



FILIPANA, ISTRIA

A modern interpretation  
of the traditional Istrian house.

RESIDENTIAL  
HOUSING  
COMPLEX



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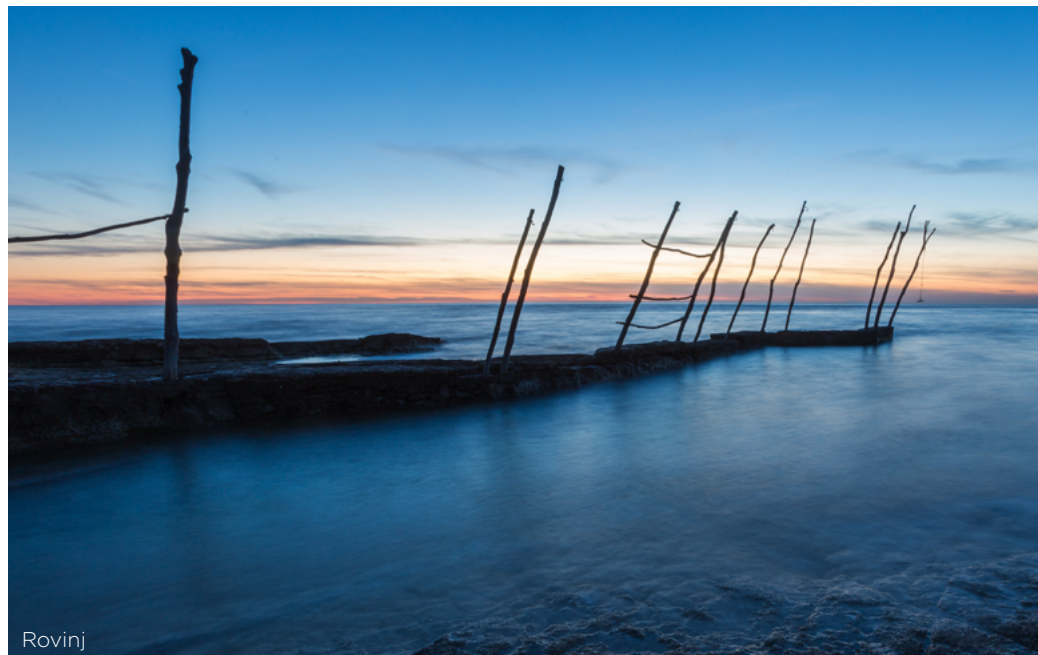
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Rovinj



Rovinj



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# ABOUT ISTRIA

Istria is the largest Adriatic and Croatian peninsula with a rich history that dates back to the prehistoric tribe Histri, after which it was named. Istria has been ruled over the centuries by the Romans, Byzantium, the Holy Roman Empire, the Venetian Republic, the Austrian Empire, France, the Kingdom of Italy and the Kingdom of Yugoslavia, leaving a rich and layered cultural and historical heritage and therein, architecture. In addition to being surrounded by a beautiful blue sea, Istria is rich in greenery, hills, forests, caves and islands that leave visitors breathless.

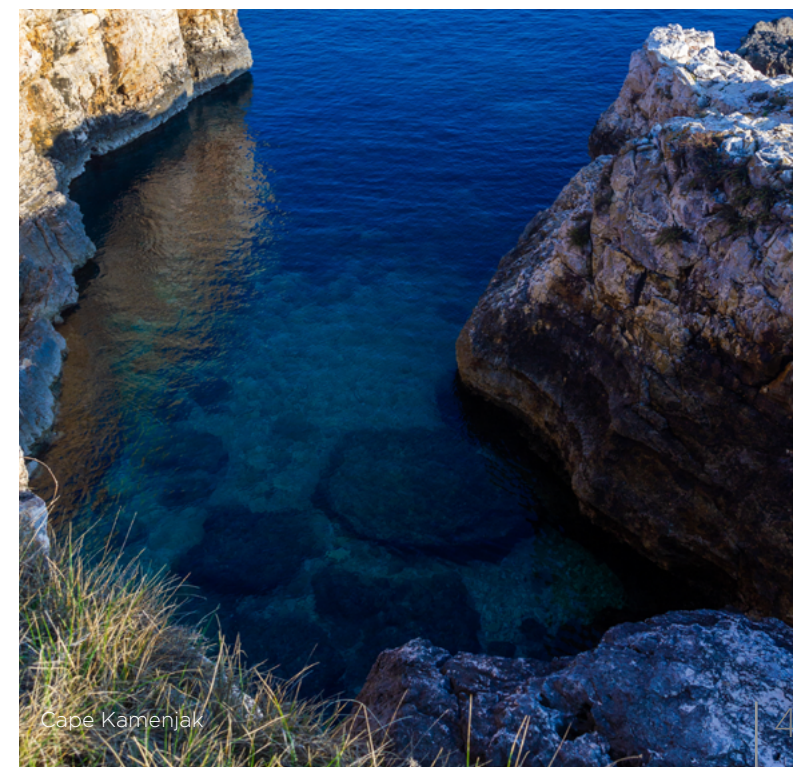


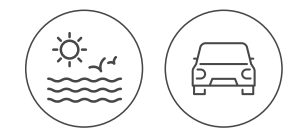
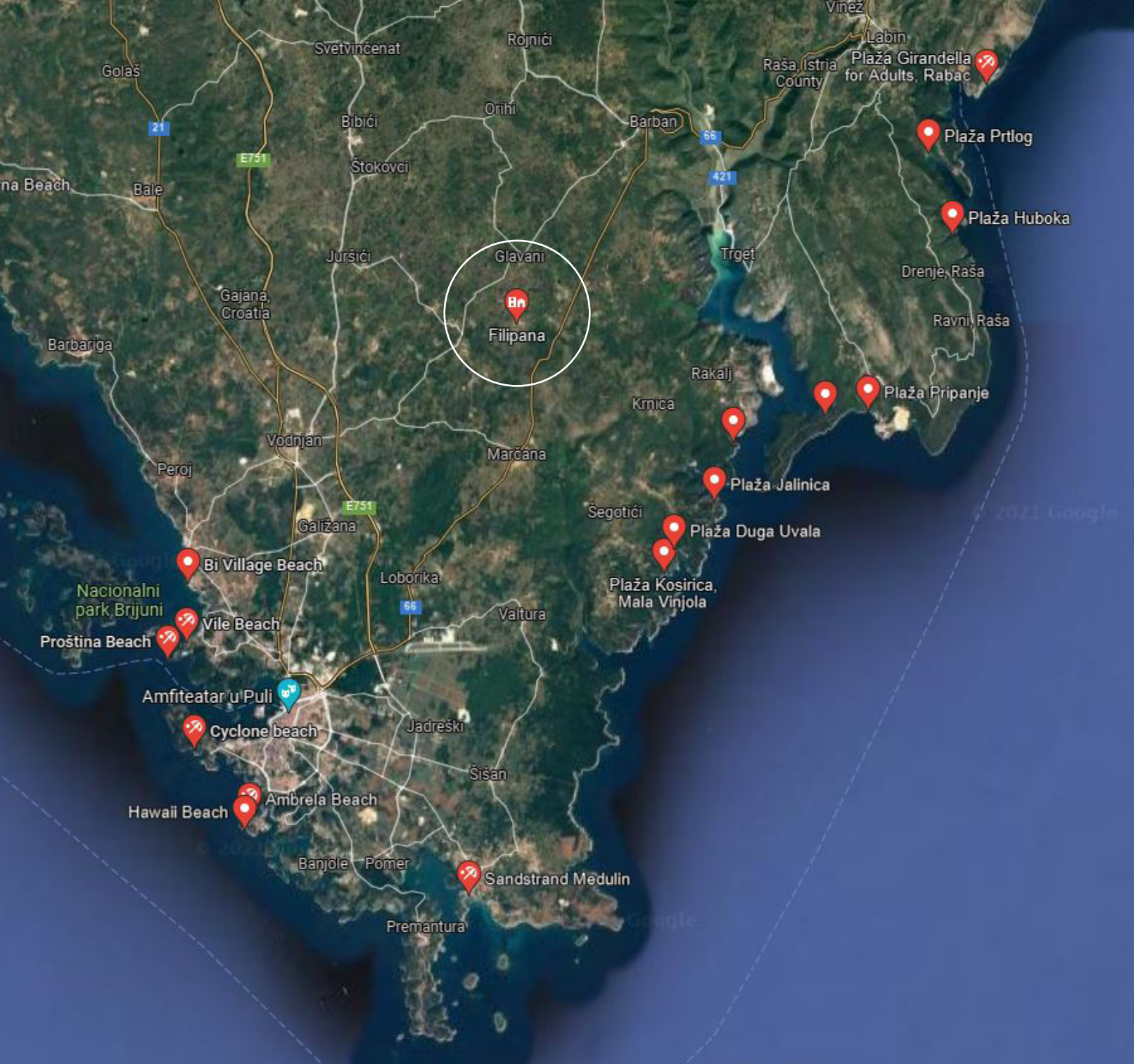


# FILIPANA

Welcome to Filipana, a small place in Marčana municipality near Pula, where this astonishing Residential Housing Complex is set up in a natural environment.

It is a green paradise, easily accessible by transport and with great conditions for sport and leisure activities, making it the ideal choice for walking tours, swimming and enjoying the many beaches in the area, snorkelling, scuba diving, kayaking, sailing, adrenaline park, riding horses, exploring caves, wine tasting, gastro tours...and many more adventures. Each activity is up to an hour's drive from the location.





### Nearby beaches (by car)

- Luka .....15 min
- Kalavojna .....20 min
- Duga Uvala .....20 min
- Kosirica Mala Vinjola .20 min
- Jalinica .....25 min
- Bi Village .....25 min
- Marić .....25 min
- Medulin .....30 min
- Ambrela .....30 min
- Proština .....35 min
- Hawaii .....35 min
- Cyclone .....35 min
- Pripanje .....40 min
- Kirnja .....40 min
- Girandella for Adults .45 min
- Huboka .....45 min
- Tunarica .....45 min
- Njive .....45 min
- Cisterna .....45 min





Cape Pula - Arch of the Sergii



Nearby attractions  
(by car)



Kožuni park



Cave Kingdom of Festini, Žminj



Bale - Fort Forno



Cave Kingdom of Festini, Žminj

Vodnjan – Ancient Istrian  
Kožuni park. . . . . 15 min

Pula - Arena, Arch of the Sergii,  
Fortress Kaštel, Temple of  
Augustus, Town Hall, Verudela  
marina, Astronomy  
Observatory . . . . . 25 min

Fort Forno, Fort Benedetto,  
Soardo-Bembo Palace  
Paleo park with dinosaur  
footprints near Bale . . . . . 25 min

Cave Kingdom of Festini,  
Žminj . . . . . 25 min

Viewpoint Verudela Pula . . . . . 30 min

Dvigrad Ruins. . . . . 30 min

Lim channel near Rovinj . . . . . 30 min

Rovinj – St. Euphemia's Basilica,  
harbour, Balbi's Arch . . . . . 40 min

Pazin Cave . . . . . 40 min

Picnic area and spring  
Kašteljir . . . . . 40 min

Ornithological park Palud . . . . . 40 min

Viewpoint Plomin . . . . . 40 min

Dinopark funtana . . . . . 45 min

Poreč – Euphrasian Basilica,  
Baredine Cave . . . . . 45 min

Romuald's Cave. . . . . 45 min

Višnjani Observatory. . . . . 45 min

Viewpoint Casanova Vrsar . . . . 45 min

National park Brijuni. . . . . 1 hour  
\*car 30 min + boat . . . . . 30 min

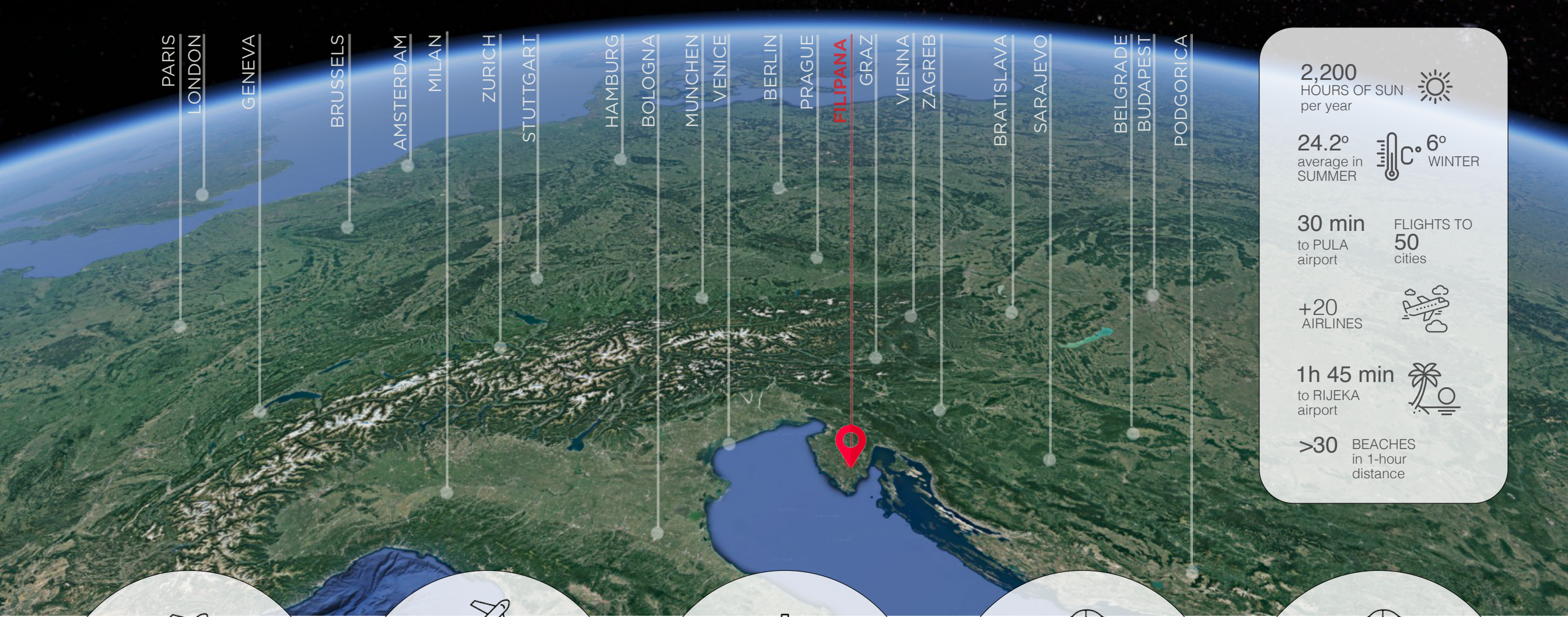


Euphrasian Basilica Poreč



Višnjani observatory





PARIS  
LONDON

GENEVA

BRUSSELS

AMSTERDAM  
MILAN

ZURICH

STUTTGART

HAMBURG  
BOLOGNA

MUNCHEN  
VENICE

BERLIN

PRAGUE

**FILIPANA**

GRAZ

VIENNA

ZAGREB


BRATISLAVA


SARAJEVO

BELGRADE


BUDAPEST


PODGORICA

**2,200**  
HOURS OF SUN  
per year 

**24.2°**  
average in  
SUMMER  **6°**  
WINTER

**30 min**  
to PULA  
airport **FLIGHTS TO**  
**50**  
cities

**+20**  
AIRLINES 

**1h 45 min**  
to RIJEKA  
airport 

**>30** BEACHES  
in 1-hour  
distance



Rijeka - Berlin 2h  
Rijeka - Munich 1h  
Rijeka - Stuttgart 1h



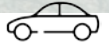
Pula - Brisel 2h  
Pula - Moskva 3h  
Pula - London 2h  
Pula - Copenhagen 3h  
Pula - Berlin 2h  
Pula - Zurich 1h



Poreč - Venice, Brijuni  
Rovinj - Venice  
Pula - Venice



Filipana - Zagreb 3h  
Filipana - Beograd 6h  
Filipana - Sarajevo 7h  
Filipana - Ljubljana 2h  
Filipana - Munich 6h



Filipana - Trieste 1h30min  
Filipana - Budapest 6h  
Filipana - Graz 4h  
Filipana - Venice 3h  
Filipana - Rome 8h

# LOCATION





# SITE PLAN



# PREMIUM VILLAS

Premium Villas, a luxury-stone-houses complex, with private pools and landscape gardens, is located on a plots in total of **5336** m<sup>2</sup> consisting of building land. The villas' outskirts are a blend of traditional Istrian houses with contemporary touch.



The exclusive design, top quality materials, light, landscape and nearby attractions, all play a leading role in the creation of this unique development. The neutral colour palette, wood, stone and natural materials contribute to the feeling of comfort and make for a harmonious ambient. The overall impression is greatly enhanced by the greenery, trees and the nearby forest, which provide a natural shade from the sun, as well as a balanced ratio of grass area and pavement.

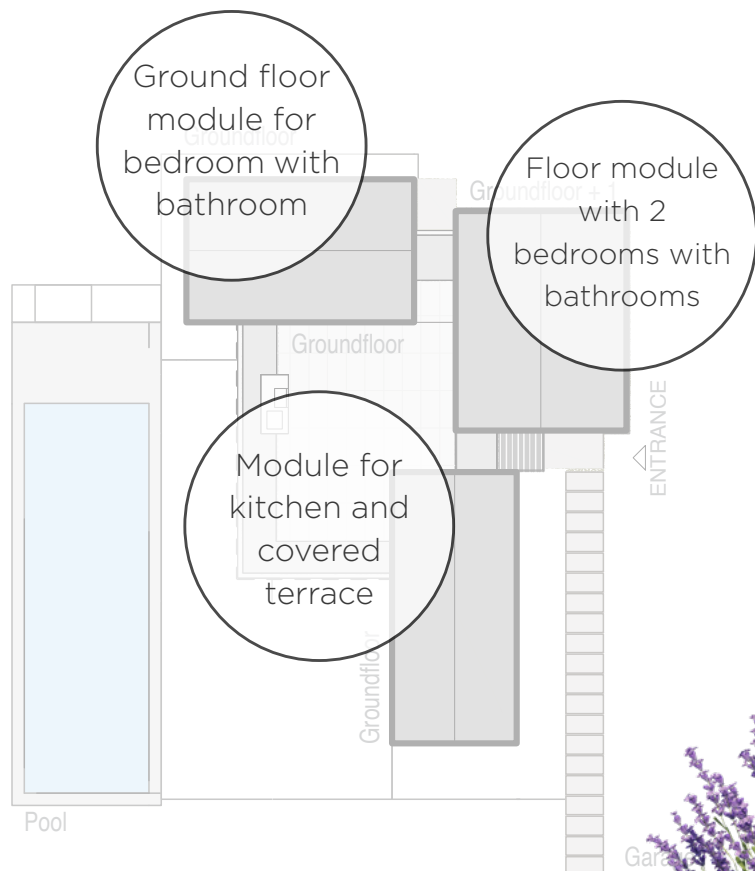
- type: detached
- max.guests: 6+2
- large plot
- private swimming pool
- 3 bedrooms with ensuite bathrooms
- fireplace
- fully-equipped kitchen
- indoor dining area for 6-8
- large parking
- extra outdoor kitchen with BBQ
- outdoor dining area for 6-8

The total plot area

**1215-1560** m<sup>2</sup>



Instead of forming a large, unique volume that would “host” all the content, the content is arranged in smaller unit-modules.



In this way, each house is formed from several „house-modules.“ This new approach to giving the building its volume imitates the way in which rural settlements grew - by perpetual addition of supplementary volumes and new housing units that were of different heights, but whose elements remained the same - a gabled roof and stone gables. Each individual house gives an interpretation of the village.

The two ground floor „House - modules“ are „stone houses“ - the facade walls are lined with stone. The floor module is usually located in the corner, and its facade is plastered in white.

All modules with sloping roofs are covered with Mediterranean tiles or a pile of gutters, but a detail of a hidden gutter is performed.

The windows on the building are surrounded by wide white frames, which make room for a modern interpretation of the stone “jerti” of a traditional Istrian house.

The fully covered outdoor terrace opens into a garden area.



HOUSE  
LARA

HOUSE  
ERINA

HOUSE  
HANA

HOUSE  
KAINA

# SITE PLAN

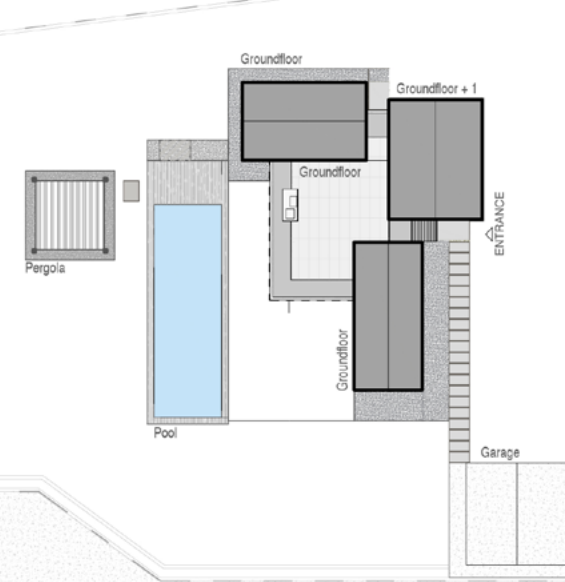


# SITE PLAN



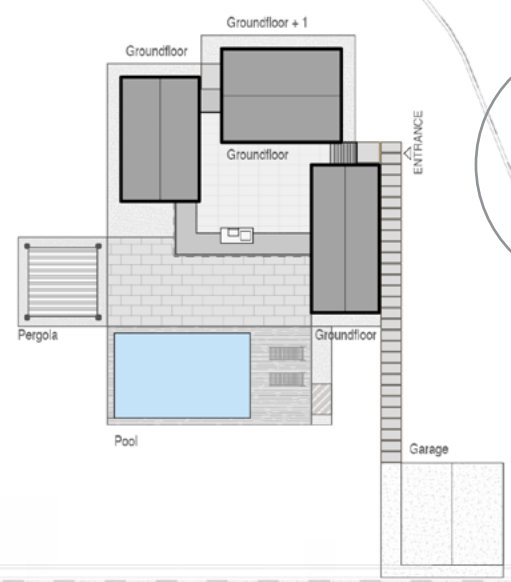
HOUSE  
**LARA**  
**154m<sup>2</sup>**

**Ground floor** 116 m<sup>2</sup>  
**First Floor** 38 m<sup>2</sup>



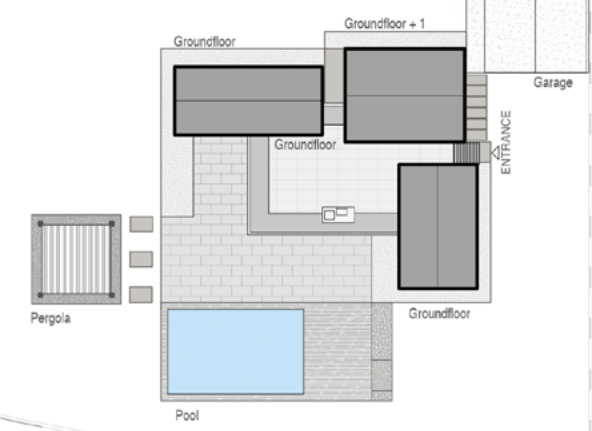
HOUSE  
**ERINA**  
**154m<sup>2</sup>**

**Ground floor** 116 m<sup>2</sup>  
**First Floor** 38 m<sup>2</sup>



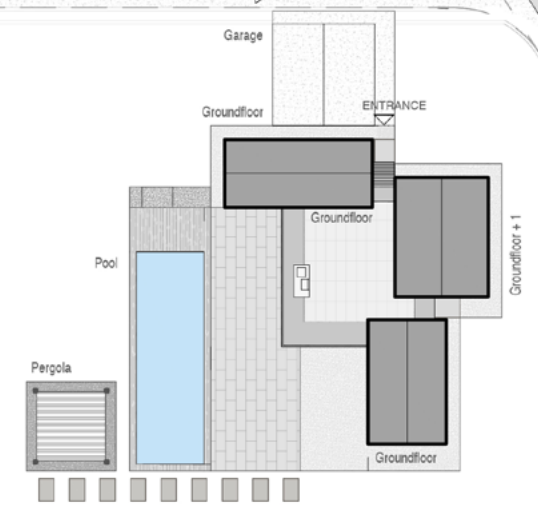
HOUSE  
**HANA**  
**154m<sup>2</sup>**

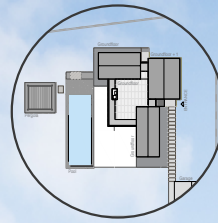
**Ground floor** 117 m<sup>2</sup>  
**First Floor** 37 m<sup>2</sup>



HOUSE  
**KAINA**  
**153m<sup>2</sup>**

**Ground floor** 115 m<sup>2</sup>  
**First Floor** 38 m<sup>2</sup>





**HOUSE  
LARA**

House Lara is situated in the north-western part of the residential complex. A glorious landscaped garden, accompanied by a swimming pool, surrounds the villa, blending harmoniously into the countryside, creating a calming atmosphere all around.



# HOUSE LARA

This special family house accommodates up to 6 guests in comfortable bedrooms with double beds. It is perfect for families who want to enjoy privacy, but also spend time together having lunch in one of the many common areas - open and closed terraces, pergolas or by the pool. A spacious fully equipped kitchen, an outdoor barbecue and several seating areas can satisfy even the most demanding of guests. From the living area there is a direct access to the pool which can offer a beautiful ambience for enjoying sunbathing and swimming.

Modern design, functionality, and comfort - here, you can find it all in one place.







# HOUSE LARA

## GROUND FLOOR

|   |                |  |
|---|----------------|--|
|  | 01 Living room | 45.78 m <sup>2</sup>                       |
|  | 02 Bedroom     | 15.66 m <sup>2</sup>                       |
|  | 03 Bathroom    | 6.10 m <sup>2</sup>                        |
|  | 04 Bathroom    | 6.18 m <sup>2</sup>                        |
|  | 05 Bedroom     | 15.66 m <sup>2</sup>                       |
|  | 06 Kitchen     | 9.87 m <sup>2</sup>                        |
|  | 07 Loggia      | *15.00 m <sup>2</sup> 11.25 m <sup>2</sup> |
|  | 08 Stairway    | 5.31 m <sup>2</sup>                        |

**Total G** **115.81 m<sup>2</sup>**

## FIRST FLOOR

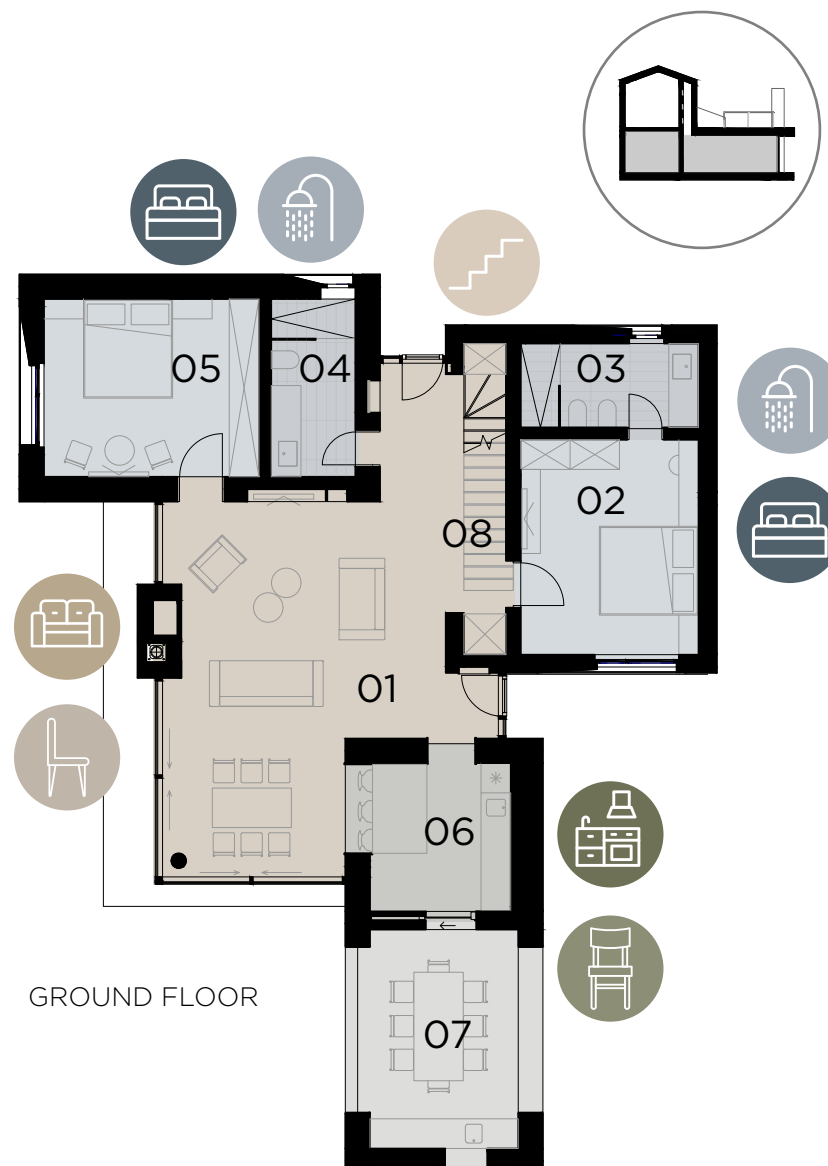
|   |             |                      |
|---|-------------|----------------------|
|   | 01 Bathroom | 8.20 m <sup>2</sup>  |
|  | 02 Bedroom  | 15.56 m <sup>2</sup> |
|  | 03 Hallway  | 3.70 m <sup>2</sup>  |
|  | 04 Terrace  | 10.41 m <sup>2</sup> |

\*41.65 m<sup>2</sup>

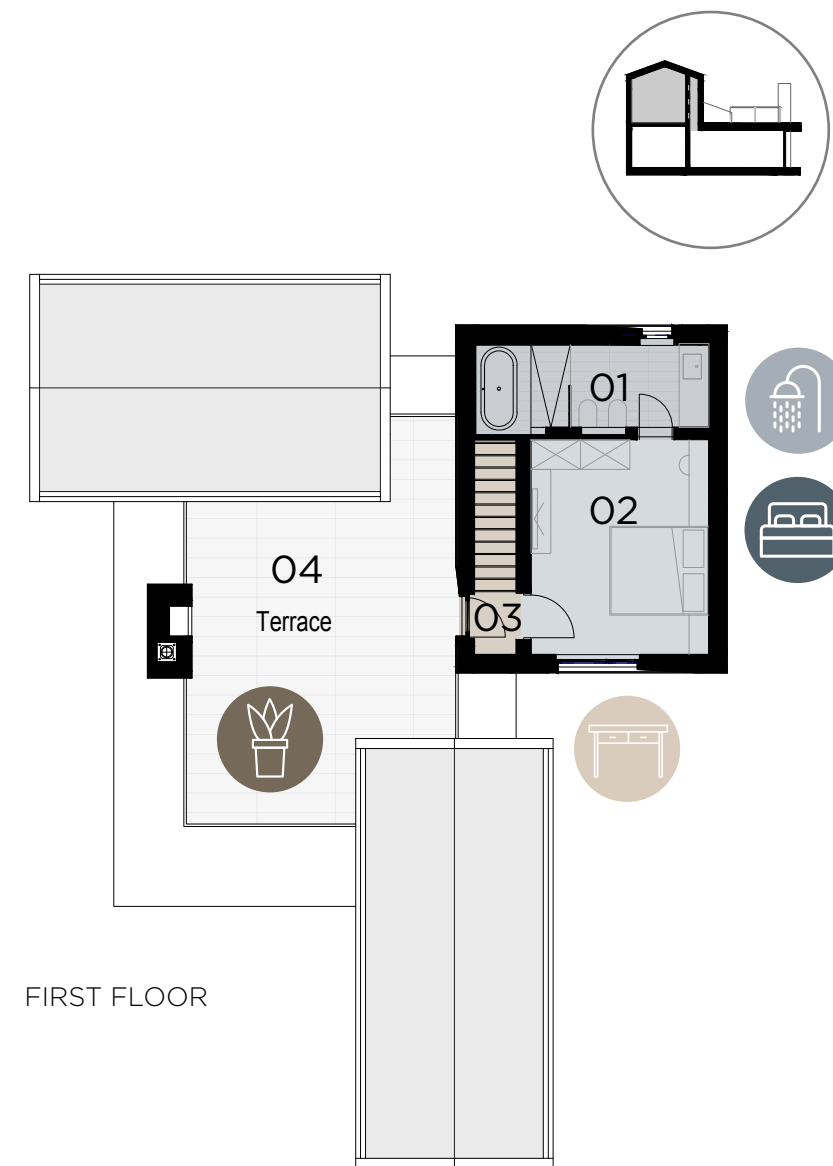
**Total F** **37.86 m<sup>2</sup>**

**Total G+F** **153.67 m<sup>2</sup>**

\*GROSS AREA



GROUND FLOOR



FIRST FLOOR



# HOUSE LARA

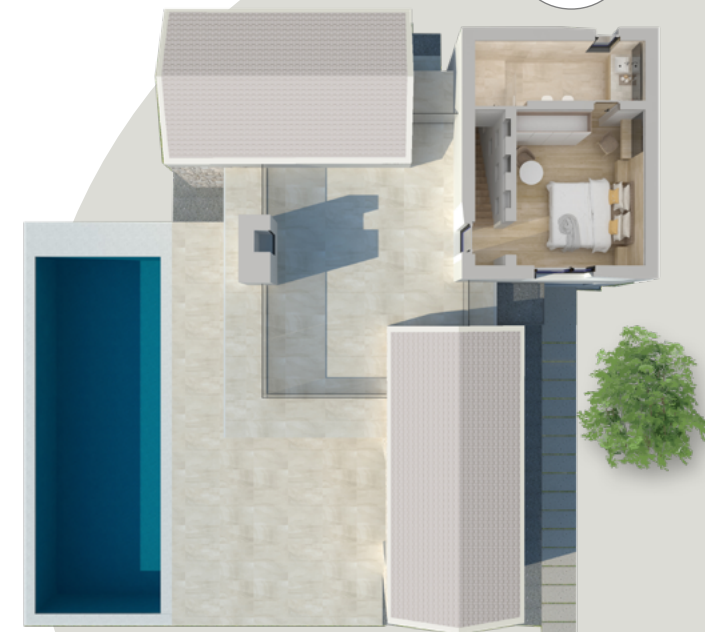


GROUND FLOOR



House Lara is designed so that all rooms are positioned according to the parameters of architectural design with a charming and cosy interior accentuated by warm earth tones, stone and large glass windows. The main entrance to the building is located on the east side of the building, with storage for outerwear and a beautiful wooden stairway, which is part of the living room interior. From there you enter directly into the spacious open concept that unites the living room with a dining area and kitchen. On the ground floor there are two bedrooms with double beds and two bathrooms attached, while on the first floor there is one bedroom with a bathroom and a large open roof terrace with an enchanting view of the swimming pool, a nearby forest and countryside.

There is also a covered terrace with seating area next to the kitchen. The central outdoor area is paved and decorated with many various plants. In addition to the main garden, next to the building there are two smaller seating areas - one north and one west. The western space is covered with a thin airy pergola.



FIRST FLOOR



# HOUSE LARA



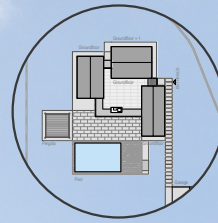
# HOUSE LARA











## HOUSE ERINA

House Erina is located on the north-eastern part of the residential complex. This amazing house is an excellent choice if you are looking for a place for your family vacation that offers you peace and comfort on the one hand, while still giving you the opportunity to explore the area with its beautiful cities and beaches.





# HOUSE ERINA

On the ground floor of the villa there is a spacious open concept living room with a fireplace, dining room and a fully equipped kitchen, as well as two bedrooms with en suite bathrooms. But that's not all - there are also a few covered outdoor seating and dining areas. On the first floor you will find one more comfortable bedroom with a private bathroom and a big roof terrace with an amazing view. This villa is suitable for a quiet family vacation, but also for groups who will dedicate their time into exploring Istria's many charms.

If you are looking for a villa with a private pool in a small Istrian town surrounded by preserved nature, then House Erina is the right choice for you!







# HOUSE ERINA

## GROUND FLOOR

|   |                |  |
|---|----------------|--|
|  | 01 Living room | 46.91 m <sup>2</sup>                       |
|  | 02 Bedroom     | 15.66 m <sup>2</sup>                       |
|  | 03 Bathroom    | 5.92 m <sup>2</sup>                        |
|  | 04 Bathroom    | 6.10 m <sup>2</sup>                        |
|  | 05 Bedroom     | 15.66 m <sup>2</sup>                       |
|  | 06 Kitchen     | 9.99 m <sup>2</sup>                        |
|  | 07 Loggia      | *14.79 m <sup>2</sup> 11.09 m <sup>2</sup> |
|  | 08 Stairway    | 4.78 m <sup>2</sup>                        |

**Total G** **116.11 m<sup>2</sup>**

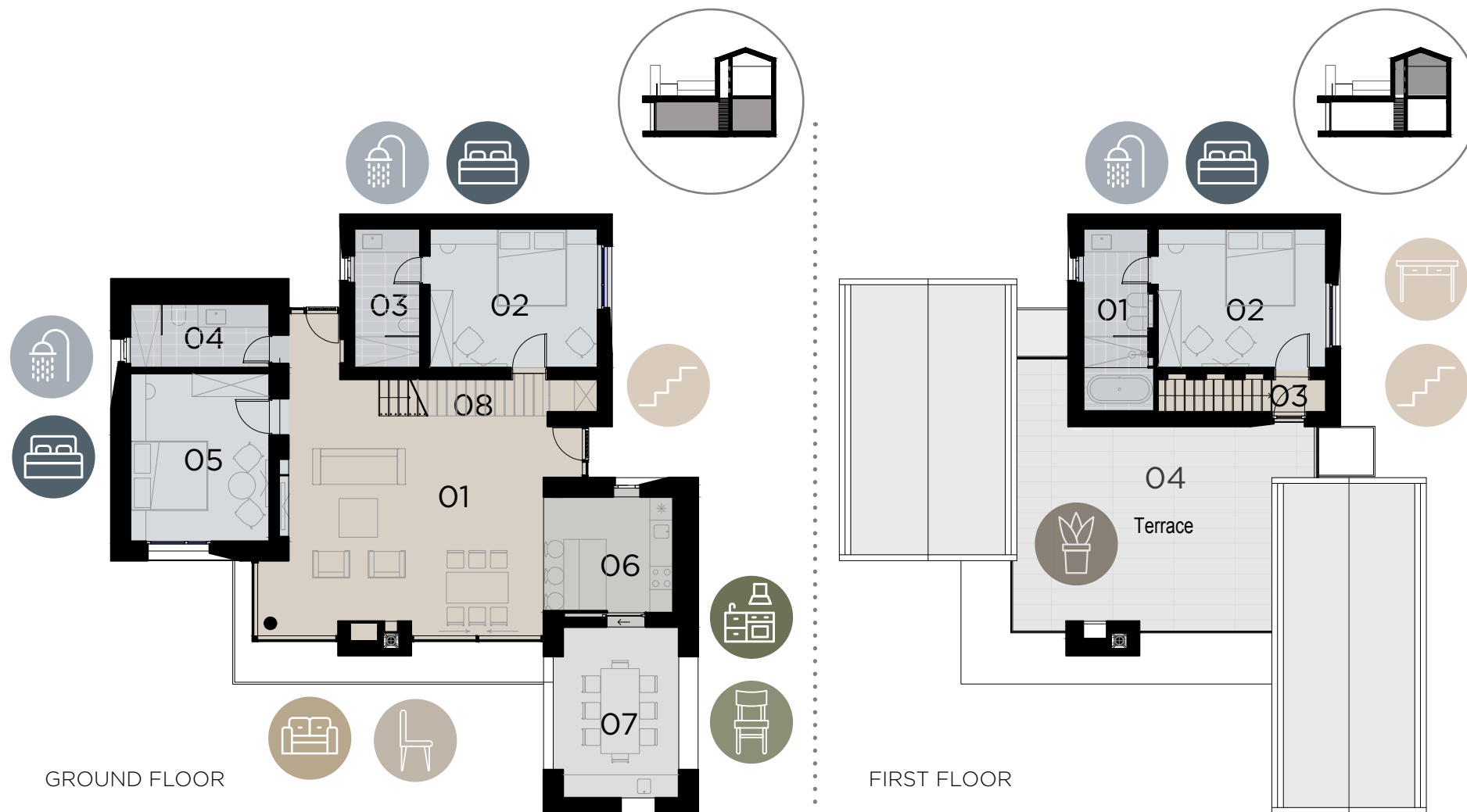
## FIRST FLOOR

|   |             |  |
|---|-------------|--|
|  | 01 Bathroom | 8.19 m <sup>2</sup>                        |
|  | 02 Bedroom  | 15.66 m <sup>2</sup>                       |
|  | 03 Hallway  | 3.86 m <sup>2</sup>                        |
|  | 04 Terrace  | *40.00 m <sup>2</sup> 10.01 m <sup>2</sup> |

**Total F** **37.72 m<sup>2</sup>**

**Total G+F** **153.83 m<sup>2</sup>**

\*GROSS AREA



# HOUSE ERINA

GROUND FLOOR



House Erina is designed so that all rooms are positioned according to the parameters of architectural design with charming and cozy interior accentuated by warm earth tones, stone and large glass windows. The main entrance to the building is located on the east side of the building, with storage for outerwear and beautiful wooden stairway, which is part of the living room interior. From there you enter directly into the spacious open-concept living room with dining area and kitchen. On the ground floor there are two bedrooms with double beds with attached bathrooms, while on the first floor there is one bedroom with a bathroom and a large open roof terrace with an enchanting view of the swimming pool, nearby forest and countryside.

There is a covered terrace with seating area next to the kitchen. Central outdoor area is paved and decorated with many various plants. In addition to the main garden, next to the building there are two smaller seating areas one north and one west. The western space is covered with a thin airy pergola.



FIRST FLOOR



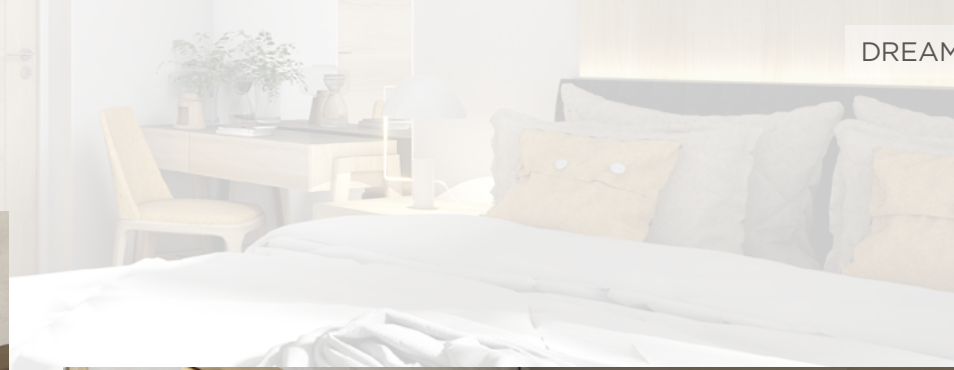
# HOUSE ERINA



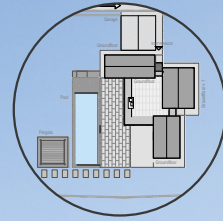
# HOUSE ERINA











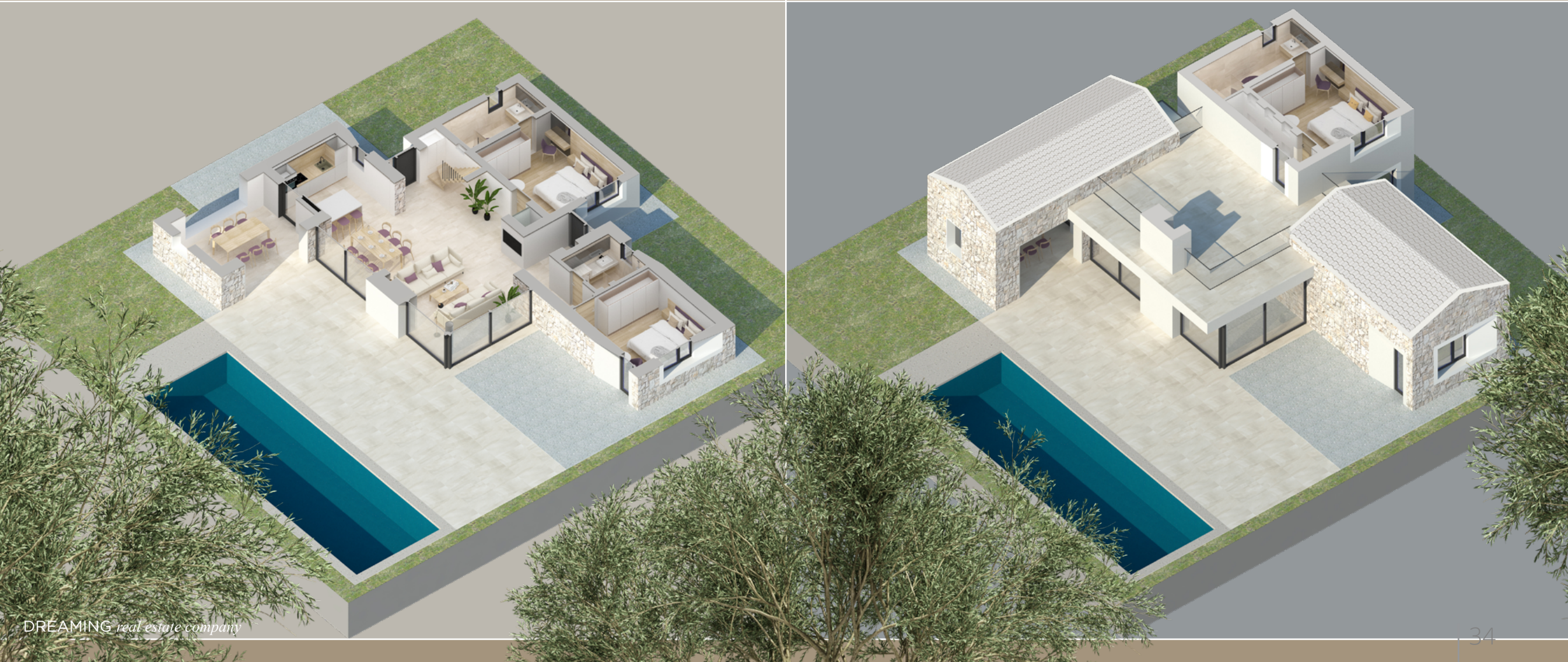
## HOUSE KAINA

House Kaina occupies the south-eastern part of the residential complex. Surrounded by an idyllic landscape, this is a stunning modern interpretation of a traditional Mediterranean house. It combines modern design with traditional elements.




# HOUSE KAINA

Imagine waking up on a summer morning and simply jumping into the pool before your coffee and breakfast. All of this awaits you in this one-of-a-kind dream house. House Kaina can accommodate 6 to 8 people. The interior is characterised by clean lines and consists of a spacious living and dining area, a fully equipped kitchen and three bedrooms with ensuite bathrooms. The interior is bright and airy due to a number of windows and doors, from which you have direct access to the covered dining area, garden and swimming pool.







# HOUSE KAINA

## GROUND FLOOR

|   |                |  |
|---|----------------|--|
|  | 01 Living room | 46.84 m <sup>2</sup>                       |
|  | 02 Bedroom     | 15.67 m <sup>2</sup>                       |
|  | 03 Bathroom    | 6.31 m <sup>2</sup>                        |
|  | 04 Bathroom    | 4.84 m <sup>2</sup>                        |
|  | 05 Bedroom     | 14.22 m <sup>2</sup>                       |
|  | 06 Kitchen     | 10.05 m <sup>2</sup>                       |
|  | 07 Loggia      | *14.77 m <sup>2</sup> 11.09 m <sup>2</sup> |
|  | 08 Hallway     | 3.24 m <sup>2</sup>                        |
|  | 09 Stairway    | 4.99 m <sup>2</sup>                        |

**Total G 117.24 m<sup>2</sup>**

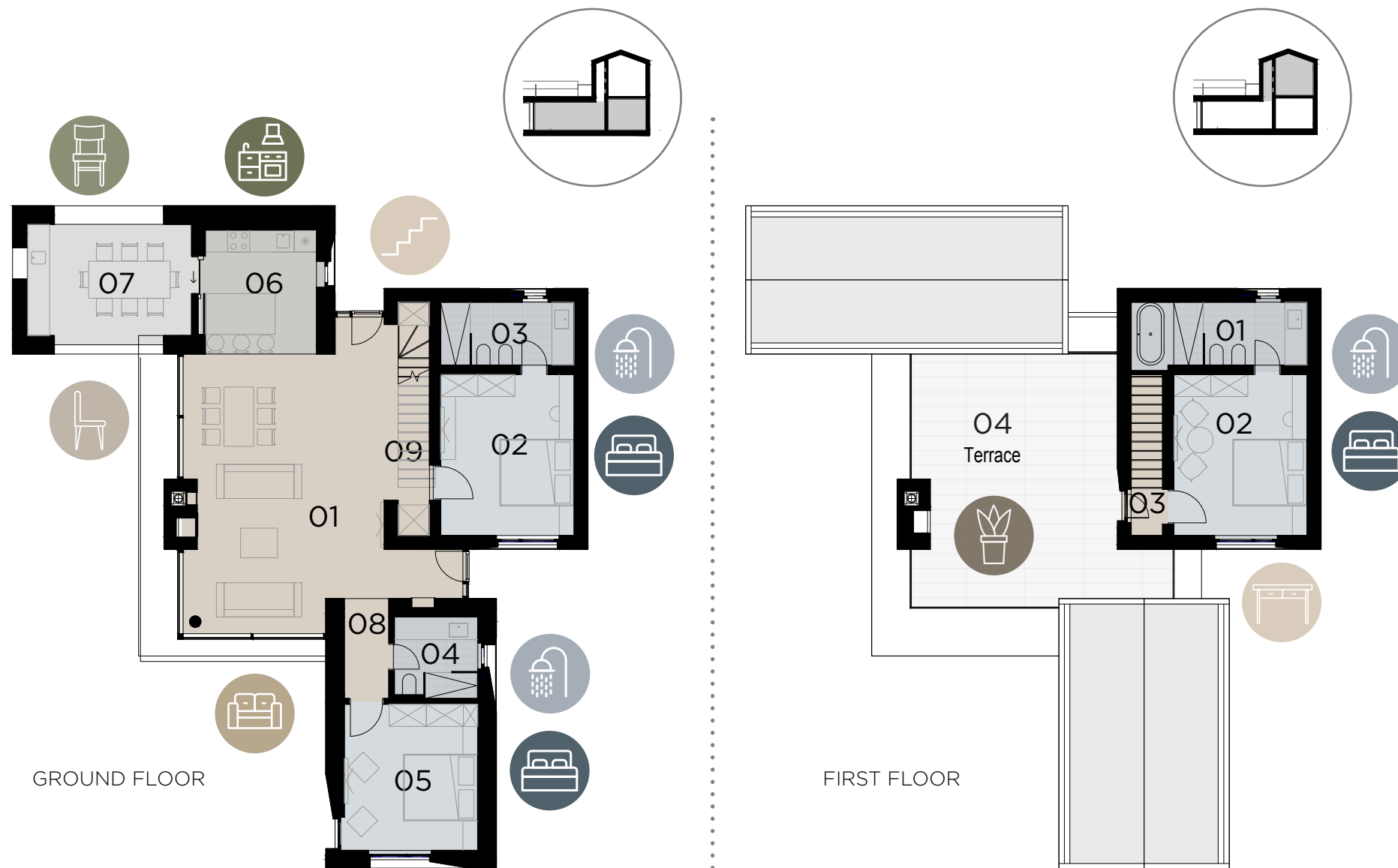
## FIRST FLOOR

|   |             |   |
|---|-------------|---|
|  | 01 Bathroom | 8.21 m <sup>2</sup>                       |
|  | 02 Bedroom  | 15.67 m <sup>2</sup>                      |
|  | 03 Hallway  | 3.70 m <sup>2</sup>                       |
|  | 04 Terrace  | *38,44 m <sup>2</sup> 9.61 m <sup>2</sup> |

**Total F 37.19 m<sup>2</sup>**

**Total G+F 154.44 m<sup>2</sup>**

\*GROSS AREA



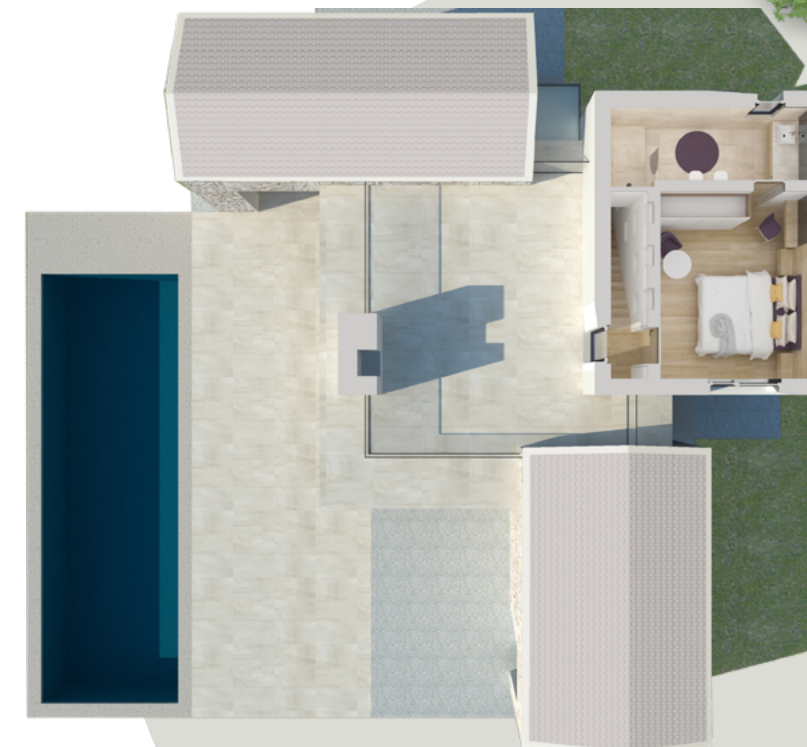
# HOUSE KAINA

GROUND FLOOR



House Kaina is designed so that all rooms are positioned according to the parameters of architectural design with charming and cozy interior accentuated by warm earth tones, stone and large glass windows. The main entrance to the building is located on the east side of the building, with storage for outerwear and beautiful wooden stairway, which is part of the living room interior. From there you enter directly into the spacious open-concept living room with dining area and kitchen. On the ground floor there are two bedrooms with double beds with attached bathrooms, while on the first floor there is one bedroom with a bathroom and a large open roof terrace with an enchanting view of the swimming pool, nearby forest and countryside.

There is a covered terrace with seating area next to the kitchen. Central outdoor area is paved and decorated with many various plants. In addition to the main garden, next to the building there are two smaller seating areas one north and one west. The western space is covered with a thin airy pergola.



FIRST FLOOR



# HOUSE KAINA



# HOUSE KAINA



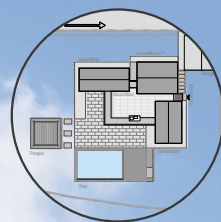
# HOUSE KAINA











## HOUSE HANA

House Hana is located on the southwestern part of the residential complex. Though it lies in the rural Istrian area, it is still close to the coast and all amenities in Istria worth seeing. If you are looking for a villa in a peaceful and quiet area surrounded by nature and greenery, you are at the right place.



# HOUSE HANA

House Hana offers a perfect opportunity to relax and enjoy your privacy. The spacious living room is directly connected to the wonderful outdoor patio and pool area with its cosy sun loungers. There is also a covered outdoor dining area for 6 to 8 people, in addition to a fully equipped kitchen and dining room in the house. There are three bedrooms, each with double bed and an ensuite bathroom, offering the highest comfort. If you feel more active and want to do some sightseeing or just go to the beach, you don't have to go too far. The nearest beaches and cities are just a ride away!







# HOUSE HANA

## GROUND FLOOR

|   |                                 |                      |
|---|---------------------------------|----------------------|
|  | 01 Living room                  | 46.78 m <sup>2</sup> |
|  | 02 Bedroom                      | 15.67 m <sup>2</sup> |
|  | 03 Bathroom                     | 6.10 m <sup>2</sup>  |
|  | 04 Bathroom                     | 4.85 m <sup>2</sup>  |
|  | 05 Bedroom                      | 14.22 m <sup>2</sup> |
|  | 06 Kitchen                      | 8.57 m <sup>2</sup>  |
|  | 07 Loggia *15.00 m <sup>2</sup> | 11.24 m <sup>2</sup> |
|  | 08 Hallway                      | 3.24 m <sup>2</sup>  |
|  | 09 Stairway                     | 4.78 m <sup>2</sup>  |

**Total G 115.44 m<sup>2</sup>**

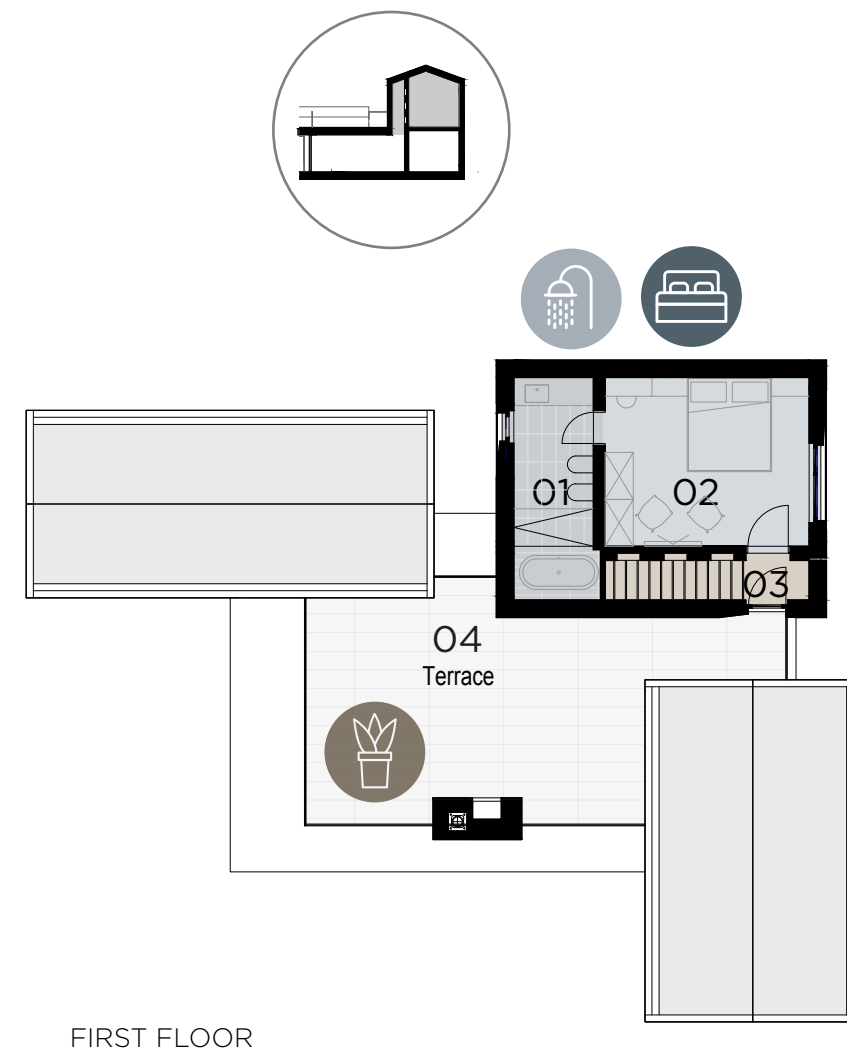
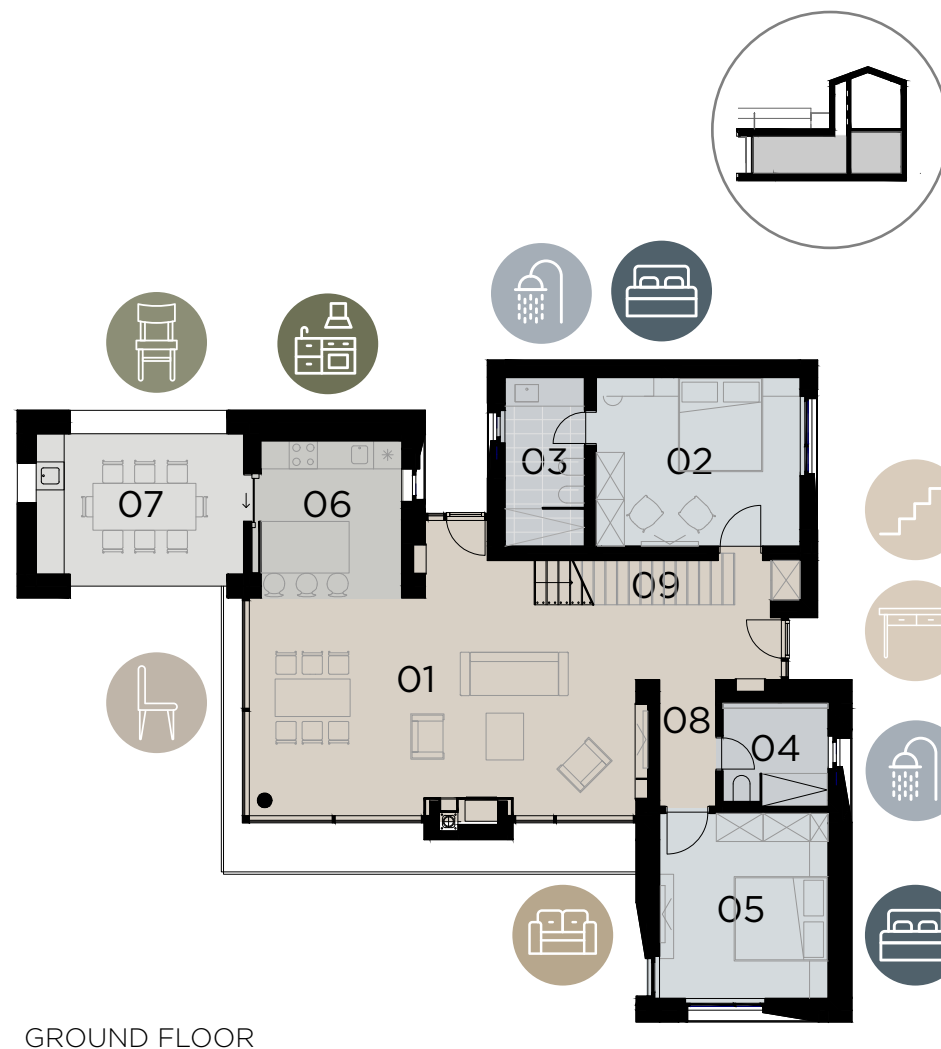
## FIRST FLOOR

|   |                                   |                      |
|---|-----------------------------------|----------------------|
|  | 01 Bathroom                       | 8.31 m <sup>2</sup>  |
|  | 02 Bedroom                        | 15.68 m <sup>2</sup> |
|  | 03 Hallway                        | 3.70 m <sup>2</sup>  |
|  | 04 Terrace * 39.30 m <sup>2</sup> | 9.83 m <sup>2</sup>  |

**Total F 37.52 m<sup>2</sup>**

**Total G+F 152.96 m<sup>2</sup>**

\*GROSS AREA



# HOUSE HANA



House Hana is designed so that all rooms are positioned according to the parameters of architectural design with charming and cozy interior accentuated by warm earth tones, stone and large glass windows. The main entrance to the building is located on the east side of the building, with storage for outerwear and beautiful wooden stairway, which is part of the living room interior. From there you enter directly into the spacious open-concept living room with dining area and kitchen. On the ground floor there are two bedrooms with double beds with attached bathrooms, while on the first floor there is one bedroom with a bathroom and a large open roof terrace with an enchanting view of the swimming pool, nearby forest and countryside.

There is a covered terrace with seating area next to the kitchen. Central outdoor area is paved and decorated with many various plants. In addition to the main garden, next to the building there are two smaller seating areas one north and one west. The western space is covered with a thin airy pergola.





# HOUSE HANA



# HOUSE HANA





# HOUSE HANA









# COOLING & HEATING

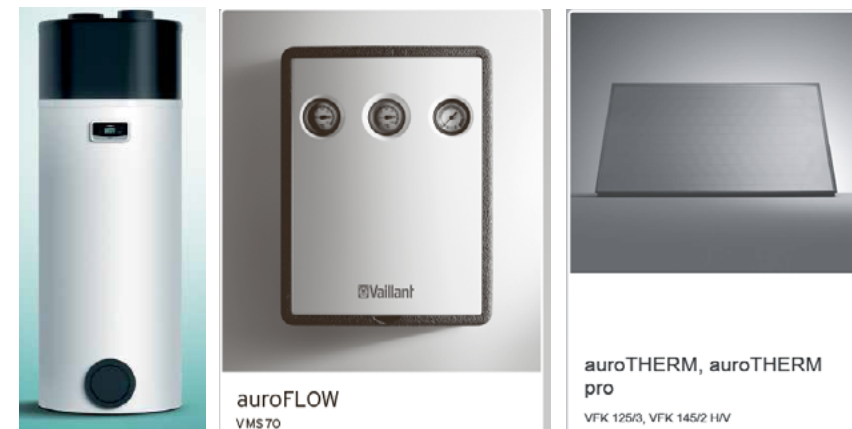


Daikin residential heat pump for heating and cooling. Indoor units are provided with a Wi-Fi signal for remote turning on / off and display of current room temperature.



Electric bathroom radiator

An electric bathroom radiator is provided in the bathrooms.



Domestic hot water heating and pool water heating is provided with solar collectors located on the roof. In winter, domestic hot water is heated by a heat pump. The additional electric heater (backup) is switched on automatically in the winter at outdoor temperatures below  $-7^{\circ}\text{C}$ . In summer, spring and autumn, when there is enough solar energy, the heating of indoor water is accomplished through solar collectors and a heat pump that is located in the hot water tank.