Nothing great in the world has ever been accomplished without passion.

Georg Wilhelm Friedrich Hegel
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Meneghetti is located in Istria, Croatia’s largest peninsula in the Adriatic sea. Croatia, a country with a population of 4.28 mln. Croatia is a true gem in the Adriatic Sea. It boasts a rich history, exceptional cuisine, spectacular coast and a countryside waiting to be discovered.

In recent years Croatia has invested significantly in infrastructure, especially in roads, connecting to Pan-European corridors.

**NATURAL BEAUTY**

Croatia represents an ecological treasure in Europe, with 444 protected nature areas designated in various categories, covering 9.05% of its total territory. Croatia has 20 national parks and nature parks including the Plitvice Lakes National Park, a UNESCO World Heritage Site.
The beauty of Croatia’s coastline, over a thousand kilometers long with 1,244 islands, attracts millions of tourists every year. Its sea is among the purest in Europe according to the European Commission and some of its beaches are considered the most beautiful in the world.

Anne Morrow Lindbergh

I feel we are all islands – in a common sea.

CROATIA

ONE OF THE WORLD’S MOST STUNNING COASTLINES

The beauty of Croatia’s coastline, over a thousand kilometers long with 1,244 islands, attracts millions of tourists every year. Its sea is among the purest in Europe according to the European Commission and some of its beaches are considered the most beautiful in the world.
ISTRIA

Istria is Croatia’s most developed tourist region. Within a small geographical area one can find a wealth of natural beauty, cultural monuments, UNESCO world heritage sites, and gastronomic delights.

CLIMATE
A pleasant Mediterranean climate with an average 2,388 hours of sunshine per year makes Istria a popular year-round destination.

GEOGRAPHICAL POSITION
The Istrian peninsula, surrounded by the Adriatic Sea, positioned almost in the heart of Europe, is the closest Mediterranean destination for the large Central and Eastern European markets.

ISTRIA'S COASTLINE
Istria is situated at the north of Croatia’s Adriatic coast, one of the world’s most stunning coastlines. The sea in Istria attracts many tourists during the summer because of its shallowness, clear, turquoise waters and breathtaking beauty.

HERITAGE AND CULTURAL MONUMENTS
The Istrian inland is dominated by hills with hilltop villages that represent impressive examples of traditional architecture. On the other hand, cities of ancient Venetian architecture on the coast attract many tourists with their outstanding cultural monuments, UNESCO world heritage sites such as the Arena in Pula, the Euphrasian Basilica in Poreč and numerous palaces and museums.

PRESERVED NATURE
The peninsula amazes with spectacular natural scenery in constant transformation over the course of the year. Surprising diversity of nature includes a Mediterranean coastline and mountainous interior, while one third of the peninsula is covered by lush deciduous forests.
GASTRONOMY
Various traditions are melded in the typical Istrian cuisine, dating from Frankish and German feudal rulers, Roman dishes, cuisine introduced with the arrival of the Slavic population and finally the 5 centuries of Venetian administration.

This is a cuisine that includes lots of fish, a preference for cooked or boiled rather than roasted dishes, plenty of vegetables and fruits, wild herbs, use of olive oil and a moderate consumption of wine.

WINES
Production of wine and olive oil in Istria began in Roman times, when Istrian manufacturers produced wine and olive oil for Roman emperors and the nobility.

BEST OLIVE OIL REGION IN THE WORLD
Istria has for the second year running been named the best olive oil region in the world by leading guide Flos Olei. The guide, with its editions in Italian and English, presents the best 500 olive oils from 50 countries on 5 continents based on a panel of expert tasters.
The history of Stancija Meneghetti began in 1813, when the Austrian Monarchy annexed the Croatian peninsula Istria. Thirty years later, it established its biggest military base in the Mediterranean in Porto Colone Bay adjacent to Stancija Meneghetti.

Mr. Meneghetti (no one knows his first name), a clever man originally probably from the Venice area, started building stone houses, planting vineyards and olive groves, raising goats, sheep, cows and pigs in order to feed the 600 hungry soldiers in the military base.

In April 2000, a new era in the history - or better said future - of Stancija Meneghetti began, when Romana Kajfež and Miroslav Plišo bought the derelict and forgotten, but still beautiful ruin. They carefully restored it, planted new vineyards and olive trees, built and equipped the new winery, catering to the needs of modern life, but fully respecting the tradition they inherited.

Thirteen years later, Stancija Meneghetti became an iconic place locally. It now included one of the smallest hotels in the area, a fine dining restaurant and a winery. Following the vision of Miroslav Plišo, lawyer turned gastroenology enthusiast, who converted the derelict estate into the crown jewel of Istria’s hedonistic offering, its small, boutique hotel with only 4 rooms became a member of Relais & Châteaux, an exclusive global association of independent luxury hotels. Its restaurant, led by prominent Croatian chefs, is now regularly listed as one of the best in Croatia and in the region. Production and sales of estate wine and olive oil under the Meneghetti brand has been steadily growing year after year, boosted by numerous awards and recognition by prominent wine and olive oil opinion makers. However, the success that came as the result of Mr. Plišo’s decade-long careful devotion to every detail was only the starting point in the new life of Meneghetti.

In 2016, Meneghetti’s mastermind and visionary Miroslav Plišo, together with the Meneghetti team made another turning point, deciding to unlock Meneghetti’s treasures to a wider circle of guests and owners, in a project which will turn Meneghetti into a carefully planned luxury resort, gradually, to carefully preserve its architectural shape, design and specific, almost endemic lifestyle. The first phase of this thoughtfully scaled development was successfully finalised in 2016. The restaurant and the hotel facilities were expanded and 15 new Residences were built. The development is widely acclaimed as an architectural and functional triumph, merging old and new development into a blend that seems to have existed at the outset.
The Meneghetti estate is located in Istria, 1.9 km from its own private beach. It spreads across 385,000 sq. m of olive groves and vineyards, forests and meadows, surrounded by lush Mediterranean vegetation.

**SERENITY, TRANQUILITY AND EXCLUSIVITY**

Meneghetti’s inland location enables Meneghetti’s guests and owners to enjoy the beautiful Adriatic sea, at the same time offering privacy and seclusion provided by the large estate. Even during the high season (summer), Meneghetti keeps its peacefulness — the closest neighbour is 1 km away.

**PROXIMITY TO POPULAR TOURIST DESTINATIONS**

The estate is situated 8 km from the picturesque medieval town of Bale/Vale that held an important role as a Roman fort.

Distance to Rovinj, an impressive example of Venetian architecture and a magnet for tourists, is 20 km.

Brijuni Islands National Park is nearby; only 15 minutes from Meneghetti to the departure port.

Distance to Pula is 18 km. The amphitheatre in Pula is among the six largest surviving Roman arenas in the world and among the 10 most beautiful ancient ruins in the world (The Guardian, 2019).

Venice is under 3 hours away by ferry (70 miles) or by car (266 km).
MENEGHETTI LOCATION

PRESERVED AREA AND PRISTINE NATURE
The ornithological reservation Palud, which is home to 217 bird species, is located in the vicinity 4,8 km. The area is inhabited by 390 butterfly species, many of which are highly endangered and rare in the world.

ROAD ACCESS
The exit to the A9 highway (Istrian Y) is only 14 km away. Driving distance to some European cities: Trieste 1:20, Ljubljana 2:00, Venice 2:59, Zagreb 3:06, Milan 5:30, Vienna 5:35, Munich 5:45, Budapest 5:56.

PROXIMITY TO INTERNATIONAL AIRPORTS
Pula 20 km, Trieste 140 km, Ljubljana 200 km, Zagreb 250 km, Venice 300 km.
Within only a decade, Meneghetti’s team has completely transformed the estate and established the brand which is synonymous for excellence in the Adriatic region and across South-East Europe.

Renovated with care and finesse, Meneghetti represents the high end of luxury in Croatia and regionally. The Meneghetti restaurant is among the best in Croatia and in the wider region. The Meneghetti winery, although small, produces wines which are now recognizable across Central and Southeastern Europe.

Meneghetti olive oil is repeatedly, year after year included in the list of 50 best olive oils in the world.

Passion and talent to make nothing less than the best is set towards achieving another objective – to create an exceptional high-end resort, which will be inimitably grounded in the specific Istrian lifestyle and architecture, and will be a congregation of everything that the Meneghetti name stands for today: peace, serenity, privacy, sense of chosen seclusion from the rest of the world, connection with nature, superb wine and olive oil, superior gastronomy, a blend of tradition and elegance.

Phase 1 Finalised in 2016

The development began in 2016 and included an extension of the Hotel and restaurant. Six additional rooms were added to the hotel, while the salon, restaurant, kitchen, spa, pools and other hotel facilities were enlarged or added. The complex was supplemented by 15 new luxurious accommodation units (Residences). The majority of the Residences comprise two floors, each with its own porch and a south-facing garden. The Residences were built around the hotel, creating an intimate complex with the impressive old Meneghetti villa in its centre.
Located amidst untouched nature, the Meneghetti Hotel offers luxury and unique privacy, sophistication and elegance in its architecture with wooden beams and floors, modern and antique furniture that evoke the atmosphere of the past enhanced with modern amenities, creating the perfect setting for an ideal vacation.

**THE HOTEL OFFERS**

- 10 luxurious hotel rooms and suites
- 15 luxurious Residences (mansionettes) with terrace and garden
- One indoor and two outdoor pools (one heated)
- Sauna, fitness room
- Treatment rooms with spa and wellness service
- Private beach 1.4 km away
- 5 star modern amenities
- Luxury, privacy, beautiful scenery and views over impeccable lines of spacious vineyards and olive groves

The website thebookingtruth.com, an official website of booking.com, the biggest global online travel agent, ranked the Hotel Meneghetti among the 10 best hotels in the world in 2014, based on guest reviews with an average score of 9.5 out of 10.
Relais & Châteaux is the prestigious global association of independent luxury hotels and restaurants with approximately 500 members worldwide. Members must have certain uniqueness which sets them apart from hotel chains and a mandatory requirement to have less than 100 rooms. The Association was founded in 1954 in France and is known for its strict admission standards. Basic postulates of the association are called “5C”:

1. Courtesy - quality of service and welcome is flawless
2. Charm - well-equipped and stylish interiors
3. Character - each property has its own unique style
4. Calm - peaceful ambiance of each property
5. Cuisine - restaurant must be of the highest standard
MENEGHETTI RESIDENCES

One large double-bedroom Residence with 150 square meters of indoor space and fourteen one-bedroom Residences with 75 square meters of indoor space, each with a porch and a south-facing private garden, surround the hotel, providing seclusion but at the same time creating an intimate complex with the impressive old Meneghetti villa in its center.

Majority of the Residences are spread across two floors, with spacious living room, porch and a private garden on the ground floor and master bedroom with en suite bathroom on the first floor.
MENEGHETTI

RESTAURANT

- Michelin recommended à la carte restaurant, open for lunch and dinner every day for hotel and other guests.
- Modern interpretation of traditional cuisine using local ingredients, prepared by chefs Danijela Pifar and Bojan Vuković, the culinary duo that has been creating Istria’s new food narrative, experimenting, reconstructing and reinterpretating Istrian cuisine.
- Listed among the world’s top 1,000 restaurants according to La Liste.
MENEGHETTI EVENTS

Intimate event space for business meetings, private dining, intimate gatherings or moderately sized meetings or weddings up to 100 people.
MENEGHETTI WINERY

- Modern winery with annual production of more than 100,000 bottles of first-class wine.
- The winery covers its requirements for first-class grapes from its own vineyards at the estate and at a separate location near the small town of Buje.
- The grapes are harvested manually and arrive in the cellar where the vinification is done carefully and naturally. All the vineyards are cultivated with deep respect for nature, using the soft ‘Simonit & Sirch’ pruning method which preserves the plant so it can grow old.
- Wine aging, which lasts up to 6 years for the wine Meneghetti Red (top line), is led by world-renowned oenologist, writer and winemaker Walter Filiputti.
- The winery includes a tasting room, the only place where one can purchase limited editions of Meneghetti wines from the estate archive.
MENEGHETTI OLIVE OIL

- Italian Flos Olei, the most prestigious international olive oil guide, every year includes Meneghetti among fifty highest quality producers of olive oil in the world.

- World’s leading olive oil guide “L’extravergine” in 2007 declared Meneghetti’s ‘Izbor’ as the world’s best olive oil in one of the most challenging olive oil categories – “intensely fruity” aroma.

- Unique colour and pungent taste of Istria’s and Meneghetti’s olive oils are the result of the fact that Istria is among the coolest regions where olive trees grow in the entire world – and the best olive oil region in the world according to Flos Olei.

PRODUCTION

Each year Meneghetti produces 1,500 litres of extra virgin olive oil, using olives from its own olive groves. Olive oil is produced in 4 different varieties:

- Buža (Izbor)
- Leccino
- Rosulja (Rosignola)
- Bjelica (Bianchera)
In 2019 Meneghetti will add new luxurious accommodation units, which will be developed as a mix of 1-bedroom Residences, 2-bedroom Residences (with private pools) or 3-bedroom standalone Villas (with private pools).

POTENTIAL DEVELOPMENT OF GOLF
Meneghetti borders the land which is zoned for a 27-hole golf course development.
MENEGHETTI d.o.o.
Stancija Meneghetti 1
52211 Bale, Istra, CROATIA

GPS coordinates:
LAT 45° 0' 34.72'' N,
LONG 13° 44' 43.57'' E
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