METROPOLAIN
NEPREMIČNINSKA DRUŽBA

INVESTMENT OPPORTUNITY:

ACQUISITION OF DEVELOPABLE LAND FOR HOUSING IN KOZINA

LOCATION

- Land area: **35,527 m2**
- Prime Location in Hrpelje-Kozina, Karst Municipality, Southern Coastal Region.
- Situated in an ideal location, the land borders the Republic of Italy to the west and the Republic of Croatia to the south, bordering the municipalities of Divača, Sežana, Koper, and Ilirska Bistrica.

The land is approximately 500 meters from the town centre. Additionally, it offers convenient proximity to several important destinations, as outlined below:

- Approx. 1 kilometre away from the connection to the **Primorska motorway**,
- Approx. 20 km from **Koper** (approx. 10 min drive),
- approx. 8 km from **the border with Italy** (specifically Bazovica),
- Approx. 10 km away from **Trieste**,
- Approx. 40 km away from the **Croatian border** at Jelšane-Rupa, approx. 48 km from **Croatian part of Istria**,
- Approx. 75 km away from **Ljubljana**.

The site allows for the construction of 15 multi-apartment buildings, up to a total of approx. 600 residential units with associated parking spaces in the garage of the buildings and on the external land.

Nearby facilities and amenities:

- Health Centre Sežana (approx. 1 km),
- Pharmacy (approx. 1 km)

- Kozina post office (approx. 290 m)

- Hrpelje Elementary School (approx. 1.5 km),
- Kindergarten Sežana (approx. 1.5 km).

- Bank Intesa Sanpaolo - Kozina branch (approx. 550 m away),

- Eurospin store (approx. 700 m away),
- TUŠ store (approx. 800 m away),

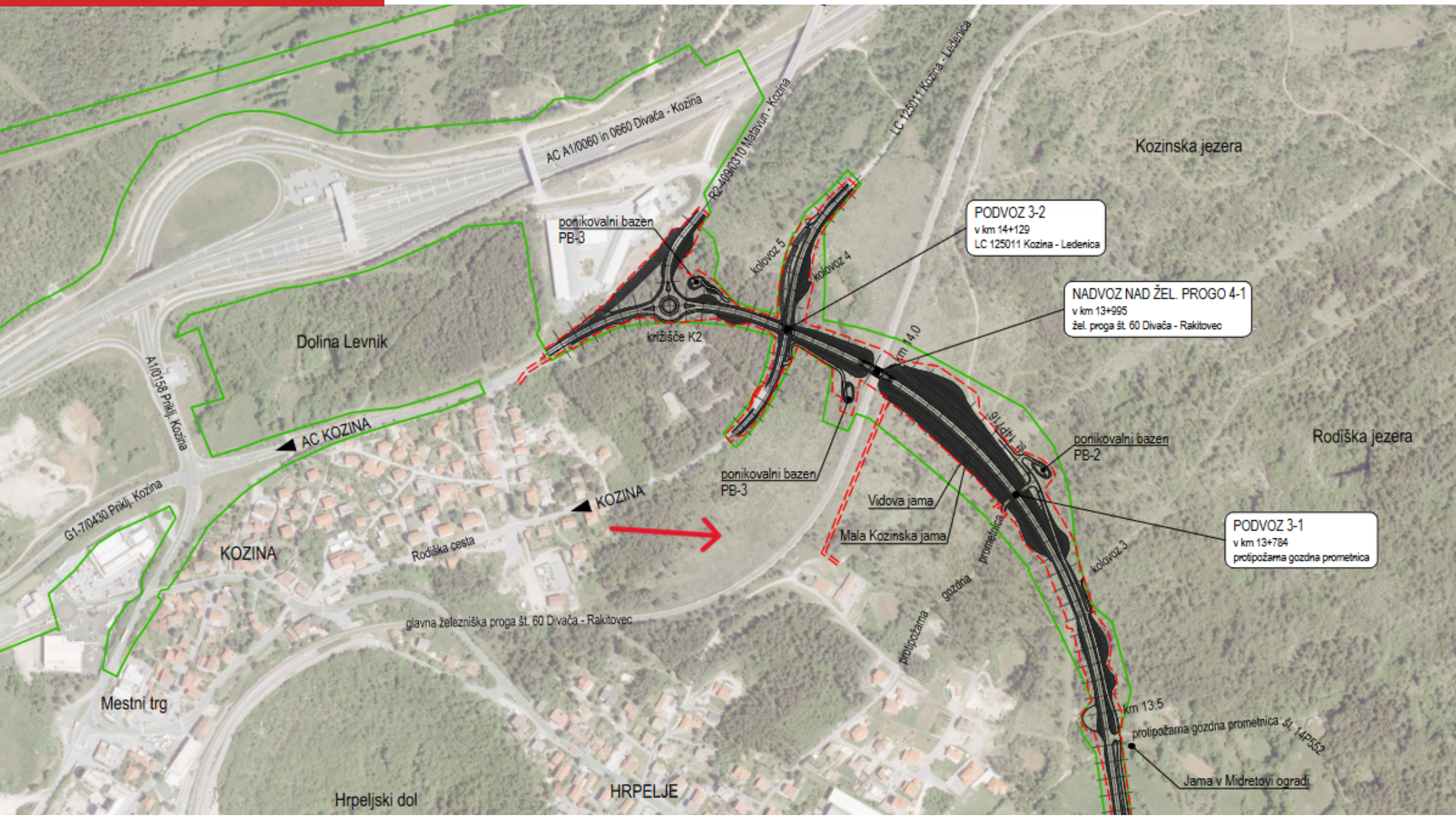
- OMV petrol station Kozina (approx. 1.3 km away),
- MOL petrol station Kozina (approx. 1.1 km away),

- Gowash car wash Kozina (approx. 600 m away).

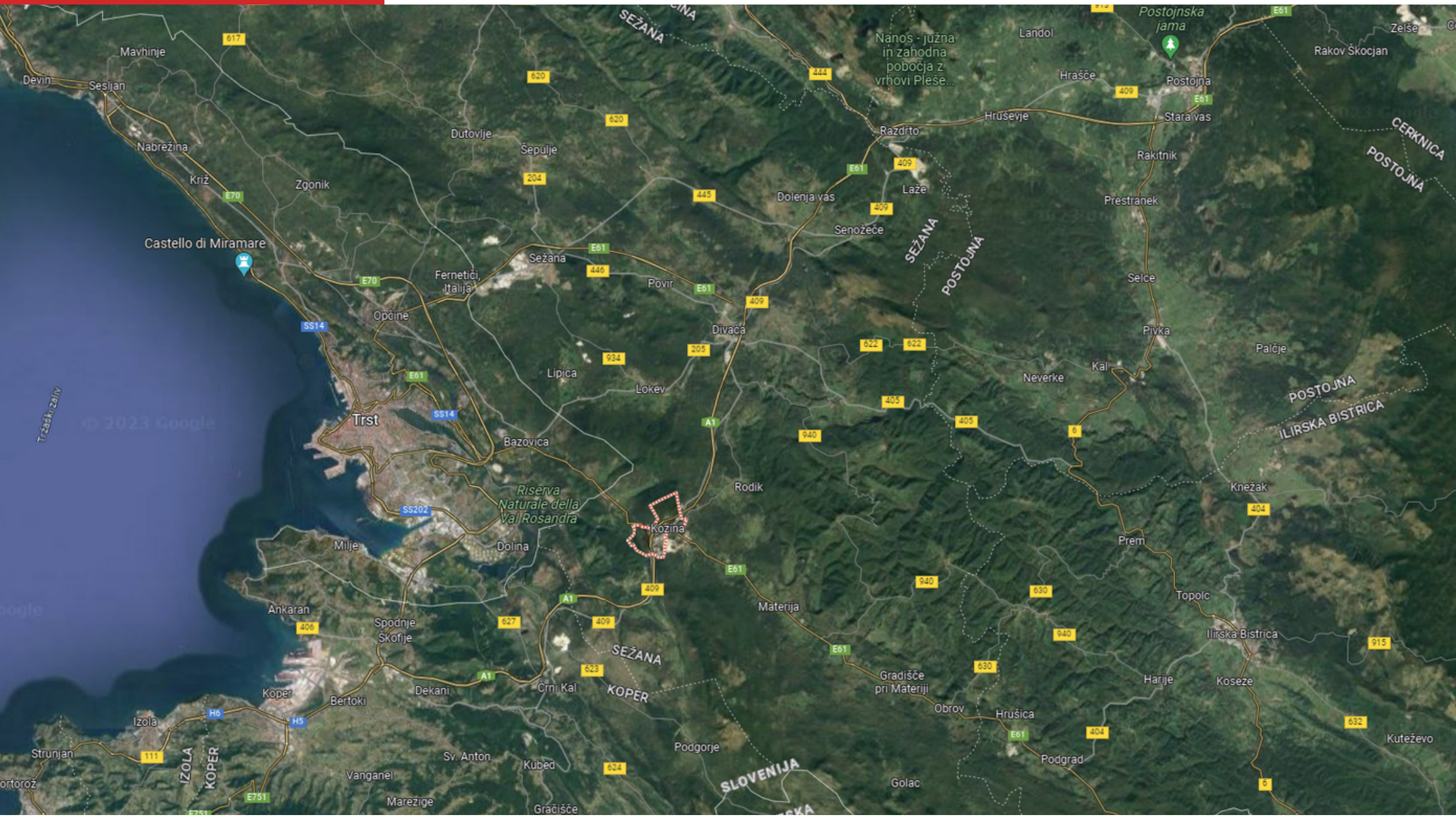
Municipality of Hrpelje-Kozina

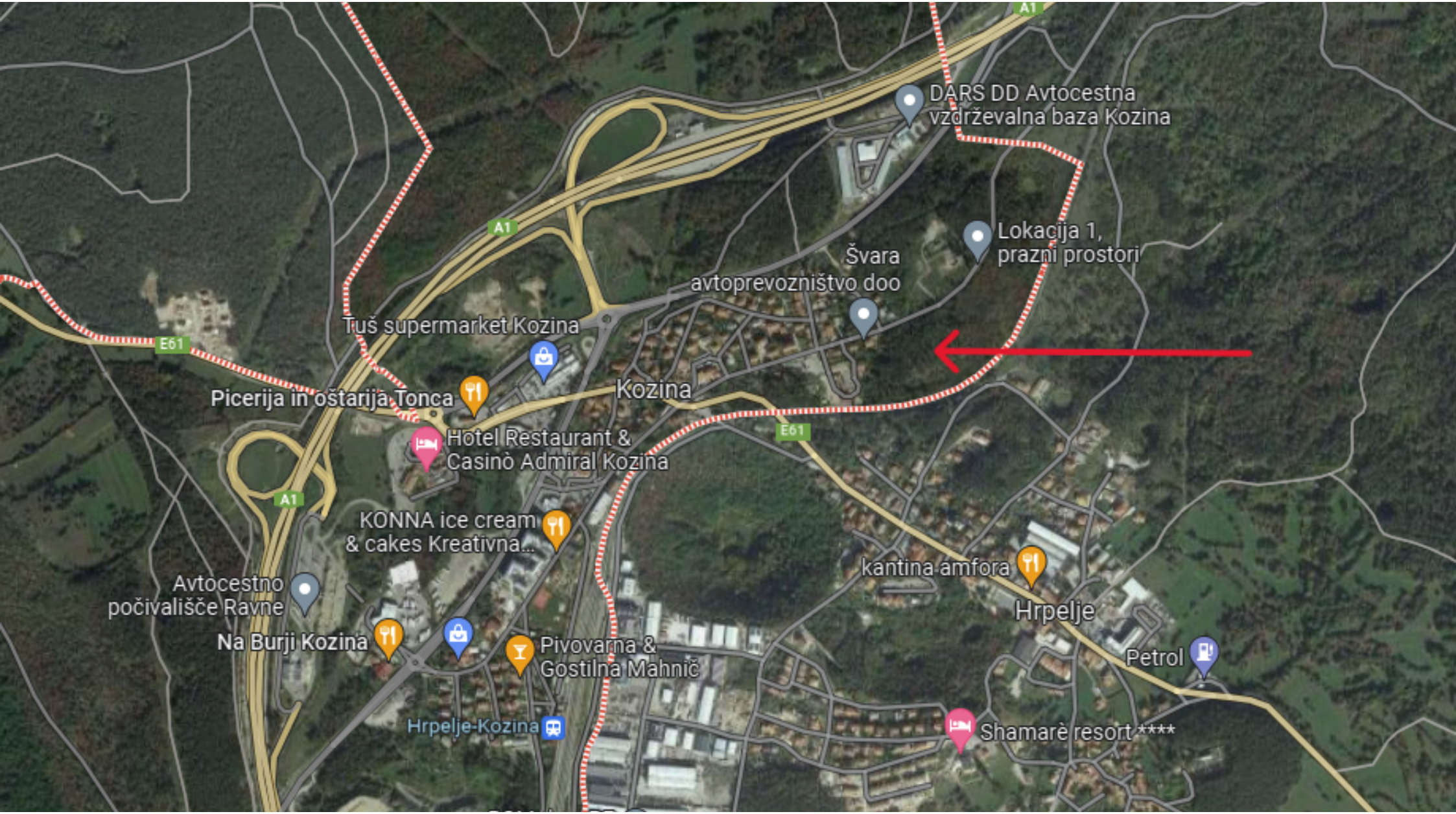
The municipality of Hrpelje-Kozina is renowned for its proactive approach towards fostering the well-being of young families and promoting the overall development of the area. This commitment is evident through various initiatives, including extensive investments in transport connections, utility infrastructure, educational institutions, healthcare provisions, and more.

The ring road is currently under construction:



PANORAMIC VIEW OF THE SURROUNDING AREA





PANORAMIC VIEW OF THE SURROUNDING AREA

WALKING/HIKING AND CYCLING IN THE KARST REGION

– Along remarkably scenic trails

- The area abounds with nature and offers a wide range of leisure activities.
- The area features numerous hiking trails, catering to all levels of difficulty. One notable trail leads to Slavnik, a magnificent mountain rising south of Kozina, standing at an elevation of 1,028 meters.
- The Karst and BrkinI regions host popular international hiking trails like the Jakob Trail, Via Alpina, and Alpe Adria Trail, all leading to the sea.
- The Kras Brkini Bikes system provides an automated bike rental service, allowing users to conveniently rent a bike at one station and return it at the same or a different station.
- The natural history trail takes you through the charming old village centre, showcasing architectural highlights and points of interest along the way. The path also leads through a scenic pine forest, showcasing the beauty of nature.

WHITE STONE AND WHITE HORSES: LIPICA STUD FARM

Lipica is internationally acclaimed as the original stud farm of the prestigious Lipizzaner breed, and it proudly holds the distinction of being the largest Lipizzaner stud farm worldwide.

DISTINCTIVE FEATURES AND SIGHTS OF THE LOCATION

RED SOIL AND RED WINE

Red soil, known as terra rossa, imbues the landscape and flavours of the region. A delightful blend of pleasant tartness and intoxicating sweetness imbues everything that flourishes from this soil, maturing to perfection in accordance with an ancient tradition.
Indulge in the allure of the renowned red wine, Teran, as it welcomes you into its castles. Discover the exceptional prosciutto and the unique cheese crafted in the farmhouses, offering a culinary experience like no other. Karst pastures thrive as fragrant herb gardens and flourishing havens for bees. The fruits cultivated in Brkini are renowned far and wide.

ENCHANTING RADIANCE OF THE SUBTERRANEAN WORLD: ŠKOCJAN CAVES PARK

(inscribed on the UNESCO World Heritage List)

ŠTANJEL - a medieval gem of Karst architecture and culture.

INTENDED LAND USE

- The urban planning of the land is regulated by the OPN - Decree on the Municipal Spatial Plan of the Municipality of Hrpelje-Kozina, which has been amended and supplemented.

The majority of the land falls within the designated use area, allowing for the construction of THREE AND MULTI-APARTMENT BUILDINGS, accommodating approximately 600 dwellings).

FZ (building factor)	**0.4**
MAXIMUM PERMISSIBLE HEIGHT	**17 m**
GREEN AREA SHARE	**0.20 or 15 m2/apartment**
OVERALL HEIGHT GAUGE	(K)+P+ 4 - basement + ground floor + 4 floors - The height of the ridge should not surpass the ridges of neighbouring buildings within a 50-meter distance from the edge of the building in the spatial planning area; - The ground floor elevation should not exceed 30 cm above the level of the ground adjacent to the landscaped terrain adjacent to the building (up to 10%).
ROOFS	- The primary roof form follows the traditional gable roof style, featuring a pitch ranging from 18° to 25°; - In exceptional cases, such as for corner buildings, buildings erected perpendicular to the street, or larger and wider buildings, multi-pitched roofs may be permitted; - the ridge of a building should be parallel to the longer side, except for row houses and houses in a row, in which case the ridge of each individual unit follows the direction of the ridge of the series of connected units; - flat roofs are allowed; - roofs of smaller or subordinate buildings can be pitched, hipped, or follow the pitch of the dominant building. Alternatively, they may be flat or gable-shaped (terrace roofs), allowing for a range of architectural possibilities; - the roofing material should be brick roofing, specifically cornice or a similar corrugated roofing with a texture resembling cornice. This requirement does not apply to flat roofs.

- The possibility of staged construction is also provided.

The Ordinance permits the construction of SINGLE AND TWO-DWELLING BUILDINGS, as well as other building types, including:

- Hotels and similar buildings for short-stay accommodation, with a maximum limit of 50% of the Gross Total Floor Area (GTP) of an individual dwelling
- Other commercial buildings: limited to a maximum of 50% of the Gross Total Floor Area (GTP) of each residential building.
- Service buildings: limited to a maximum of 50% of the Gross Total Floor Area (GTP) of each residential building
- Garage buildings
- Tanks, silos, and storage buildings: limited to a maximum of 40 m2 Gross Total Floor Area (GTP) and a height of up to 3.5 m.
- Other buildings not classified elsewhere: limited to carports only.
- Sports grounds

FZ (building factor)	**0,4**
MAXIMUM PERMISSIBLE HEIGHT	**10 m**
GREEN AREA SHARE	**0.20**
OVERALL HEIGHT GAUGE	– (K)+P+M - basement + ground floor + attic - or (K)+P+1+M - basement + ground floor + 1 floor + attic, as allowed by the design of the housing estate; – The height of the ridge should not surpass the ridges of neighbouring buildings within a 50-meter distance from the edge of the building in the spatial planning area; – The ground floor elevation should not exceed 30 cm above the level of the ground adjacent to the landscaped terrain adjacent to the building (up to 10%);

BUILDING PLOT SIZE RANGE	from 400 m2 to 1300 m2
FACADES	– Facades may feature both horizontal and vertical articulation, with predominantly upright openings; – The use of facade bricks is not permitted; – Facades may be adorned with stone lining, specifically at the level of the floor brickwork; – In areas with preserved traditional buildings, it is recommended that the architectural details on new constructions align with the traditional style prevalent in the surroundings.
ROOFS	– The primary roof form follows the traditional gable roof style, featuring a pitch ranging from 18° to 25°; – In exceptional cases, such as for corner buildings, buildings erected perpendicular to the street, or larger and wider buildings, multi-pitched roofs may be permitted; – The ridge of a building should be parallel to the longer side, except for row houses and houses in a row, in which case the ridge of each individual unit follows the direction of the ridge of the series of connected units; – Flat roofs are allowed for free-standing buildings; – Roofs of smaller or subordinate buildings can be pitched, hipped, or follow the pitch of the dominant building. Alternatively, they may be flat or gable-shaped (terrace roofs), allowing for a range of architectural possibilities; – The roofing material should be brick roofing, specifically cornice or a similar corrugated roofing with a texture resembling cornice (not applicable for flat roofs).
SETBACKS OF BUILDINGS FROM ADJACENT LAND	- minimum 4 m.

REQUIRED PARKING SPOTS:

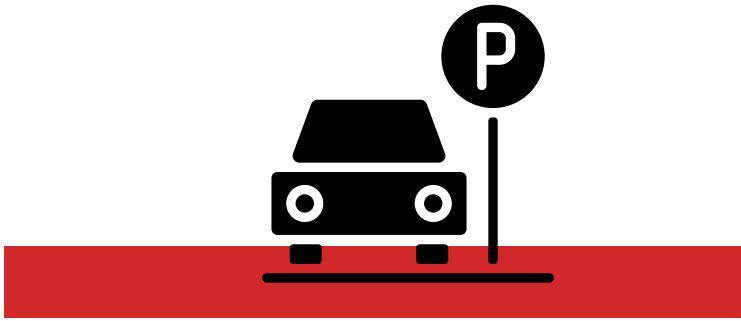
1. **ONE APARTMENT BUILDINGS**: 2 PARKING SPOTS
2. **TWO APARTMENT BUILDINGS**: 3 PARKING SPOTS
3. **BUILDINGS WITH THREE OR MORE APARTMENTS:**

- For apartments with up to 35 m2 of useful living area: 1 PARKING SPOT
- For apartments with a useful living area of 36 m2 to 60 m2: 1.5 PARKING SPOT/apartment
- For apartments with a useful living area of 61 m2 to 100 m2 of useful living area: 2 PARKING SPOTS
- For apartments with a useful living area above 100 m2: 3 PARKING SPOTS

Extra 10% on site for visitors.
(gross floor areas of buildings are indicated)

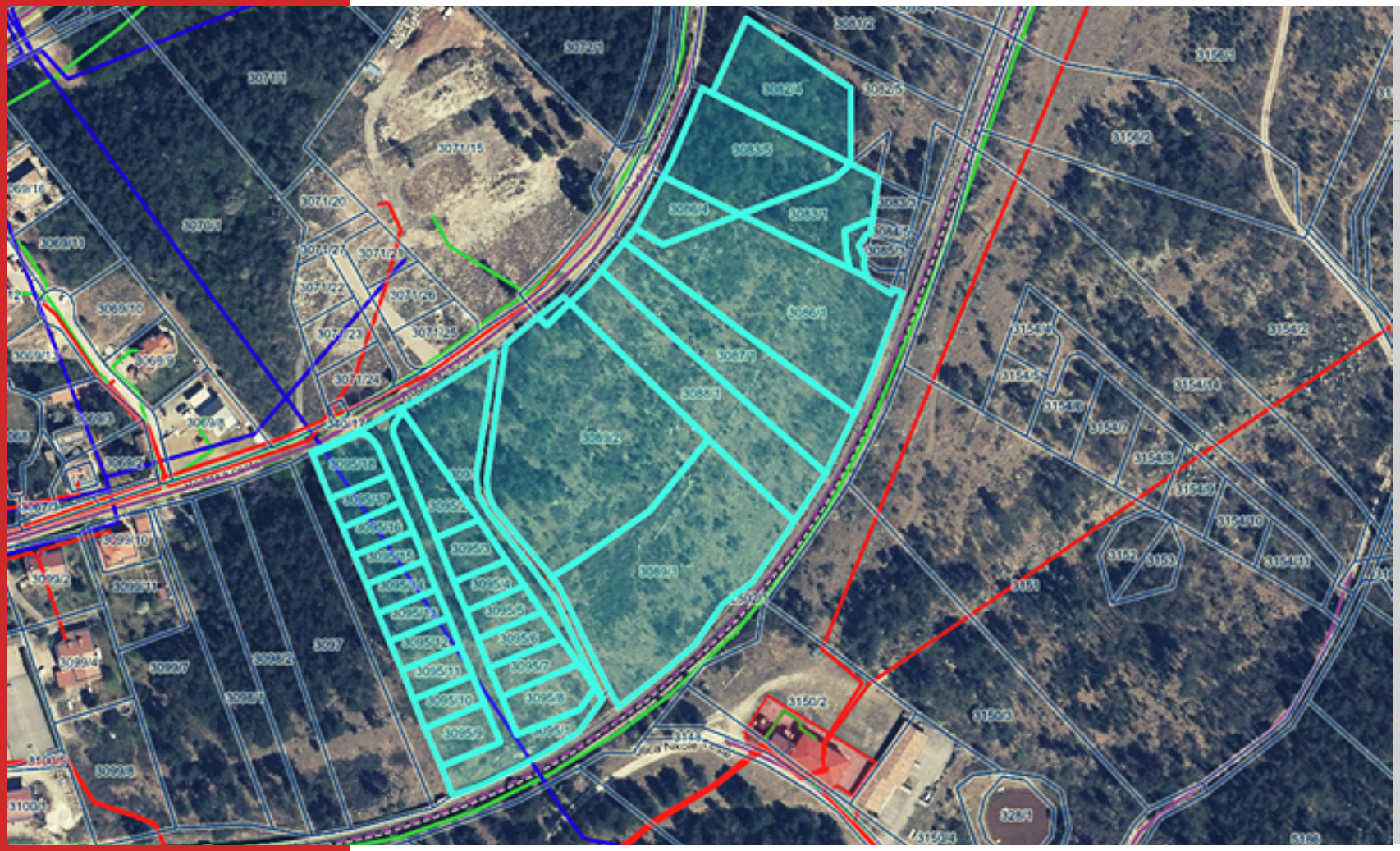
BUFFER STRIPS:

- A local road buffer strip of 6 m
- Railway network buffer zone – 108 m



Available land plots for sale:

3082/4, 3083/1, 3083/5, 3084/1, 3086/1, 3086/4, 3087/1, 3088/1, 3089/1, 3089/2, 3089/3, 3090, 3091, 3095/1, 3095/2, 3095/3, 3095/4, 3095/5, 3095/6, 3095/7, 3095/8, 3095/9, 3095/10, 3095/11, 3095/12, 3095/13, 3095/14, 3095/15, 3095/16, 3095/17, 3095/18, all CM 2560 HRPELJE.



GRAPHICAL REPRESENTATION OF THE LAND, INDICATING THE UTILITY LINES

The consent of the municipality is required for the relocation of the adjacent water pipeline near the land in question.

SEWERAGE NETWORK

- A separate system must be constructed for the new sewerage network.
- All sewer lines must be constructed to ensure water tightness.
- Rainwater drainage and treatment from public roads, car parks, and other paved surfaces used by motorized traffic shall comply with the applicable regulations. The separate storm water sewerage system must not be interconnected with a combined system.
- Underground detention basins, designed to retain excessive rainfall, should be constructed with a minimum of 1.0 m soil cover, which can be achieved by raising the ground level. The retention basin should have vehicular access from a public road. Recreational or green areas, including vegetation planting, can be incorporated above the retention basin.
- Local sewage treatment plants should be located at a sufficient distance from densely populated residential areas or designed to minimize their impact. Additionally, the chosen location should allow for potential future expansion of the sewage treatment plant. The sewage treatment plant must have direct access from a public road. A protective fence is generally required to safeguard the sewage treatment plant.
- Small sewage treatment plants and septic tanks should be constructed underground in compliance with the regulations. The installation of a plant-based sewage treatment system is also permitted. All the mentioned facilities must be situated on a designated plot for single or multiple building constructions, depending on whether they serve one or multiple buildings.
- All individual wastewater collection and treatment systems must undergo regular maintenance and be registered with the designated public service provider responsible for wastewater collection and treatment.

SEWERAGE NETWORK:

- Building construction should prioritize effective drainage of rainwater from built-up and paved areas to minimize accumulation and promote proper runoff. In areas where soil characteristics do not allow for natural sinking, rainwater should be directed to the sewerage system as per the regulations set by the competent authority or sewerage system operator.To minimize the impact, on-site retention of rainwater is encouraged before its discharge into the sewerage system. Special provisions apply to green areas within the building plot or adjacent plots of multiple buildings.

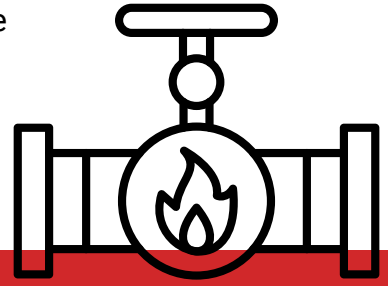
- Precipitation water from buildings and their surfaces should not be directed to public areas or drainage plants designated for such areas.

GAS NETWORK:

- The natural gas network shall be primarily constructed underground.However, above-ground construction is permitted in the case of road and watercourse crossings, such as bridges and footbridges.

- Renovations of the network, installation of receiving and measuring control stations, and gas storage facilities for liquefied petroleum gas are permitted. However, they must be built and located at prescribed distances from public areas and facilities.

- Within a 2.5 m zone on each side of the axis of the pipeline with an operating pressure of over 16 bar, the following activities are prohibited:
  - planting plants with roots extending more than 1 m or roots with a depth of more than 1 m;
  - cultivating the land deeper than 0.5 m or not deeper than 0.5 m above the top of the pipe;
  - erecting supports intended for agricultural purposes.



ELECTRICITY NETWORK

- New and existing power lines of the transmission network with a voltage level of 35 kV and above, as specified in Article 4 of Chapter 4 of the Design of Economic Public Infrastructure, subchapter 1 of the Design of Energy Infrastructure, may be constructed or reconstructed in compliance with the relevant technical, environmental, and spatial planning regulations.

- Maintenance work for public benefit is permitted on all existing power facilities specified in Article 4 of Chapter 4 of the Design of Economic Public Infrastructure, subchapter 1 of the Design of Energy Infrastructure.

- The construction of above-ground facilities containing flammable material is prohibited within the corridors of transmission lines. Parking of vehicles carrying flammable, combustible, and explosive materials is prohibited within the vicinity of transmission lines.

- The electricity distribution network with a voltage level of 20 kV and below should be primarily constructed with underground cables in cable ducts. The construction of overhead power lines with a voltage level of 20 kV and below is permitted only outside densely populated areas, except in cases where the terrain and economic conditions do not allow for the construction of underground cables. Overhead power lines should not traverse natural and man-made spatial landmarks.

- Distribution substations (distribution facilities) must be constructed using modern technologies with the following objectives:
  - minimizing environmental impacts,
  - minimizing the space needed for the facility installation,
  - ensuring well-designed enclosures for switchgear and transformer installations,
  - implementing measures to protect substations from unauthorized access,
  - utilizing underground cables for normal connections.

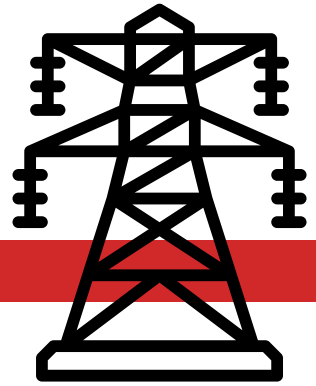
ELECTRICITY NETWORK

- Transformer substations (distribution facilities) are typically standalone structures with a rectangular footprint. In the case of larger buildings, they can be integrated into the existing structures. Standalone substations should be designed to be compact, utilizing standard structures or customized to blend with the overall building design or other infrastructure elements like waste collection points or shelters. Accessible pathways for vehicles from public areas should be established for both existing and proposed substations.

- When planning the energy infrastructure for electricity production in the municipality, it is essential to consider the provisions outlined in Article 51 of the Regulation on the Spatial Planning of Slovenia (Official Gazette of the Republic of Slovenia, No. 122/04).

- Power line reconstruction or construction should be executed in a bird-friendly manner, incorporating measures to prevent electric shocks to birds.

ENERGY SUPPLY NETWORK



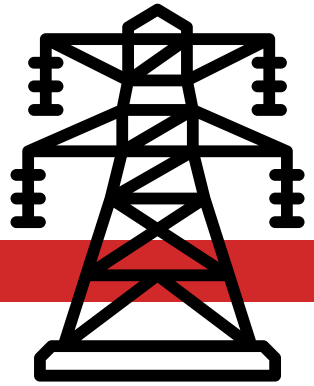
- The ESN allows for the installation of multiple smaller district heating systems utilizing wood biomass.

- The Energy Act (EZ-UPB2) in Article 68a specifies the energy supply requirements for large buildings - Official Gazette of the Republic of Slovenia, no. 27/07). "For new buildings with a useful floor area exceeding 1,000 m2, and for the reconstruction of existing buildings with a useful floor area exceeding 1,000 m2, the energy supply must be provided by the energy supplier. In cases where the energy supply system is being replaced, a feasibility study must be conducted. This study should consider the technical, environmental, and economic aspects of alternative energy supply systems, including decentralized systems using renewable energy sources, cogeneration, district or group heating/cooling, and heat pumps. The feasibility study is a mandatory requirement for obtaining a building permit as per the construction regulations."

Some exceptions to this regulation include:

- buildings that have their energy supply defined in the local energy concept;
- buildings that are required by a local authority regulation to be connected to a specific type of energy network or use a specific type of fuel; buildings for which the heating method is determined by the Minister responsible for energy;
- buildings used for ceremonial purposes or religious activities;
- temporary buildings with an intended period of use of two years or less, industrial buildings, workshops, and non-residential agricultural buildings;
- residential buildings intended for use for less than four months per year.
- However, even in cases of exemption, a feasibility study must still be conducted for buildings that require gas supply.

ENERGY SUPPLY NETWORK



When planning future energy supply, the municipality will consider the following:

- the feasibility of supplying consumers through central boiler plants with smaller district heating systems,
- the existing supply arrangements, which are primarily based on individual concepts,
- the potential of local renewable energy sources (RES),
- the different types of existing consumers in each area; and
- the planned new buildings, taking into account their location, size, types of consumers, and anticipated energy usage quantities and patterns.

COMMUNICATION INFRASTRUCTURE

- The communication network, with the exception of wireless connection systems, should primarily utilize underground cables, typically installed in ducts. In rural areas, the construction of overhead lines is also allowed.

- Mobile telephony facilities should be strategically positioned to integrate harmoniously with existing or planned infrastructure corridors and facilities. The locations of these facilities, as well as the routes of communication lines, must receive approval from the competent professional service of the municipality.

- Building construction within the wireless communication corridors of networks operated by public mandate operators is permitted as long as it does not exceed a height that would disrupt the functionality of these communication links.

- The design of mobile telephony network facilities must comply with regulations on electronic communications, electromagnetic radiation, and adhere to the following guidelines and conditions:

  – construction of mobile telephony facilities is prohibited in areas designated for housing (S), other central activities such as care and education (CDi), green areas (Z), and prime agricultural land (K1) according to spatial planning units

  – mobile telephony facilities cannot be built within a 100-meter zone measured from the edge of the plot designated for buildings: (12640) healthcare facilities, 11 residential buildings, buildings for education and scientific research (12630), and children's playgrounds.

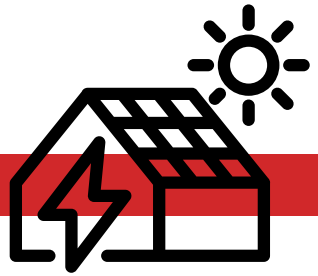
– mobile telephony facilities may be permitted on agricultural or forest land of poorer quality under exceptional circumstances, with the approval of the relevant agricultural or forestry authorities;

– the construction of mobile telephony facilities is generally prohibited in protected nature and cultural heritage areas, unless approved by the competent authorized public services for nature conservation and cultural heritage protection.

- To minimize their impact on the surrounding area, mobile telephony installations should be designed with measures to avoid visual exposure of antennas and minimize the visual disruption to the area. Antenna facilities should be screened and integrated with other existing structures to form a coherent architectural composition. The design of the structures, including the colours and shape of masts and antennas, should be adapted to harmonize with the prevailing urban and landscape typology as well as the natural characteristics of the area. Greenery should be incorporated in the surroundings of the structure to enhance its integration into the environment.

COMMUNICATION INFRASTRUCTURE

SOLAR ENERGY FACILITIES



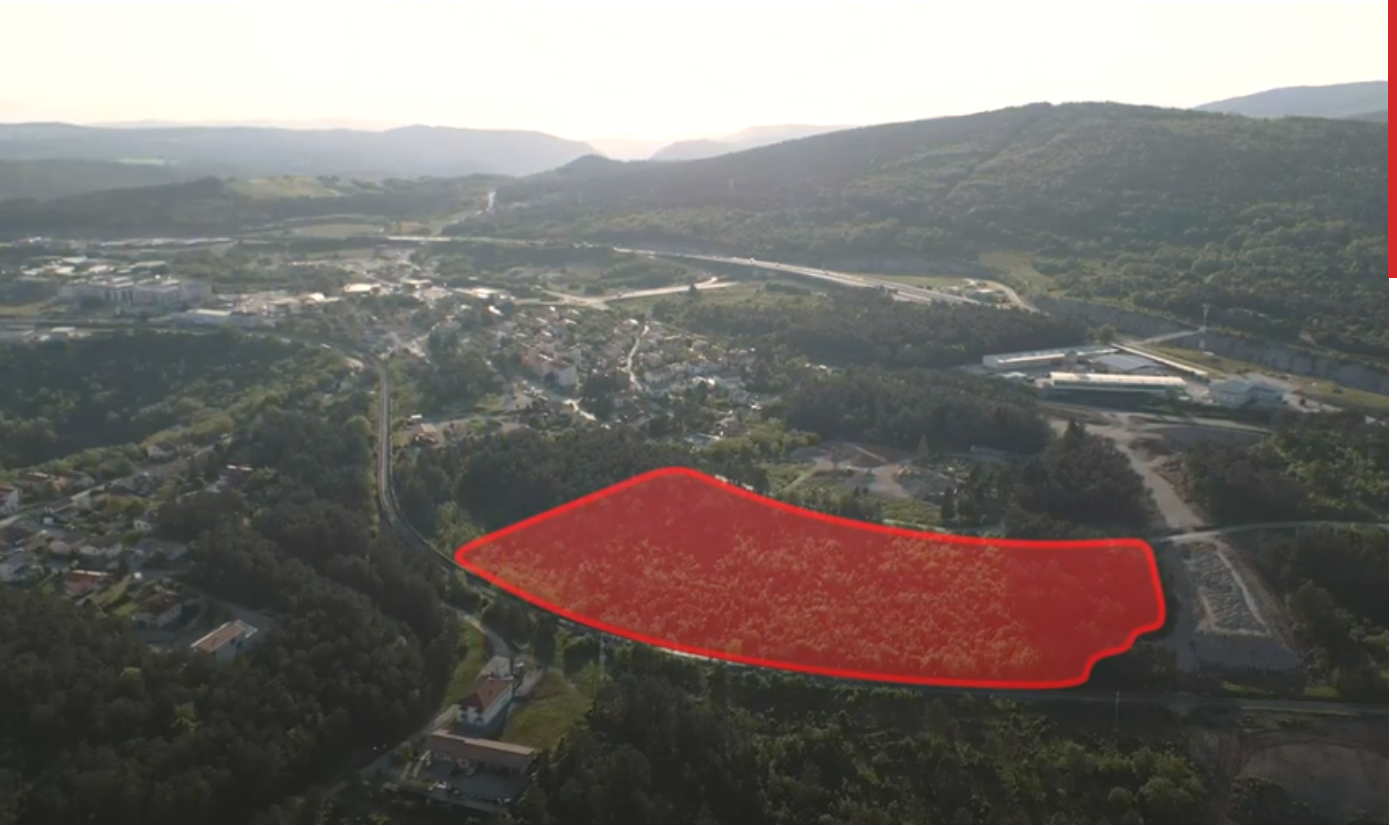
- The installation of solar panels on various buildings, particularly residential houses, is actively encouraged.

WASTE COLLECTION AND DISPOSAL FACILITIES AND ARRANGEMENTS

- Municipal waste must be collected in designated containers (bins) provided by the public service operator in accordance with the regulations.
- The collection point for municipal waste is typically located within the facility or on the plot designated for its construction. As a general guideline, the collection point for municipal waste should be situated on a durable and accessible surface, away from traffic areas.
- The municipal waste collection point should be easily accessible to traffic while being located outside busy traffic areas. If the collection point is not designated as a permanent waste storage facility, it is important to promptly return the waste containers to the designated collection point after waste has been deposited.
- To facilitate the separate collection of waste, designated waste collection points (ecological islands) should be strategically placed in easily accessible areas of hardened public spaces, adhering to the relevant regulations. Typically, ecological islands are organized to cover a gravitational zone encompassing approximately 300 inhabitants.
- The waste collection centre should be strategically located near major roads to ensure easy accessibility. It should be equipped with essential infrastructure, including a gatehouse, a canopy, and a fence. The assembly centre can alternatively be designed as an enclosed facility.
- Special waste shall be stored within the premises of production and craft facilities, where it was generated, as well as in dedicated storage facilities specifically designed for this purpose. The storage of special waste shall continue until it is transferred to an authorized entity or transported to a designated special waste landfill.
- The waste collection centre may be located within the Economic Public Infrastructure (EUP) areas designated for dedicated use such as IG, IP, IK, or O. In exceptional cases, the construction of these facilities in other areas is also permitted, subject to the approval of the competent municipal expert service.

STARTING PRICE

150 EUR/m2 + 22% VAT (for an area of 21.855 m2)
or + 2% property sales tax (for an area of 13,672 m2)



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