



IVANICA LIFESTYLE RESORT

DUBROVNIK AREA

PRESENTATION AGROTUR IVANICA LTD

June 2024



Location and Site Description

IVANICA

- Village Ivanica is located in the Ravno community on hills overlooking the Dubrovnik Riviera in the border region between Croatia and Bosnia and Hercegovina , on the Hercegovinian side , 2 km by air from the sea
- 7 km from Dubrovnik Marina, 10 km from Dubrovnik Old Town and 20 km from Dubrovnik Airport
- With a total land area of 655 Ha, the project is one of the best and one of the most prestigious development sites in the whole Mediterranean
- Ivanica offers life at its best: rolling Mediterranean landscape covered with vast fields of lavender, olive groves and vineyards, ancient history and culture, mouth-watering local cuisine



About the development site

655 ha mixed use tourism resort



According to approved zoning regulations :

- GBA : 50% - 3.275.000 m²
- Footprint: 20% - 1.300.000 m²

- Agrotur Ivanica owns 6,548,922 sqm of land
- Tourism-use development site located within Tourist Zone Ledenice, Municipality of Ravno, Bosnia and Hercegovina

Dubrovnik tourism analysis



Statistics on arrivals and overnight stays

- Dubrovnik is one of the most attractive cities in the world, protected by UNESCO, with a long history in tourism (from World War I)
- In comparison to 2016 , tourist arrivals in Dubrovnik City increased by 16 % in 2017
- In comparison to 2017, tourist arrivals in Dubrovnik City increased by 8% in 2018
- In comparison to 2018 , tourist arrivals in Dubrovnik increased by 13% in 2019

In the period from January to December 2022, there were 1,14 mil *tourist arrivals* and more than 3,8 *millions* overnight stays have been recorded .

Tourists from Great Britain and France are the most numerous foreign tourist in Dubrovnik area, tourists from Germany are ranked third , Scandinavian tourists have the highest growth

Tourism in Dubrovnik Area is increasing every year by 13-15 %.

Dubrovnik City is the most successful tourist region in Croatia and has the longest tourist season

Boka Kotarska, Montenegro

The Ivanica Lifestyle Resort will benefit, not just from closeness to Dubrovnik City, but also because of another beautiful tourist destination nearby – Boka Kotarska.



Boka Kotarska is the most attractive destination in Montenegro and one of the most beautiful on the Mediterranean. This destination is included together with Dubrovnik in a famous cruising program which also include Venice .

Project Status



- The General Spatial Plan is in place
- Required infrastructure sources for the whole site are in place
- Ownership of the land is by clean/clear title
- The land is zoned as tourist-residential
- In order to secure the construction permit we need to do the following :
 - > Resort Master Plan
 - > Detailed Architecture and Engineering Drawings
 - > The Timeline to secure the construction permit is 18 months
- Residential units can be sold off-plan as freehold

The development plan

- The development plan needs to optimize investors capital deployed
- The product mix (which would be included within allowed GBA of 3,275,000 sqm):
 - > hotels
 - > villas
 - > apartments
 - > townhouses
 - > towncenter
 - > golf course
 - > sports center
 - > night clubs and casinos
 - > bars and restaurants
 - > spa



Summary

- Great location
- Offering potential high IRR
- Target HNWI buyers
- Excellent Investment Opportunity



Dubrovnik



Dubrovnik



Dubrovnik



Ivanica villas in construction



Ivanica view



Ivanica villas



Ivanica villas



Ivanica villas

