

CENTURY 21[®] Emona
Aeon nepremičnine d.o.o.
Cesta 24. junija 25, 1000 Ljubljana



YOUR OWN PANORAMIC RESORT IN THE NORTH ADRIATIC REGION

A privileged place for the privileged few!





HIGHLIGHTS



- The **largest private estate** of the Slovenian coastal region
 - A **premium location** just a short distance from an assortment of adventures
 - A breathtaking **sea view**
 - **Top privacy** and the embrace of the unique beauty of the **Mediterranean region**
 - **Several potential uses**
 - An **option to set up a heliport** on the estate
 - The **proximity of infrastructure** to airports / highways / marinas
 - **EU investment** and legal certainty
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IN THE CENTRE OF EUROPE



Slovenia is located in South-Central Europe and **accessible** from all corners of the world.
All of its diverse regions, from the Alps to the Adriatic, fall within a radius of a **two-hour drive**.

As a member of the European Union, Schengen Agreement, and NATO,
Slovenia is one of the **safest** countries in the world.

JUST AROUND THE CORNER FROM

- The European interstate and coastal highway network
- International airports (PORTOROŽ, LJUBLJANA, TRIESTE, VENICE, VIENNA, ZAGREB)
- Marinas (PORTOROŽ, IZOLA)

SLOVENIA: Ljubljana 106 km, **ITALY:** Milano 456 km, Venice 186 km, Trieste 22 km, **CROATIA:** Zagreb 241 km,
AUSTRIA: Vienna 489 km, **GERMANY:** Munich 500 km, **HUNGARY:** Budapest 570 km, **SERBIA:** Belgrade 630 km



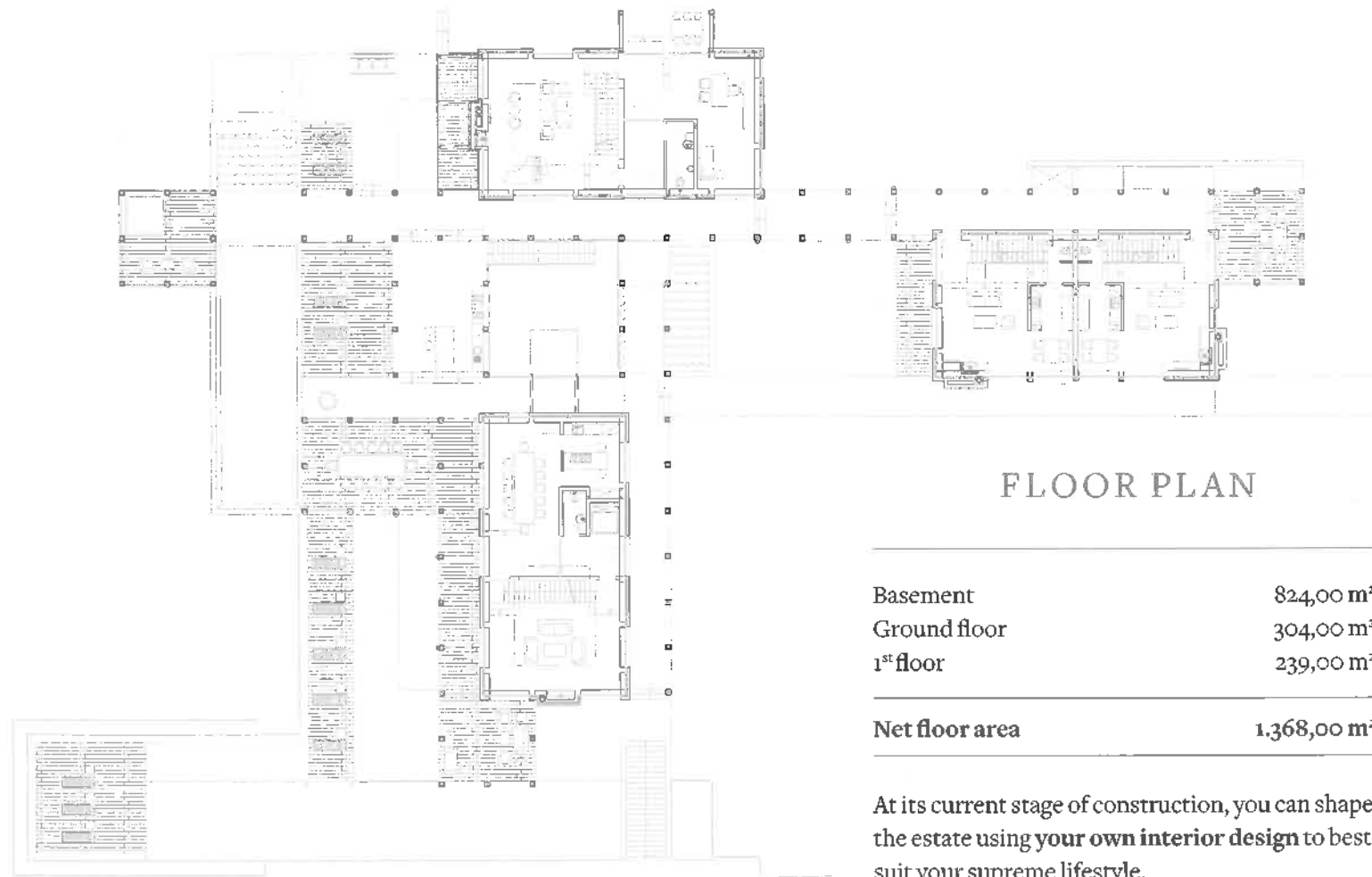
A LUXURIOUS PLACE



As a part of a small settlement near Izola, Pernula offers complete privacy, even though it is only a short way from the beat of urban life.

- **The largest property** in Slovenian Istria
 - **33.103 m² land plot** near the coast
- **1.368 m² real estate**, three buildings with a common cellar
- Its current stage of construction allows for **custom designs**
 - An **option to set up a heliport** on the estate
 - A **private olive grove**
- A **protected sea sight**, due to the agricultural status of the surrounding land





FUTURE DEVELOPMENT



An exclusive estate in the beautiful Mediterranean landscape
allows for **various potential uses:**

LUXURIOUS RESIDENTIAL USE
a perfect place to entertain family, friends,
and business partners

BUSINESS ACTIVITIES
health or beauty centre for high-demand clientele,
exquisite gastronomy restaurant, exclusive tourist farm

OLIVE OIL AND WINE PRODUCTION
a good opportunity to expand olive groves and vineyards.
Produce your own brand of wine and olive oil.



A TOUCH OF THE MEDITERRANEAN



• The Slovenian Riviera, located in the Gulf of Trieste, comprises numerous peninsulas and bays such as the Piran Peninsula and the Gulf of Piran, the Gulf of Koper, and **three nature reserves**:

The Ankaran Peninsula, the Sečovlje Salina, and the Strunjan Reserve.

- Countless prospects for a **retreat from busy life**
- Peaceful **green landscape**
- Favourable **Mediterranean climate** and the **vicinity of the sea**
- **Local products**





MEDITERRANEAN CUISINE

Fish from the Adriatic Sea salted with the famous **Piran salt**, wild plants (**asparagus** and **truffles**), **prosciutto**

WINE

Local wines (**Refosco**, **Malvasia** and **Yellow Muscatel**) reap rewards at wine evaluations both at home and abroad. Beside its wines, Istria is also known for its fruit brandy, especially **grappa**.

OLIVE OIL

This region is the home of the **world's top ranking olive oil**.



ADVENTURES AND LIFESTYLE



SPORTS

- Nature **walks and long hikes** along the coast, plains, and steep slopes throughout the year
- **Tennis** at nearby resorts in Portorož and Umag (ATP tour)
 - **Biking** tours across the dynamic landscape
 - **Sport dressage** and **horse-drawn carriage rides** at the Lipica Stud Farm

PAMPERING

- **Thalassotherapy, sea mud, algae, and salt from local salt pans** in Portorož and Strunjan, synonymous with health at the royal courts of Europe since Ancient Roman times.





SAILING

Marina Portorož, Marina Izola

GOLFING

Lipica, Savudrija

SPORTS FLYING

Airport Portorož

CASINOS

Casino Portorož, Nova Gorica, Lipica

SHOPPING

world's greatest fashion shopping destinations
within reach – Milano, Venice



It is meant to be yours!



Pernula