

CIP GROUP

AGENDA

01 LARUN Resorts Istria

macro location | micro location

02 LARUN Green Island Resort

golf area | high class retail facilities | archaeological park | marina | beach area | 5* spa medical health hotel |

greenhomes villas | greenhomes luxury lofts | LARUN private heliport | Optional LARUN private airport

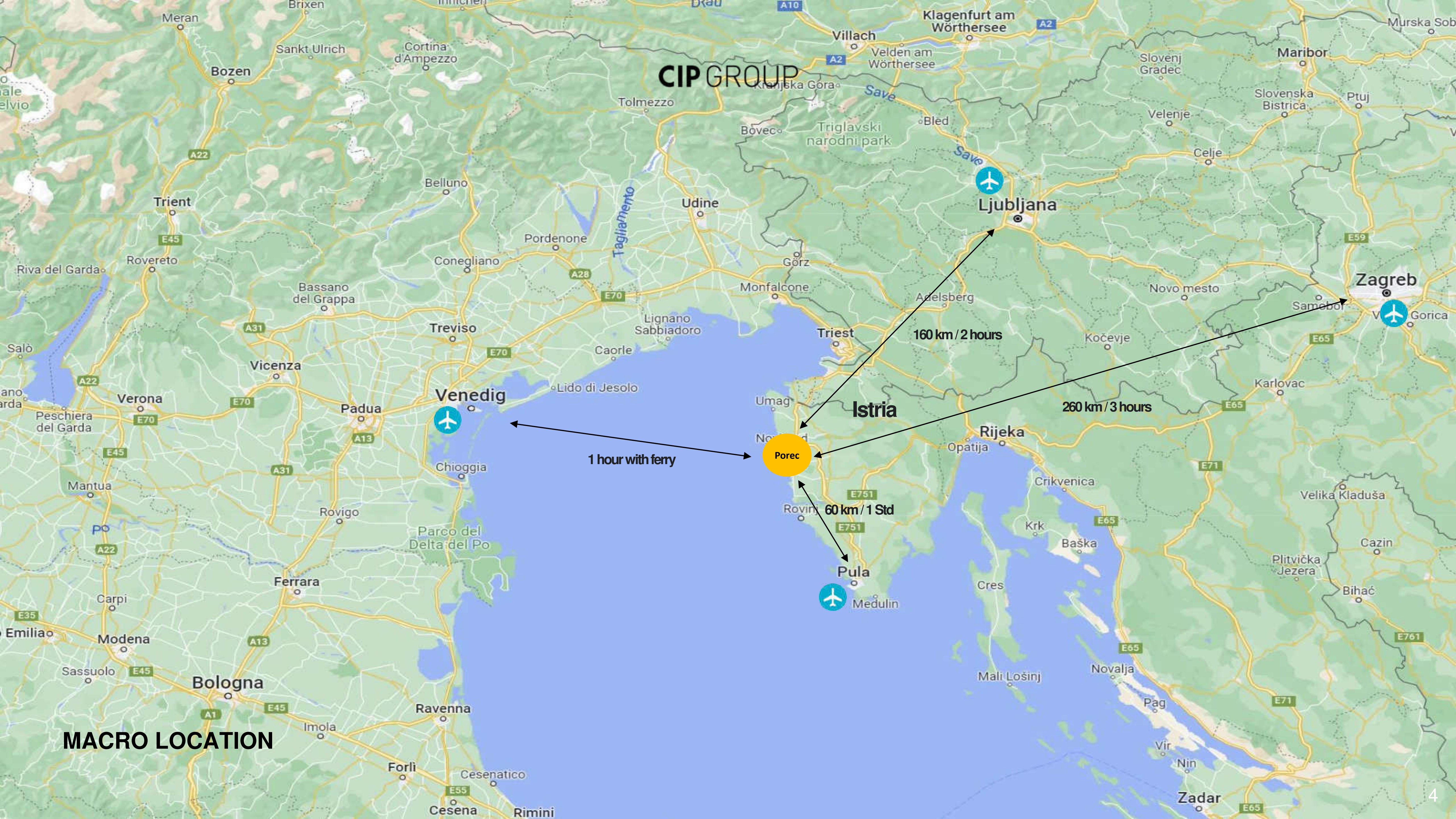
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LARUN RESORTS ISTRIA

CROATIA

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MACRO LOCATION



ISTRIA – Croatia most beautiful peninsula

MACRO LOCATION

ISTRIA – Croatia most beautiful peninsula

Istria is known as "The Tuscany of Croatia" and is famous for the quality of gastronomy, beauty of the landscape, friendliness of the people and with a wonderful quality of service paired with high security for its visitors and relaxed mentality of Croatian hosts. Therefore, the peninsula is considered the largest green oasis of the Northern Adriatic and one of the most popular tourist destinations. Historic villages and villas in authentic style are finding more and more lovers and investors include celebrities such as Anthony Hopkins, the Michael and Ralf Schumacher families, the British and Dutch aristocracy as well as statesmen and politicians as well as many other prominent personalities from all over the world.

MACRO LOCATION



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Optional
LARUN Polo Resort,
Motovun

Optional
LARUN Private
Airport

Optional
LARUN Bugatti
Rimac Driving
Resort, Porec

30 km / 40 Min.

Istria

LARUN Green
Island Resort, Porec

H

LARUN Private Heliport,
Optional Red Cross
Emergency Clinic

7 km / 12 Min.

MICRO LOCATION

POREC

ISTRIA - Croatia most beautiful peninsula

The LARUN RESORTS ISTRIA project consists of three individual projects that offer a unique place for a sustainable and luxurious quality of life. The LARUN Green Island Resort is located directly on the sea and offers one of the most beautiful golf courses of Jack Nicklaus in Europe, a marina, 5* Spa Medical Health Hotel, apartments and villas with hotel service in luxurious building biology quality for a healthy non toxic living. The LARUN Bugatti Rimac Driving Resort is located in the immediate vicinity and has been developed as a world of experience for e-mobility, hypercars and classic cars. The LARUN Polo Resort is integrated 30 km in the village of Motovun in a dreamlike landscape between the vineyards of Istria. It offers a unique polo centre with 8 polo courts, 5* polo spa hotel with its own thermal spring. Our LARUN Private Heliport and LARUN Private Airport round off the extraordinary resort concept.

MICRO LOCATION

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LARUN GREEN ISLAND RESORT

POREC

LARUN Resorts Istria

LARUN Green Island Resort

In the LARUN Green Island Resort, a self-sufficient and sustainable refuge with a 5* Spa Medical Health Hotel at the highest medical level, 60 Greenhomes villas and 80 Greenhomes Apartments in luxurious building biology quality for a healthy non toxic living is being built on a 120 ha plot with 1 km of beach length near Porec. The buildings have a wonderful view over the 18 hole golf course to the sea. The golf course with Country Club and Golf Academy is realized by golf architect Jack Nicklaus with the highest standards. The resort includes a marina with 140 berths for boats up to 35 m in length, which will be expanded in the second construction phase with the Marina Cervar-Porat with a further 260 berths. In the area of Marina Cervar-Porat, another 60 luxury apartments will be built primarily by the sea. The restaurants located in the resort such as the hotel restaurant with Michelin-starred cuisine, the beach club with a barbecue restaurant and the sundowner lounge with exquisite fish restaurant round off the culinary delights with products from the region and organic farming.

LARUN Green Island Resort
FACTSHEET

property

Land is owned by our project company.

total area 120 hectares

golf course	90,000 sqm
retail facilities	6,000 sqm
archaeological park	161,000 sqm
marina	8,000 sqm
waterfront, beach	10,000 qm
5*Spa Health hotel	54,000 qm
greenhomes villas	74,000 qm
greenhomes lofts	39,000 qm

Building permits

The first building permit is legally binding and regulates the building masses and number of beds of 1200 beds.

The second building permits can be adapted to the design and operator's wishes at the request of the investor.

LOI of the hotel operators Marriott Hotel Group, Hilton Hotelgroup, Rezidor Hotel Group and Cachet Hospitality Group are available.

The Green Island Resort project has been included in croatia's list of strategic projects, making it one of the country's funded projects.

investment

total investment approx. 435 Mio. Euro
EU funding possible

time schedule

June 2023	start of construction infrastructure
November 2023	second building permits
April 2024	start of construction of buildings
November 2026	end of implementation phase

LARUN Green Island Resort

AREAS

Golf Area

- 18 hole golf course of Jack Nicklaus
- 2 driving ranges
- LARUN golf academy
- golf service building
- golfclub / countryclub
- restaurant with wine and cigar lounge
- golf pro shop

High Class Retail Facilities

- resort entrance gate
- LARUN business center
- LARUN shopping mall
- Organic market hall with regional products
- e-bike showroom
- e-cars showroom
- Classic Cars Center
- restaurants, coffee shop

Archaeological Park

- LARUN museum with roman excavations
- LARUN museum coffee shop
- archäologischer parc
- villa of the roman emperor Domitian
- center of roman brick and amphorae production

Marina

- LARUN marina with 140 berths
- Marina extension with 260 berths for yachts up to 35 m
- yacht club with restaurant and lounges
- Ferretti Yacht Group base
- Frauscher Yacht base
- Yacht service and showroom

Beach Area

- Beach Area with promenade
- Sandy beach, pebble beach with teak decks
- LARUN beach bar with terraces
- sanitary facilities
- SUP Boards and Jetski Rental
- LARUN Jetski Formula 1 track
- LARUN Sundowner Lounge
- LARUN Beachclub with DJ lounge, infinity pool und barbecue restaurant
- LARUN Sundowner Lounge with seafood restaurant
- LARUN Beachvolleyball
- LARUN Tennisclub
- LARUN Kids Camp

LARUN Green Island Resort

AREAS

5* Spa Medical Health Hotel

- **21,000 sqm gross area** with 432 beds
- building biology sustainable construction
- lobby bar area with classic car showroom, front cooking restaurant
- event and conference area
- 110 suites
- 9 Car Lofts
- 90 serviced apartment suites
- medical health area
- rooftop spa and wellness area
- sky infinity pool
- sky lounge bar and restaurant
- star restaurant
- wine and cigar lounge
- Underground car parking with 200 spaces

LARUN Greenhomes Villas

- 21,000 sqm gross area with 366 beds
- 61 greenhomes villas
- building biology sustainable construction
- generous living and dining area
- Open kitchen with kitchen block
- 3 to 5 bedrooms each with bathroom
- wellness and spa area
- generous outdoor terraces and balconies
- heated infinity outdoor pool
- high-quality furniture and equipment
- art concept with paintings and sculptures
- high-end smart home and multimedia equipment
- Heat pump with underfloor heating and cooling
- PV system with battery storage
- water treatment and recycling

LARUN Greenhomes Luxury Lofts

- 11,000 sqm gross area with 370 beds
- 78 greenhomes luxury lofts
- building biology sustainable construction
- generous living and dining area
- Open kitchen with kitchen block
- 3 to 5 bedrooms each with bathroom
- wellness and spa area
- generous outdoor terraces and balconies
- heated infinity outdoor pool per building
- high-quality furniture and equipment
- art concept with paintings and sculptures
- high-end smart home and multimedia equipment
- Heat pump with underfloor heating and cooling
- PV system with battery storage
- water treatment and recycling

CIP GROUP

MASTERPLAN

LARUN GREEN ISLAND
RESORT

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LARUN GREEN
ISLAND RESORT

Optional
LARUN PRIVATE
AIRPORT

Optional
LARUN BUGATTI
RIMAC DRIVING
RESORT

Optional
MARINA
CERVAR-PORAT

LARUN PRIVATE
HELIPORT

AREAS

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MASTERPLAN

16

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MASTERPLAN

16



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MASTERPLAN

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GOLF AREA

LARUN GREEN ISLAND
RESORT



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GOLF AREA

MASTERPLAN

An aerial photograph of a golf course at sunset. The sun is low on the horizon, casting long, golden shadows across the lush green grass. The course features several sand traps, a small pond reflecting the sky, and a dense line of trees in the background. A few golfers are visible on the right side of the course.

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LARUN GREEN ISLAND RESORT
GOLF AREA INSPIRATION

An aerial photograph of a golf course. In the upper left, a large, well-manicured green is visible, surrounded by several circular sand traps. A winding path or stream cuts through the middle of the course. To the right, there is a large, irregularly shaped sand trap. The landscape is lush green with scattered trees and shadows cast by the sun.

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LARUN GREEN ISLAND RESORT
GOLF AREA INSPIRATION

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LARUN GREEN ISLAND RESORT
GOLF AREA INSPIRATION

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HIGH CLASS RETAIL FACILITIES

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RESORT

**HIGH CLASS
RETAIL FACILITIES**

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MASTERPLAN



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LARUN GREEN ISLAND RESORT
HIGH CLASS RETAIL FACILITIES INSPIRATION

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**LARUN GREEN ISLAND RESORT
HIGH CLASS RETAIL FACILITIES INSPIRATION**

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SPECIAL
DISCOUNT

SELECTED ITEMS

LARUN GREEN ISLAND RESORT
HIGH CLASS RETAIL FACILITIES INSPIRATION

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LARUN GREEN ISLAND RESORT
HIGH CLASS RETAIL FACILITIES INSPIRATION

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ARCHAEOLOGICAL PARK

LARUN GREEN ISLAND
RESORT



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ARCHAEOLOGICAL
PARK

MASTERPLAN

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LARUN GREEN ISLAND RESORT
ARCHAEOLOGICAL PARK

An aerial photograph of a coastal area. The top of the image shows a rocky, brownish shoreline with some sparse vegetation. Below the shore, the water is a deep teal color. Two large, irregular patches of bright green vegetation are visible in the water, possibly indicating submerged reefs or artificial structures. The text "CIP GROUP" is overlaid in white on the upper right side of the image.

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**LARUN GREEN ISLAND RESORT
ARCHAEOLOGICAL PARK**



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LARUN GREEN ISLAND RESORT
ARCHAEOLOGICAL PARK

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MARINA

LARUN GREEN ISLAND
RESORT



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MASTERPLAN

MARINA
GREEN ISLAND

Optional
MARINA
Cervar-PORAT

LARUN GREEN ISLAND RESORT
MARINA INSPIRATION

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**LARUN GREEN ISLAND RESORT
MARINA INSPIRATION**

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LARUN GREEN ISLAND RESORT
MARINA INSPIRATION

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BEACH AREA

LARUN GREEN ISLAND
RESORT



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BEACH AREA

MASTERPLAN

CIP GROUP

**LARUN GREEN ISLAND RESORT
BEACH AREA INSPIRATION**

LARUN GREEN ISLAND RESORT
BEACH AREA INSPIRATION

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LARUN GREEN ISLAND RESORT
BEACH AREA INSPIRATION

**LARUN GREEN ISLAND RESORT
BEACH AREA INSPIRATION**

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5* SPA MEDICAL HEALTH HOTEL

LARUN GREEN ISLAND
RESORT



5* SPA MEDICAL
HEALTH HOTEL

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MASTERPLAN

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**LARUN GREEN ISLAND RESORT
5* SPA MEDICAL HEALTH HOTEL INSPIRATION**

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5* SPA MEDICAL HEALTH HOTEL INSPIRATION

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5* SPA MEDICAL HEALTH HOTEL INSPIRATION**

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5* SPA MEDICAL HEALTH HOTEL INSPIRATION

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GREENHOMES VILLAS

LARUN GREEN ISLAND
RESORT



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GREENHOMES
VILLAS

MASTERPLAN

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**LARUN GREEN ISLAND RESORT
GREENHOMES VILLAS INSPIRATION**

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GREENHOMES VILLAS INSPIRATION**



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GREENHOMES VILLAS INSPIRATION

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GREENHOMES LUXURY LOFTS

LARUN GREEN ISLAND
RESORT



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GREENHOMES -
LUXURY LOFTS

MASTERPLAN

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LARUN GREEN ISLAND RESORT
GREENHOMES LUXURY LOFTS INSPIRATION



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GREENHOMES LUXURY LOFTS INSPIRATION

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LARUN PRIVATE HELIPORT

Porec

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LARUN PRIVATE HELIPORT

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LARUN PRIVATE HELIPORT

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OPTIONAL LARUN PRIVATE AIRPORT

Porec

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