



YOUR DREAMHOUSE AT ADRIATIC COAST

ISTRIA & CROATIA

RURAL STONE HOUSES BETWEEN POREČ & NOVIGRAD

INVESTOR - WANDER GROUP - MUNICH
WWW.WANDER-IMMOBILIEN.DE
WWW.KROATIEN-VABRIGA.DE



FOR YOUR NOTES

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WELCOME TO ISTRIA

RURAL STONE HOUSES BETWEEN POREC & NOVIGRAD



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PARADISE

IS CLOSER THAN YOU THINK

It gives us great pleasure to give you this website describing the marvellous scenery and culture of Istria and our typical regional houses built in the coastal area between Poreč and Novigrad.

This brochure will provide you with extensive information about our wonderful holiday homes.

Whether you are looking for a second home, a holiday home, an investment for your capital or a place to enjoy your well-earned retirement, Istria offers attractive surroundings and a wide range of possibilities to suit all tastes.

Now you have a chance to secure yourself a place in the sun in what is one of the most attractive stretches of land along the Istrian coast, with our project in the town of Vabriga.









ISTRIA - CROATIA

It isn't just the Croatians who say that the Adriatic coast is one of the most attractive coastlines in the Mediterranean. It is also – and has been for a long time – a conclusion that many others come to, including sailors of yachts and boats, world travellers, famous voyagers, and even Roman emperors, who chose to build their villas and summer homes and sometimes even entire settlements on the coast of Croatia as a place to withdraw to and relax. Nowhere else in the Mediterranean are there so many islands, such a large number of bays and picturesque

beaches and sun-bathed cliffs, such varied cuisine and such unadulterated culture as on the coast of Croatia.

The Istrian peninsula in the north west of Croatia is not only one of the most beautiful parts of the country, it also the region with the most highly developed infrastructure and the most extensive and varied range of leisure opportunities; it also enjoys a highly varied range of cultural offers, an impressive history, and a very large selection of excellent restaurants.

LOCATION

OF OUR PROJECTS

Our beautiful rural houses, constructed with natural stone facades in the typical regional style, are located between Poreč and Novigrad in the towns of Vabriga, only 5 1/2 hours away from Munich, can be easily reached via the international airport Pula (approx. 45 min. by car).

VABRIGA is situated at a distance of approximately 800 m from the sea. It has a fishing harbour and typical regional restaurants and shopping facilities, where all basic necessities can be purchased, are located within walking distance. The two historical towns of Novigrad and Poreč are situated about seven minutes away by car. Here you will find an extraordinary range of culinary offers, inviting you to come and enjoy the towns' unspoilt beauty and romantic atmosphere - and spend days and evenings here you will never forget.



OUR CURRENT PROPERTY PORTFOLIO

On the following pages, you will be introduced to our beautiful country houses in the typical style of Istria, with many Mediterranean elements and first-class materials.

All plots are in a quiet location on the coast of the picturesque peninsula of Istria between Poreč and Novigrad. The plots are laid out to maximise the number of hours of sun and views of the sea, woods, olive groves, or vineyards off into the distance



HOUSES CURRENTLY AVAILABLE

VABRIGA 3 HOUSE NO. 1

Town:	VABRIGA
Plot:	approx. 432 m²
Living space:	approx. 136 m²
No. Rooms:	3
No. of bathrooms:	3
Other rooms:	Livingroom, kitchen, storerooms
Completion:	12-15 month after Purchase contract signing
Type of house:	Dublex
View:	Sea views and a fantastic view of woods , Olive and vineyards

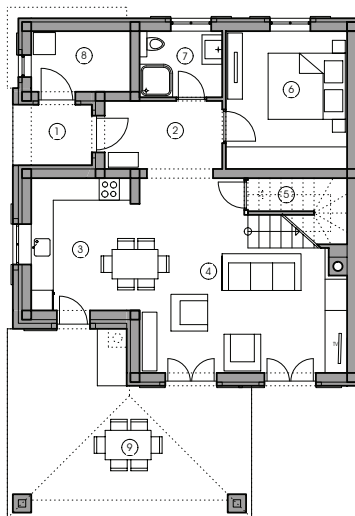
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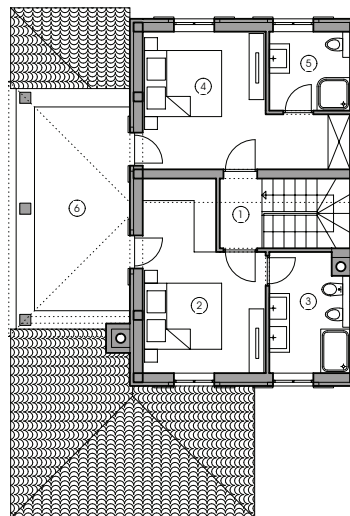
FLOORPLANS P.12



FLOOR PLANS VABRIGA 3 HOUSE NO. 1



GROUND FLOOR



1ST FLOOR

HOUSES CURRENTLY AVAILABLE

VABRIGA 3 HOUSE NO. 2

Town:	VABRIGA
Plot:	approx. 448 m²
Living space:	approx. 179 m²
No. Rooms:	3
No. of bathrooms:	3
Other rooms:	Livingroom, kitchen, storerooms
Completion:	12-15 month after Purchase contract signing
Type of house:	Dublex
View:	Sea views and a fantastic view of woods , Olive and vineyards

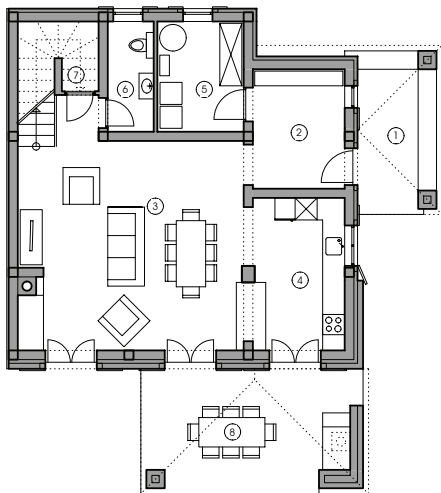
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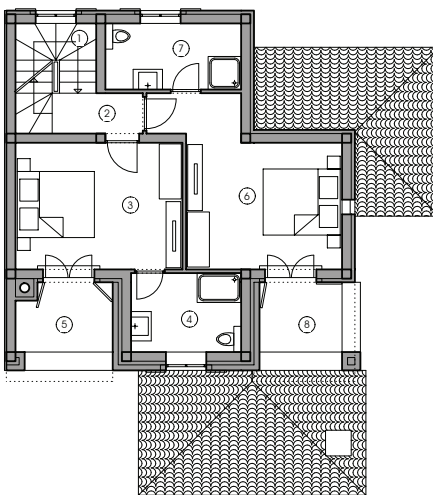


FLOOR PLANS

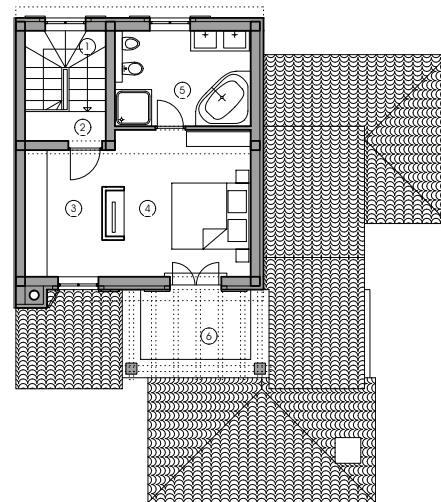
VABRIGA 3 HOUSE NO. 2



GROUND FLOOR



1ST FLOOR



2ND FLOOR

HOUSES CURRENTLY AVAILABLE

VABRIGA 3 HOUSE NO. 3

Town:	VABRIGA
Plot:	approx. 658 m²
Living space:	approx. 220 m²
No. Rooms:	3
No. of bathrooms:	4
Other rooms:	Livingroom, kitchen, storerooms
Completion:	12-15 month after Purchase contract signing
Type of house:	Detached house
View:	Fantastic view of woods, Olive and vineyards

The equipment can sometimes still be influenced.

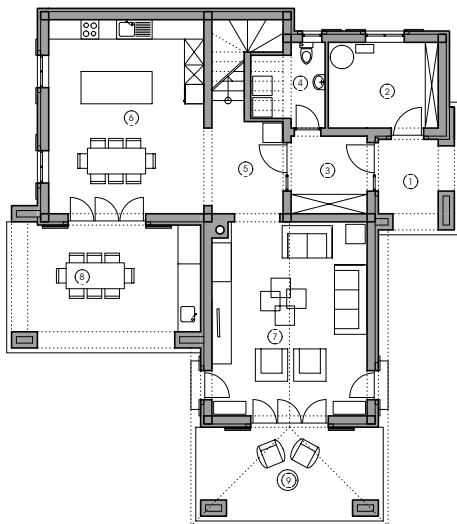


FLOORPLANS P.18

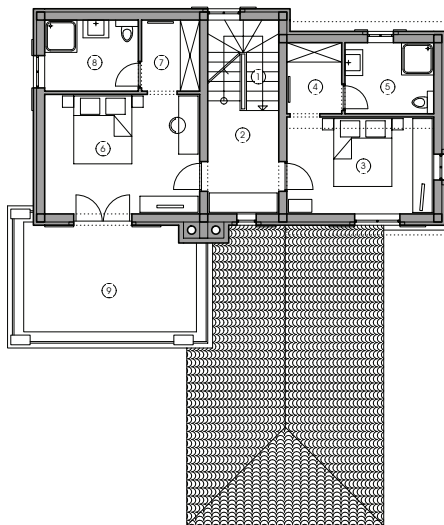


FLOOR PLANS

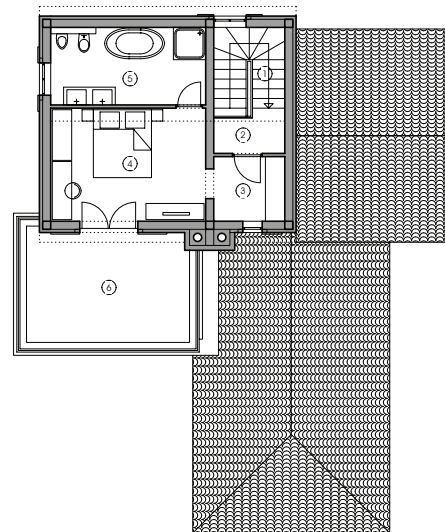
VABRIGA 3 HOUSE NO. 3



GROUND FLOOR



1ST FLOOR



2ND FLOOR

HOUSES CURRENTLY AVAILABLE

VABRIGA 3 HOUSE NO. 4

Town:	VABRIGA
Plot:	approx. 701 m²
Living space:	approx. 252 m²
No. Rooms:	4
No. of bathrooms:	5
Other rooms:	Livingroom, kitchen, storerooms
Completion:	12-15 month after Purchase contract signing
Type of house:	Detached house
View:	Sea views and a fantastic view of woods , Olive and vineyards

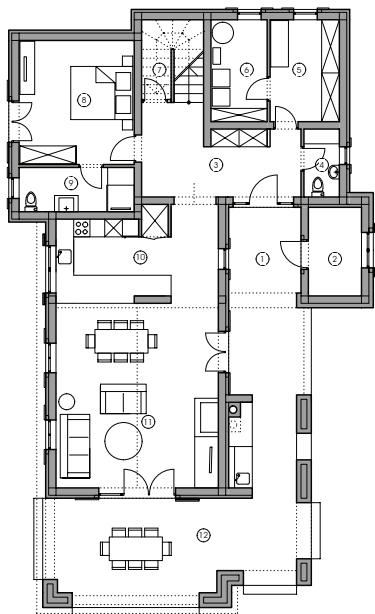
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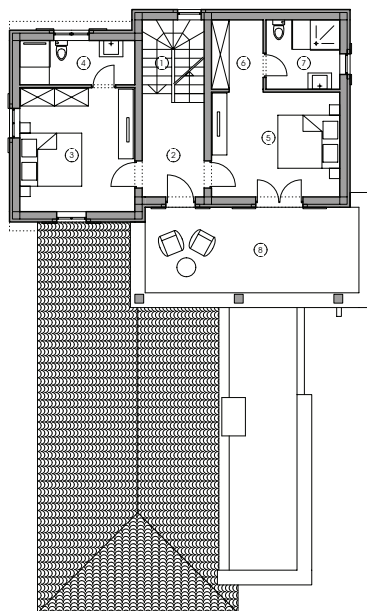


FLOOR PLANS

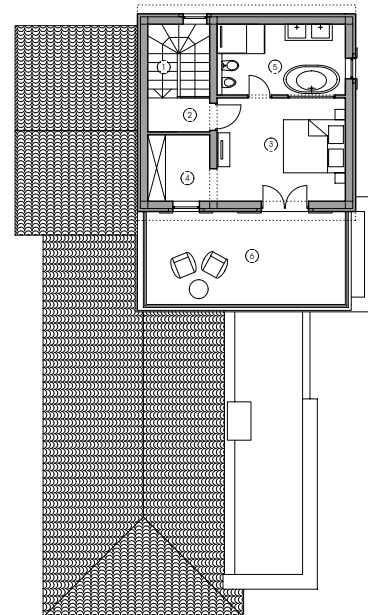
VABRIGA 3 HOUSE NO. 4



GROUND FLOOR



1ST FLOOR



2ND FLOOR

HOUSES CURRENTLY AVAILABLE

VABRIGA 3 HOUSE NO. 5

Town:	VABRIGA
Plot:	approx. 452 m²
Living space:	approx. 136 m²
No. Rooms:	3
No. of bathrooms:	3
Other rooms:	Livingroom, kitchen, storerooms
Completion:	12-15 month after Purchase contract signing
Type of house:	Duplex
View:	Sea views and a fantastic view of woods , Olive and vineyards

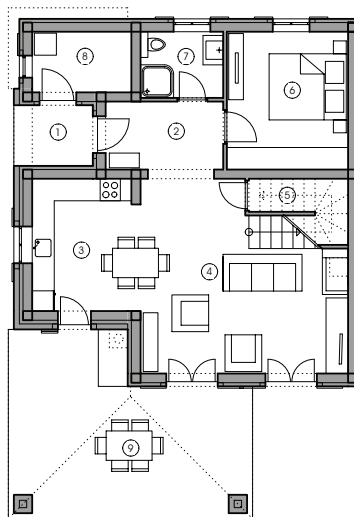
The equipment can sometimes still be influenced.



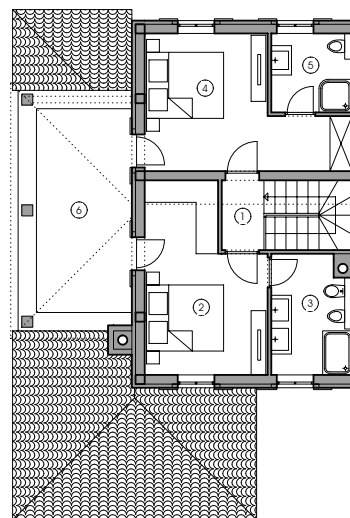
FLOORPLANS P.24



FLOOR PLANS
VABRIGA 3 HOUSE NO. 5



GROUND FLOOR



1ST FLOOR

HOUSES CURRENTLY AVAILABLE

VABRIGA 3 HOUSE NO. 6

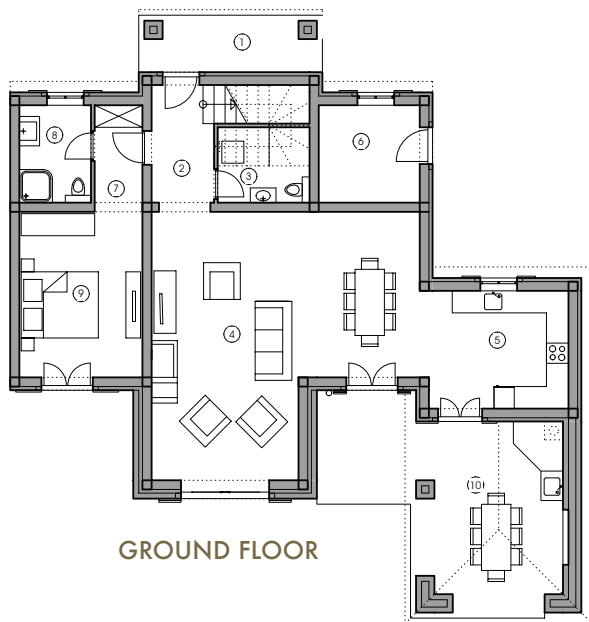
Town:	VABRIGA
Plot:	approx. 538 m²
Living space:	approx. 179 m²
No. Rooms:	3
No. of bathrooms:	4
Other rooms:	Livingroom, kitchen, storerooms
Completion:	12-15 month after Purchase contract signing
Type of house:	Duplex
View:	Sea views and a fantastic view of woods , Olive and vineyards

The equipment can sometimes still be influenced.

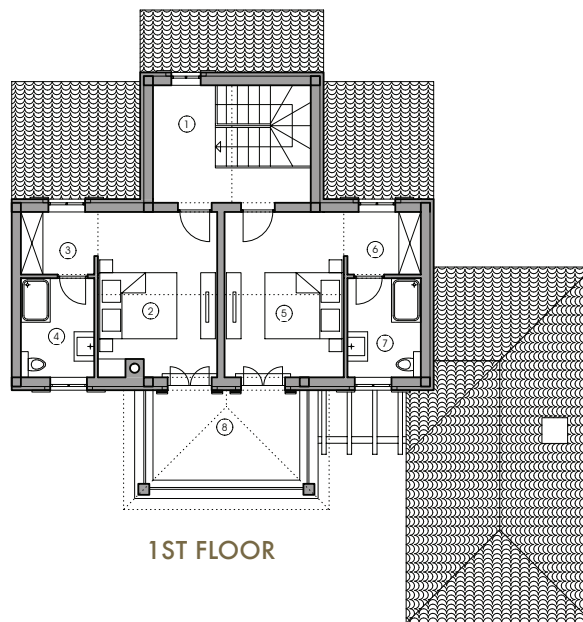




FLOOR PLANS VABRIGA 3 HOUSE NO. 6



GROUND FLOOR



1ST FLOOR

HOUSES CURRENTLY AVAILABLE

VABRIGA 3 HOUSE NO. 7

Town:	VABRIGA
Plot:	approx. 635 m²
Living space:	approx. 222 m²
No. Rooms:	3
No. of bathrooms:	4
Other rooms:	Livingroom, kitchen, storerooms
Completion:	12-15 month after Purchase contract signing
Type of house:	Detached house
View:	Sea views and a fantastic view of woods , Olive and vineyards

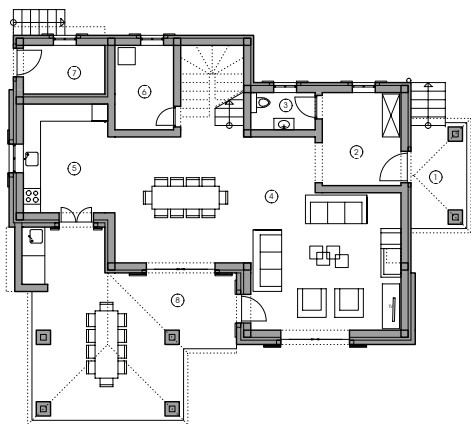
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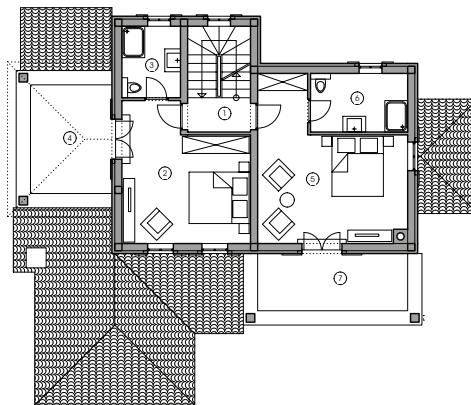
FLOORPLANS P.30



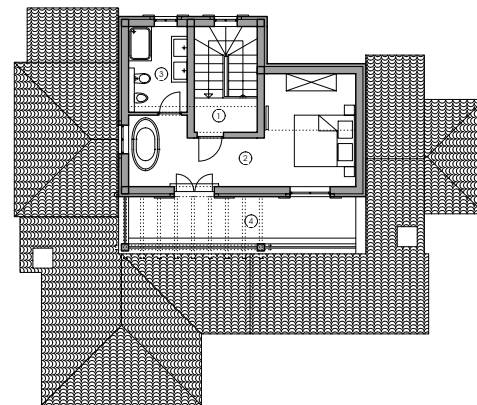
FLOOR PLANS VABRIGA 3 HOUSE NO. 7



GROUND FLOOR



1ST FLOOR



2ND FLOOR

HOUSES CURRENTLY AVAILABLE
VABRIGA 3 HOUSE NO. 8

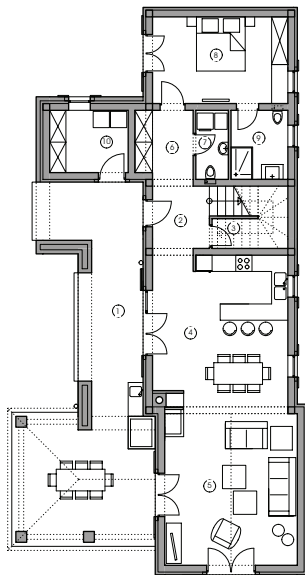
Town:	VABRIGA
Plot:	approx. 710 m²
Living space:	approx. 189 m²
No. Rooms:	3
No. of bathrooms:	4
Other rooms:	Livingroom, kitchen, storerooms
Completion:	12-15 month after Purchase contract signing
Type of house:	Detached house
View:	Sea views and a fantastic view of woods , Olive and vineyards

The equipment can sometimes still be influenced.

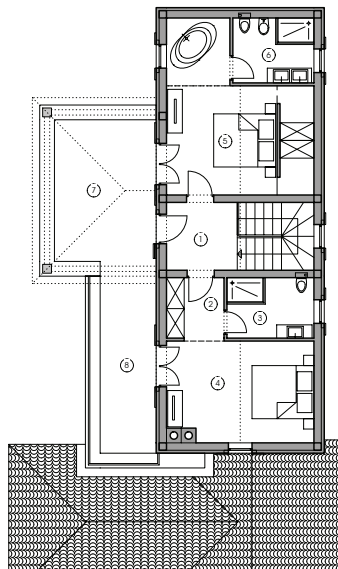




FLOOR PLANS
VABRIGA 3 HOUSE NO. 8



GROUND FLOOR



1ST FLOOR

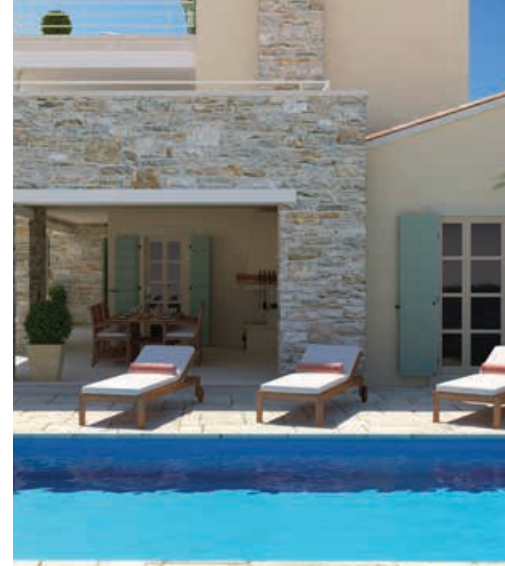


HOUSES CURRENTLY AVAILABLE

VABRIGA 3 HOUSE NO. 9

Town:	VABRIGA
Plot:	approx. 915 m²
Living space:	approx. 226 m²
No. Rooms:	4
No. of bathrooms:	5
Other rooms:	Livingroom, kitchen, storerooms
Completion:	12-15 month after Purchase contract signing
Type of house:	Detached house
View:	Sea views and a fantastic view of woods, Olive and vineyards

The equipment can sometimes still be influenced.

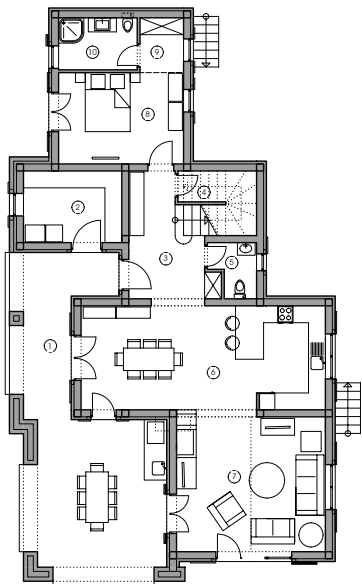


FLOORPLANS P.36

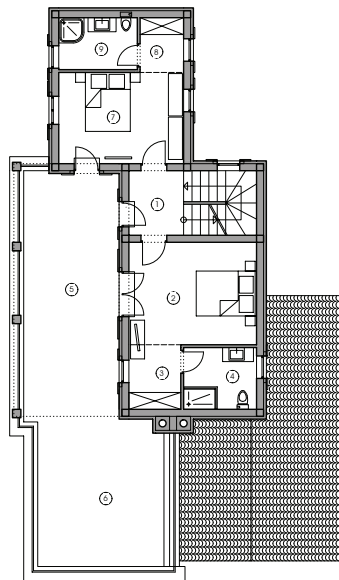


FLOOR PLANS

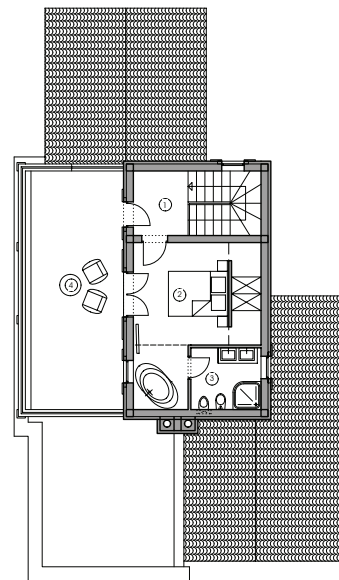
VABRIGA 3 HOUSE NO. 9



GROUND FLOOR



1ST FLOOR



2ND FLOOR

HOUSES CURRENTLY AVAILABLE

VABRIGA 3 HOUSE NO. 10

Town:	VABRIGA
Plot:	approx. 1144 m²
Living space:	approx. 232 m²
No. Rooms:	4
No. of bathrooms:	5
Other rooms:	Livingroom, kitchen, storerooms
Completion:	12-15 month after Purchase contract signing
Type of house:	Detached house
View:	Sea views and a fantastic view of woods , Olive and vineyards

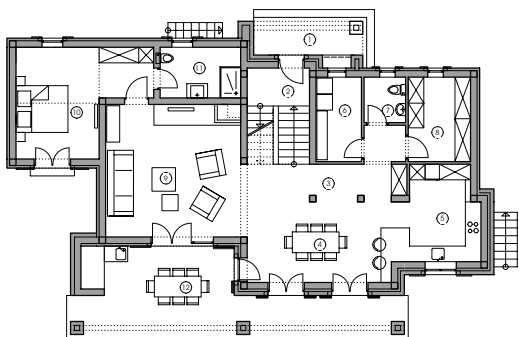
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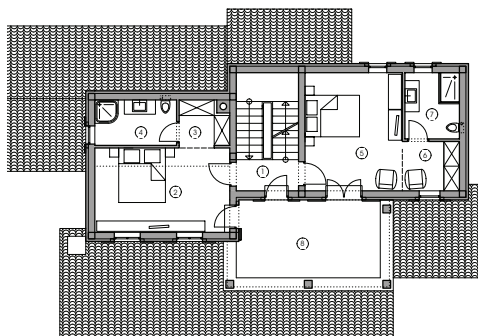


FLOOR PLANS

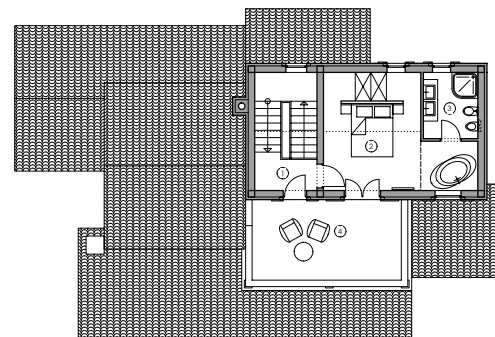
VABRIGA 3 HOUSE NO. 10



GROUND FLOOR



1ST FLOOR



2ND FLOOR

HOUSES CURRENTLY AVAILABLE

VABRIGA 3 HOUSE NO. 11

Town:	VABRIGA
Plot:	approx. 1463 m²
Living space:	approx. 321 m²
No. Rooms:	5
No. of bathrooms:	6
Other rooms:	Livingroom, kitchen, storerooms
Completion:	12-15 month after Purchase contract signing
Type of house:	Detached house
View:	Sea views and a fantastic view of woods , Olive and vineyards

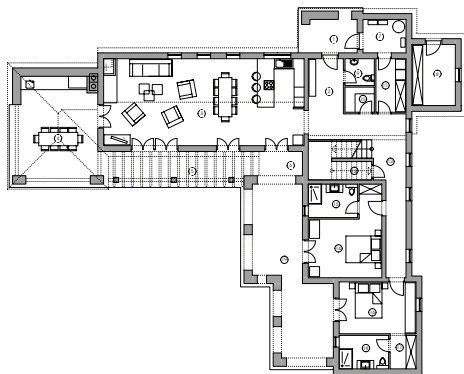
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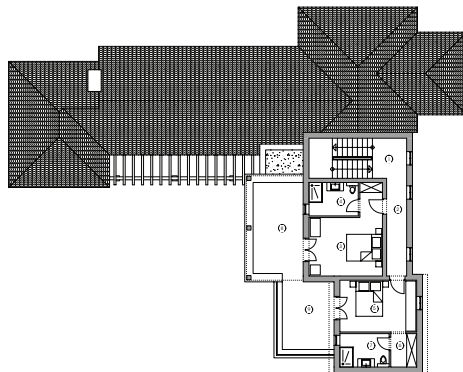
FLOORPLANS P.42



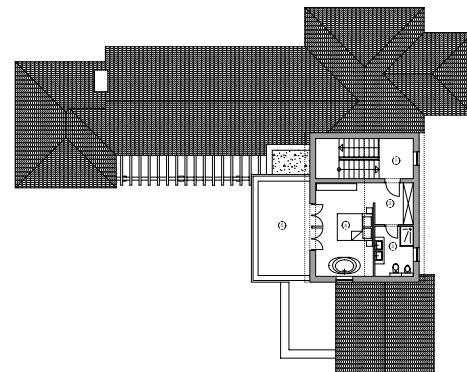
FLOOR PLANS
VABRIGA 3 HOUSE NO. 11



GROUND FLOOR



1ST FLOOR



2ND FLOOR

HOUSES CURRENTLY AVAILABLE

VABRIGA 3 HOUSE NO. 12

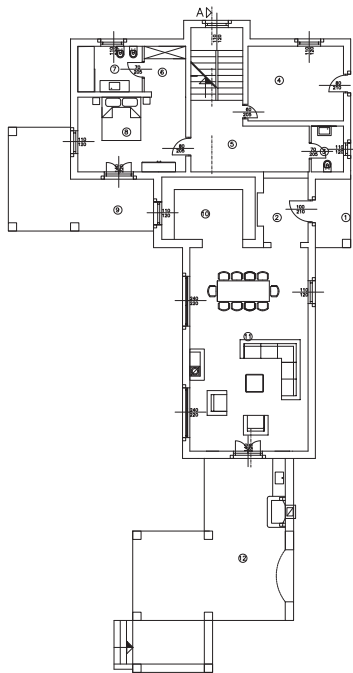
Town:	VABRIGA
Plot:	approx. 1489 m²
Living space:	approx. 268 m²
No. Rooms:	3
No. of bathrooms:	4
Other rooms:	Livingroom, kitchen, storerooms
Completion:	12-15 month after Purchase contract signing
Type of house:	Detached house
View:	Sea views and a fantastic view of woods , Olive and vineyards

The equipment can sometimes still be influenced.

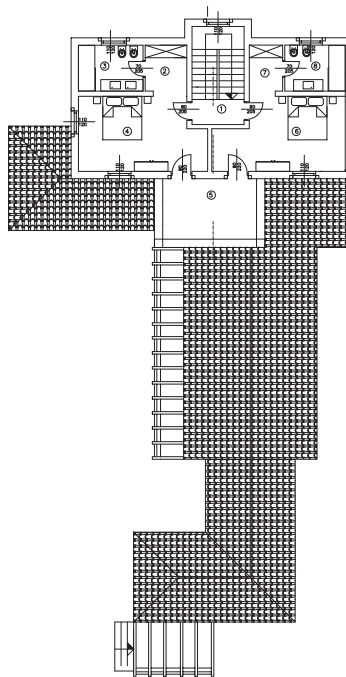




FLOOR PLANS
VABRIGA 3 HOUSE NO. 12



GROUND FLOOR



1ST FLOOR



BUILDING DESCRIPTION

Our homes are revitalising the charm of the historic Istrian stone house. Natural materials such as limestone and sandstone, wood and terracotta set the style, while modern technical equipment ensures the comforts of the 21st century. Uncompromising in quality and designed with many years' experience in the construction industry are what make our properties unique on the Istrian market.

Utility lines, connections, and incidental costs

The fees and other costs for connecting to the public utility networks for electricity, water, and sewer as well as all the planning, approval, architectural, and engineering services are included in the purchase price.

Earthworks and waterproofing

The building components will be isolated against rising damp with bitumen sheeting and bitumen paint. The upper living areas are thermally separated from the cold concrete walls with pressure-resistant insulation. Masonry

The exterior

Walls are masonry, about 25-30 cm thick and clad with a thermal insulating façade. They consist of vertically perforated bricks with very good physical and thermal properties. A substantial portion of the outer walls/ façade will be clad with natural stone.

Ceilings/floor decks

The floor decks will be made of solid reinforced concrete slabs per the static calculations.

Roof

The lower part of the roof is a floor deck as described above. A thermal insulating layer will be placed between the load-bearing structure and the roof covering. The roofing will be in typical local, Mediterranean style with red ceramic tiles called "kanalica".





Terrace roofs

Flat, with the supporting structure made of wooden beams. The roofing will be in typical local, Mediterranean style with red ceramic tiles called “kanalica”, like the rest of the house.

Façades, plastering, and paint

The exterior walls (if not clad in natural stone) will be thermally insulated per EU building guidelines. The interior walls will be coated with stucco, except in the wet rooms, which will be coated in lime cement. The façade will be painted with high-quality water-repellent paint. The façade colour either as in the model house or to be determined by the purchaser. The interior walls will also be painted with a high-quality mineral paint in white.

Floor and wall coverings

Interior flooring: high-quality Italian tiles

Interior wood floors: triple-layer of oak parquet

Living room walls: fine plaster painted white

Bathroom walls: combination of high-end Italian tiles, fine plaster, and paint

Windows, doors, and roller blinds:

solid spruce Glazing with double-paned thermal insulation. Fittings in brass.

Window seats made of natural stone.

Electrical installations, telephone, TV, climate control

Electrical installations will meet EU regulations. All cables to be laid in plastic conduits under plaster. Switches and sockets

Bticino/Vimar or comparable if available in sufficient quantity. Connections for telephone and TV, internet in all living rooms and bedrooms. The lines for retrofitting the SAT system already exist



BUILDING DESCRIPTION

Plumbing, heating, hot water plumbing:

high-quality PVC

Sewer lines: PVC, sewer connection available

Heating system: underfloor heating powered by a heat pump

Hot water: central boiler

All furnishings and sanitary objects in modern contemporary form.

Fireplace:

an indoor/outdoor fireplace between the living room and on the outdoor terrace.

Kitchen:

all connections available for kitchen, furnishings and appliances not included

Exterior:

land bulldozed, without grass, with wall sockets and fence, garden paths made of natural stone

Deep cleaning:

the deliverable product includes a deep cleaning

Warranty

We guarantee our services per the building regulations as follows:

- 10 years for the building construction (structure)
- 2 years for the finishing work
- technical equipment per manufacturer warranty 47

Not included in the purchase price (see official price list):

- wood beams in the living room and kitchen ceilings
- additional natural stone walls in the garden
- wrought iron gates with electrical remote control
- carport as pergola
- computer-controlled garden irrigation system, grass, and plants
- swimming pool
- alarm system
- satellite dish
- kitchen
- climate control equipment
- furniture and lamps

The optional extras can be supplied by the seller for an additional cost.

All of these items as shown in the sample building plans are merely examples. Decisive are the specific building specifications for your purchase agreement.



ABOUT US

The investor for the overall project is the Wander business group from Munich-Planegg. The Wander group is a medium-sized, owner-managed company network whose main focus is on the development, management and marketing of its own real estate properties. The Wander group has been in existence for over 35 years and has in this time developed a total building area of more than 500,000 m².

The Wander business group has been investing in Istria since 2002 and throughout this period, it has realised a large number of projects. By virtue of its activities, it has amassed a unique body of experience in the development of typical Croatian real estate properties.

Our passion is Croatia and our mission is to function as a reliable, specialist contact for fans of Istria – to whose number we also belong – who wish to purchase their own property, with the same quality concepts that we apply in Germany and with which we have been satisfying customers for many years.

From the initial meeting to the building and layout plans and on to the final handover and comprehensive after-sale support, our multilingual team will accompany you every step of the way towards your own property.

Trust-based cooperation is of great importance to us and we will support you as your partner until your dream home is complete.

The Wander business group organises the Istria project with the companies m – kvadrat Adria d.o.o and BM.-Projekt d.o.o., both based in Porec. With their own personnel, they can also offer you a full range of services for the upkeep of your property. From swimming pool, cleaning and gardening services to rental, we possess an excellent network of reliable partners, and remain happy to be of service to you even after the sale

PRICES, CONTACT

Prices for individual homes and more information about our project in VABRIGA as well as other properties and services we offer, visit: www.istrien-steinhaus.de and www.tar-vab.com

If you are interested, please contact us by phone or email for further information about our projects.

We look forward to welcoming you to beautiful Istria.

Manfred Wander

Maximilian Wand

Dipl. Ing. Branislav Martinovic

Contact Germany:

Maximilian Wander

Languages: (German, English)

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Cell HR2: + 385 91 1 729 080

Cell D: + 49 179 516 20 28

WHY VABRIGA?

The location between the romantic towns of Poreč and Novigrad is, of course, one of Vabriga's main advantages.

Vabriga is also one of the few spots on the coast of Istria not overrun by tourists and is instead built up with structures in the typical local style. In addition to our projects, in recent years, Vabriga's charm has also helped create an image of higher quality overall, which, in turn, has attracted more investors. In perspective, this is a positive development, which can be accelerated with other planned infrastructure improvements such as a nearby golf course and a new fishing port.

An investment in Vabriga at what are currently still moderate price levels could deliver quite a good growth in value over time. There are only a very few pearls left in seaside regions, whether in France, Spain or Italy, that are still largely untouched. It is important to be proactive in identifying these spots and buying in time before prices begin to climb.

Past experience has shown that in addition to land directly on the sea (such as these properties in Vabriga), the limited number of properties with views of the sea (also in Vabriga) also benefit disproportionately from these price increases.



WHY ISTRIA?

Croatia is ideal for all fans of sports and active holidays. Thanks to its geographic location and favourable climatic conditions, a wide range of sports activities are on offer the whole year round. There is something to suit every taste, including cycling, trekking, tennis, golf, horse riding, diving, windsurfing, free climbing, water-skiing, hiking, sailing and paragliding – many pleasant ways for spending your time.

But apart from this, it is the richness of the local cuisine that represents one of the country's major attractions.

When you visit Croatia, your friendly host will offer you Istrian raw ham with cheese and olives or delicious shellfish. You will have the chance to sample Istrian truffles, for example in the Zigante restaurant (the world's biggest truffle was found near this restaurant). Fans of asparagus should not forget to try the delicious dishes based on locally grown, wild green asparagus. Many dishes owe their special taste to olive oil, the secrets of which you can discover along the olive route. A glass of good wine will always go well with the area's delicious dishes – be sure to try the Istrian Malvasia, the red Teran, and sweet Croatian Muscat dessert wines. It is highly recommended that you take the time to visit one of the unusual vineyards, such as Benvenuti near Motovun.

A journey along the wine routes, with their innumerable inns and wine cellars, is a unique experience. Here you will be able to enjoy the aromas and tastes of traditional dishes and excellent wines in wonderful surroundings.



You will find restaurant tips, vineyards, ideas for outings, golf and tennis facilities and other information in the Istria magazine, available from all tourist information offices, or from our office in Poreč. We would be happy to help you with any questions you may have about the region, including the little known insider tips.



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