. Istria, with its preserved heritage, is a special destination which will amaze you with its historic wealth and monuments from all periods. And indeed, Istria is a place abundant in tradition, authentic experience, enchanting gastronomy, coastal tourism, clear sea and green inland rich in history. Istrian peninsula has a pleasant Mediterranean climate with mild winters and dry and warm summers with an average of 2400 hours of sunshine per year. Owing to the longest insolation with a daily average of 10 hours on the Istrian coast and tourist resorts, it has plenty of clear days throughout the summer.
PARENZANA ESTATE
Macro Location _ Flight & Road Connections

The nearest international airport is the airport of Pula (56 km/45 min. drive from Parenzana Estate) and available are also airports of Rijeka and Zagreb (Croatia) as well as airports of Ljubljana (Slovenia) and Trieste (Italy). From Pula, and other airports, close to Parenzana Estate, a large number of flights to various destinations are available all year round.

Istria is very well connected through the Croatian highway network (1,400 km long).

The airport Pula Flight Destination Map available at: [https://airport-pula.hr/en/flight-info/destination-map/#puy](https://airport-pula.hr/en/flight-info/destination-map/#puy)
The Parenzana Estate is located on the spacious plot in the heart of the Istrian peninsula, 3 km from town of Višnjan and 500 m from the village Radovani. Višnjan is located on the main road A9/E751 (Pula_Trieste) and Radovani_Parenzana Estate is just 6 km from the separation of the same main road.

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Inhabitants of this region are known as very diligent people. They esteemed their fields, vineyards and cattle as their biggest treasure and they got the best of their red soil. They have succeeded in preserving their autochthonism and therefore they can offer a rich variety of traditional Istrian dishes, quality wines from renowned wine-makers, olive oil and many other traditional and ecological products, which you can savor in a pleasant ambience of a wine cellar, traditional inn, restaurants or agrotourism. Due to all characteristics, the region was named „The Croatian Tuscany“.
Parenzana Estate is located near very special destinations, on the coast as well as inland, which are amazing with its beauty and architecture, historic wealth and monuments, clear sea and green inland as well as gastronomy and wine to remember.
The Parenzana Estate is located just 500 m from village Radovani, on the local asphalt road Radovani - Bačva. Inside the estate there is a macadam road in very good condition that connects all parts of the estate.
The entire estate covers an area of 14,88 hectares (vineyard, meadow, olive grove, roads), 12,64 hectares of which make up the kind of lavish vineyard for which this region has been known since ancient times. Also, there is the olive grove with 60 trees. The vineyard was planted in 2009 with 73,000 wine plants of equally mostly traditional wine variety Malvasia (42%) and Chardonnay (40%) with some Souvignon (10%) and Semillon (8%). Vine trailer in the vineyard consists of galvanized poles with one breeding and four auxiliary wires. Each vine plant is attached to a metal rod fixed to the breeding wire by means of a metal buckle. At the ends of each row, impregnated wooden poles are fixed with metal anchors. The breeding form is single guyot. Its annual average production (average of last 5 years) is round 67,500 liters of top quality wine, which is marketed in 90,000 bottles. Vineyard is completely fenced, partly by a stone wall and partly by a wire fence.

On the plot, there is a stone house with storeroom for agricultural machines, kitchen, wardrobe and toilet.

Land: 148,854 m²
Vineyard: 126,448 m²
Olive Grove: 60 trees
Buildings: 105 m²
Project & Building Permit - Residence & Winery: 900 m²

Vine plants: 73,000
Wine liters: 67,500
Wine bottles: 90,000

❖ Price: 2,900,000 €
(Possible Construction Costs for Residential Building are not included in the price)
Since ancient times, when grapevine was brought from Greece, Istria has been known as a region of beautiful vineyards and good wine. For centuries the best Istrian wines have reached the tables of wine connoisseurs throughout Europe. Thanks to the fertile land, an ideal climate, and the hard work of its inhabitants, central Istria has become a synonym for top quality wines, standing as an equal next to regions such as Provence or Tuscany.

Traditional and indigenous Istrian grape variety is Malvasia (Malvasia Istriana). What is somewhat surprising is that Istria, unlike most other wine regions, has mostly focused on a single traditional variety as well as to some international vines like Chardonnay and Sauvignon. But here Malvasia is truly king, and in its Istrian expression it produces whites of floral and citrus character with hints of acacia and almond, sometimes with intense minerality and freshness. Though customarily aged in oak, winemakers have recently introduced aging in acacia barrels and in amphorae, as well as using different maceration techniques.

### Parenzana Estate Vineyards _Varieties & Wine Production

<table>
<thead>
<tr>
<th>Grape Variety</th>
<th>No. of Plants</th>
<th>Max. Yield/kg</th>
<th>Harvested/kg</th>
<th>Randman</th>
<th>Wine/Lt</th>
<th>Btl/Lt</th>
<th>Total Bottles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Malvasia</td>
<td>30.600</td>
<td>1,5</td>
<td>45.900</td>
<td>0,65</td>
<td>29.835</td>
<td>0,75</td>
<td>39.780</td>
</tr>
<tr>
<td>Chardonnay</td>
<td>29.500</td>
<td>1,4</td>
<td>41.300</td>
<td>0,65</td>
<td>26.845</td>
<td>0,75</td>
<td>35.793</td>
</tr>
<tr>
<td>Sauvignon</td>
<td>7.300</td>
<td>1,3</td>
<td>9.490</td>
<td>0,65</td>
<td>6.169</td>
<td>0,75</td>
<td>8.225</td>
</tr>
<tr>
<td>Semillon</td>
<td>5.600</td>
<td>1,3</td>
<td>7.280</td>
<td>0,65</td>
<td>4.732</td>
<td>0,75</td>
<td>6.309</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>73.000</strong></td>
<td><strong>103.970</strong></td>
<td><strong>67.581</strong></td>
<td><strong>90.107</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Remark: Data shown below are the average of last 5 years.

In recent years the viticulture and wine business of Istria have been enjoying a real renaissance and today the number of premium wines from Istria in the wine world is ever growing. Project of „wine roads” has achieved outstanding results in the area of Istria owing to numerous events and organized or individual wine tours.
Parenzana Estate Vineyards

According to the Main Project & Building Permit _ Build-up of Residential Building with Winery: 900 m2
**PARENZANA ESTATE**
Parenzana Estate _ Future Development Project

In addition, and included in the price, there is:
- a main project documentation (GP 18/17)
- issued building permit
  (KLASA UP/I-361-03/16-01/000354 / URBROJ: 2163/1-18-0015 from 01.08.2018.)

for the construction of 900 m² residential building with winery (not included in the price) perfectly located on the plot.

The project for the residential building is characterized by an authentic style of construction – a stone Istrian house – that will be adapted to contemporary demands and a luxurious lifestyle.

According to the project and building permit, the purpose of the building is residential-economic for own needs as well as for agrotourism, respectively it is a detached house with cellar, ground floor and first floor with:

- a modern winery,
- a wine cellar,
- a tasting room,
- a restaurant,
- a wine/souvenir shop,
- three residential units,
- two roofed terraces,
  and
- a swimming pool,
  as well as
- a parking area.

The entire property is fully fenced and perfectly combine the characteristics of a luxurious residence incorporated into a idyllic setting of unspoiled vineyard where the best istrian wine is produced.
PARENZANA ESTATE
Parenzana Estate _ Future Development Project _Cost Estimation

FROM Main Project & Building Permit

Main Project & Building Permit
No Cost Included in Purchase Price

THROUGH Construction Work

Construction Works
Costs for Construction Works

TO Finish Residential Building & Winery

Finished Building & Winery

❖ Estimated Cost:
to Build-up Residence & Winery_900 m2

1.335.000 €
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