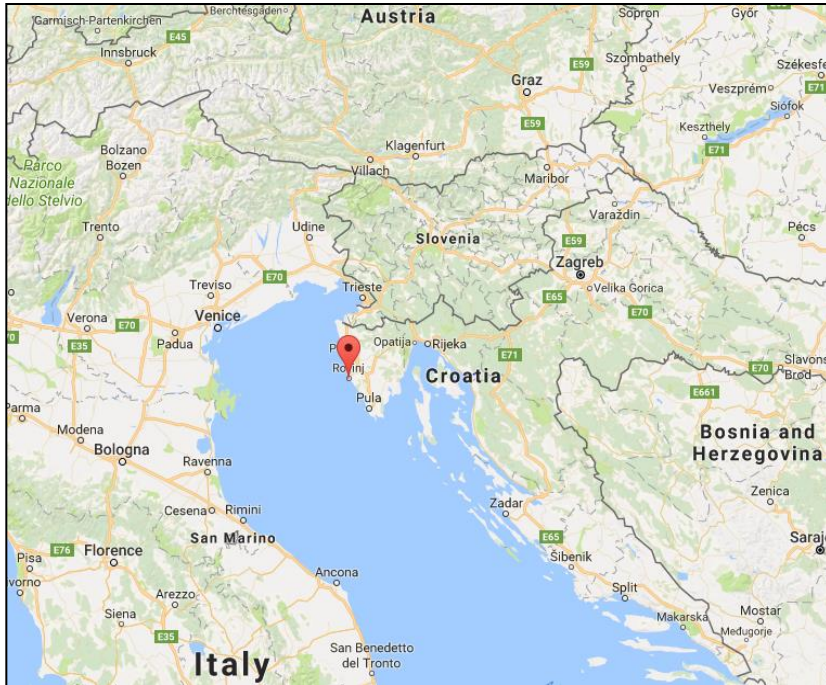


Project Concetta, Rovinj

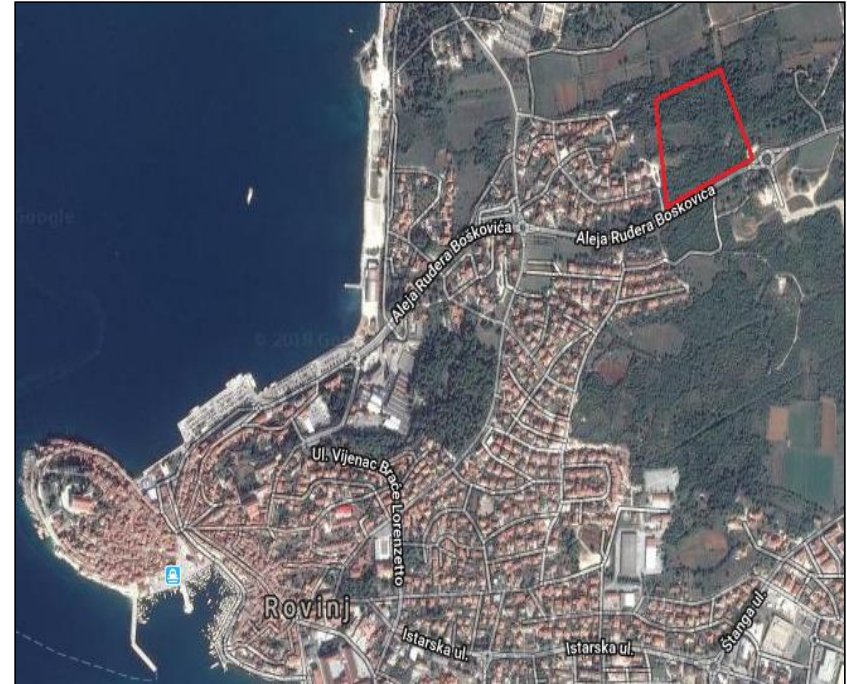


Zagreb, 2025



The property is located at the entrance to town of Rovinj (Istria County, Croatia), one of the leading tourist destinations in Croatia. This part of the town is called Concetta – East.

- the site lies approximately 500 meters from the sea and 900 meters from the Old town center
- site area 41,950 m² (10.37 acres)



Spatial plans currently in force are Town of Rovinj Spatial and Master plan.

According to the Town of Rovinj Spatial plan, construction is not allowed unless Urban plan Concetta - East (hereinafter referred to as "UPU Concetta - East") is adopted.

- land use M1-1 (mixed - mostly residential/commercial)

UPU Concetta - East will further define type and height of units, but according to Master plan single-family and multi-family houses (maximum 4 units) are permitted.

Master plan provisions define:

- separate building plots vary from a minimum of 150 m² to a maximum of 2,000 m², depending on the type of building
 - building plot range for single-family houses is 150 m² to 2,000 m²
 - building plot range for multi-family houses is 250 m² to 2,000 m²
- the possible number of storeys is basement + ground floor + 1 storey + loft.
- plot area ratio, depending on the size of the building plot and type of building, is approximately 30%
- 1,5 parking space for every started 100 m² of net surface

Precise building parameters will be defined in UPU Concetta - East.

*Town of Rovinj official website for spatial planning documents:

<http://www.rovinj-rovigno.hr/prostorno-uređenje-gradnja-i-okolis/dokumenti-prostornog-uredenja/planovi-na-snazi/>

Ownership status

Villa Nubecula llc owns 41,950 m², of which 39,794 m² is inside the future UPU Conceta – East zone. The smaller portion of land, 2,156 m², is outside the zone.



UPU Concetta zone

58,642 m²

Ownership	Area size
VILLA NUBECULA llc	39,794 m ²
Town of Rovinj	17,711 m ²
MAISTRA plc	145 m ²
Mrs. Nada Subotić	976 m ²

The aims of the preliminary design:

- outstanding architectural design
- comfortable housing
- quality horticultural solution

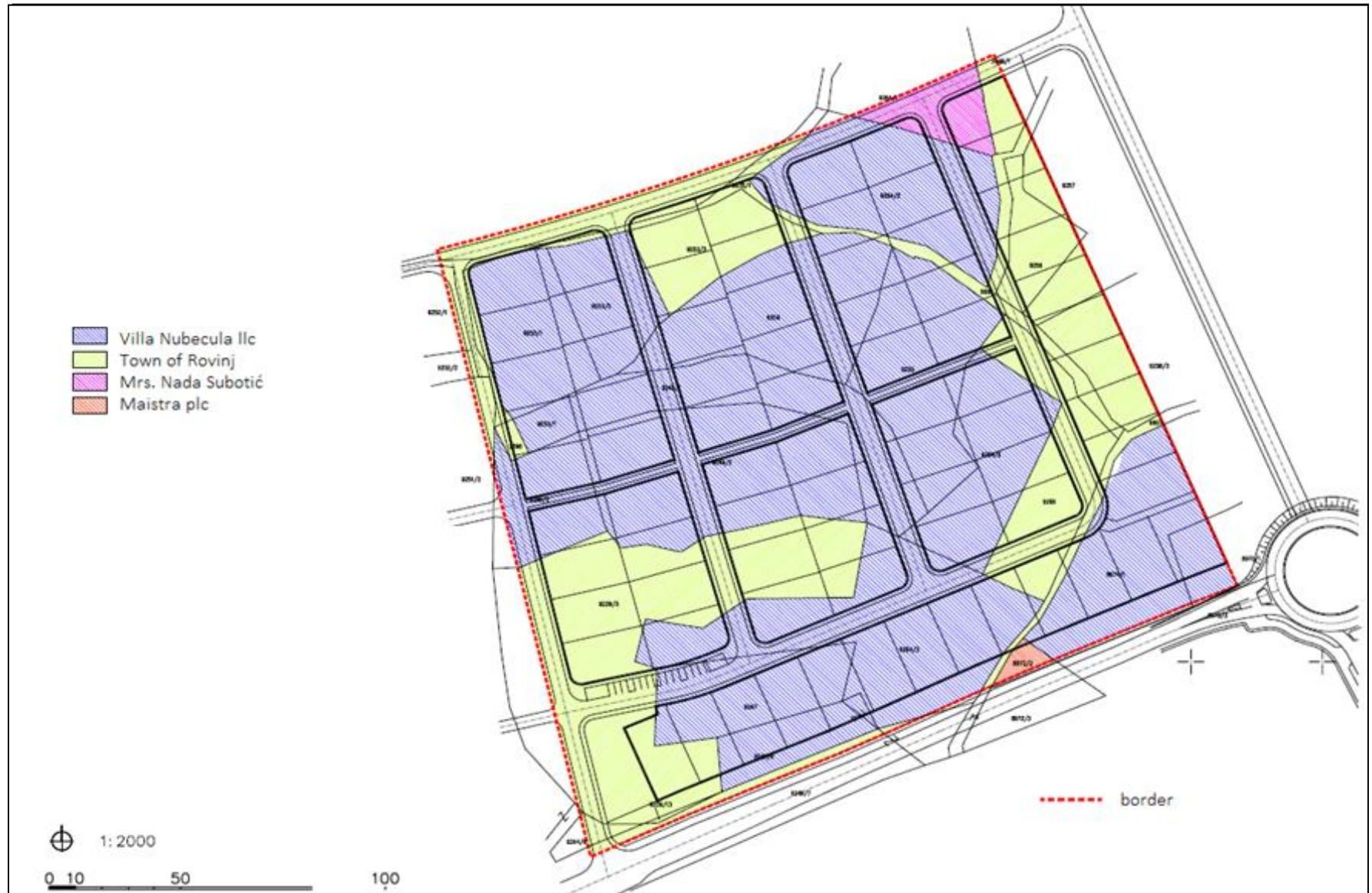
Our preliminary design (classical and modern alternative) consists of 77 family houses built on 500-600 m² size building plots.

- total building area: 42,580 m²
- total residential floor area : 23,962 m² (pools and parking spaces not included)
- total floor area: 33,972 m²
- net floor area: 19,170 m²
- average square footage per house: 311 m²
- number of rooms per house: 5 (2 on ground floor + 3 on first storey)

Our conceptual design (shown on the next few pages) is just one of possible models (while respecting spatial plan requirements) and represents our vision of Concetta. In the end the decision is on the investor.

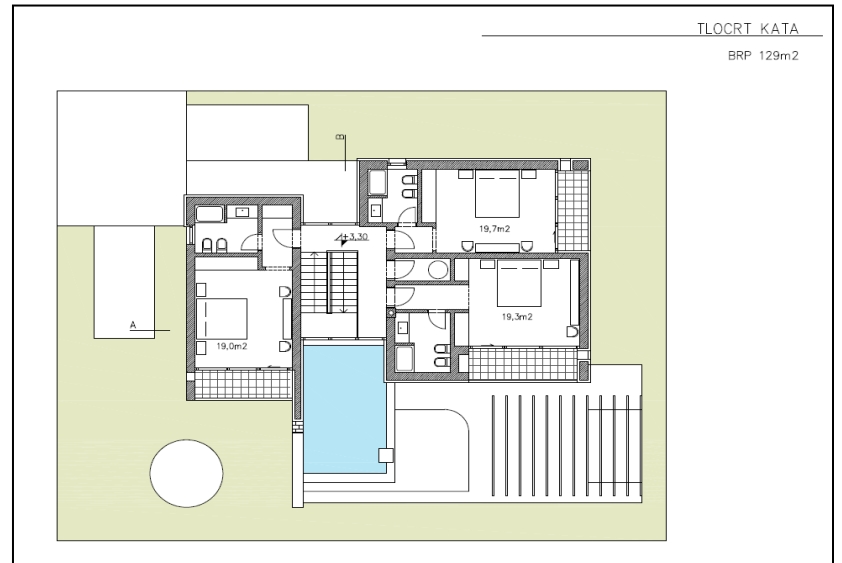
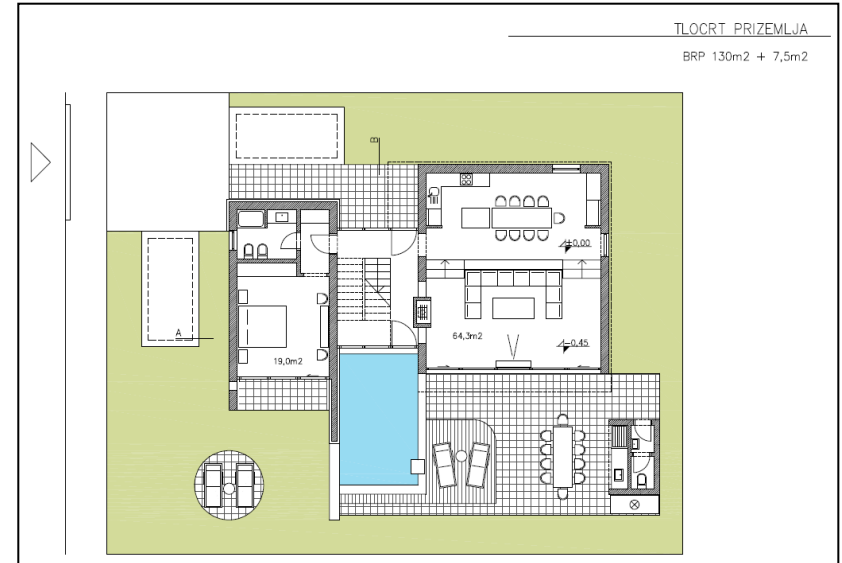
Residential project suggestion





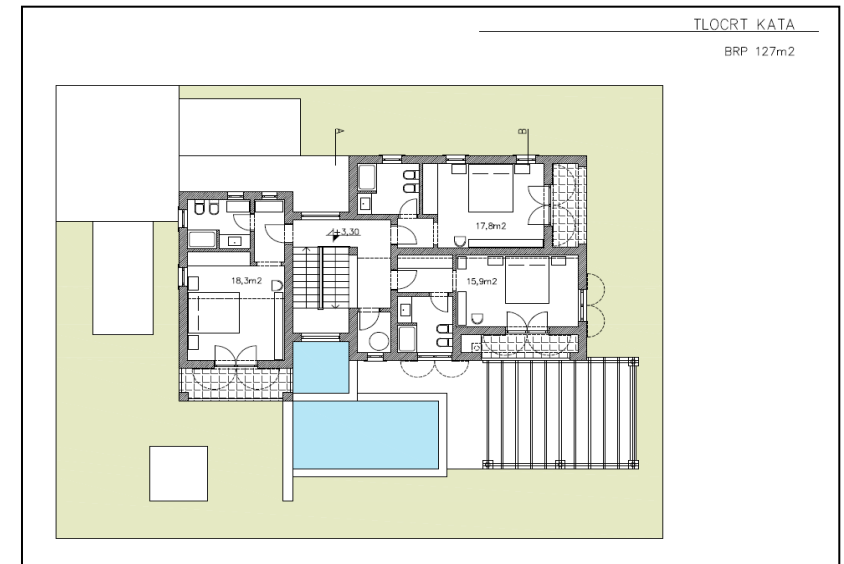
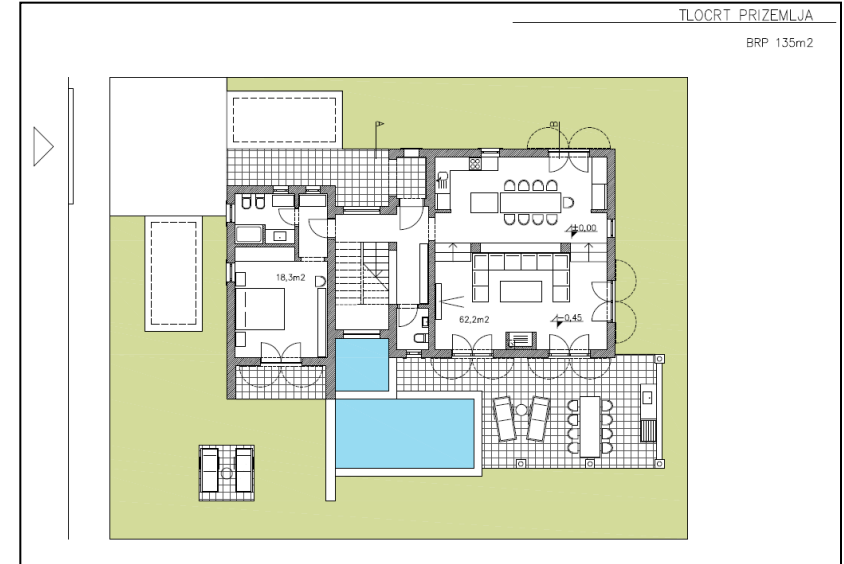
Model of the modern home

SN PECTINATUS
PUBLIC LIMITED COMPANY



Model of the classical home

SN PECTINATUS
PUBLIC LIMITED COMPANY



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