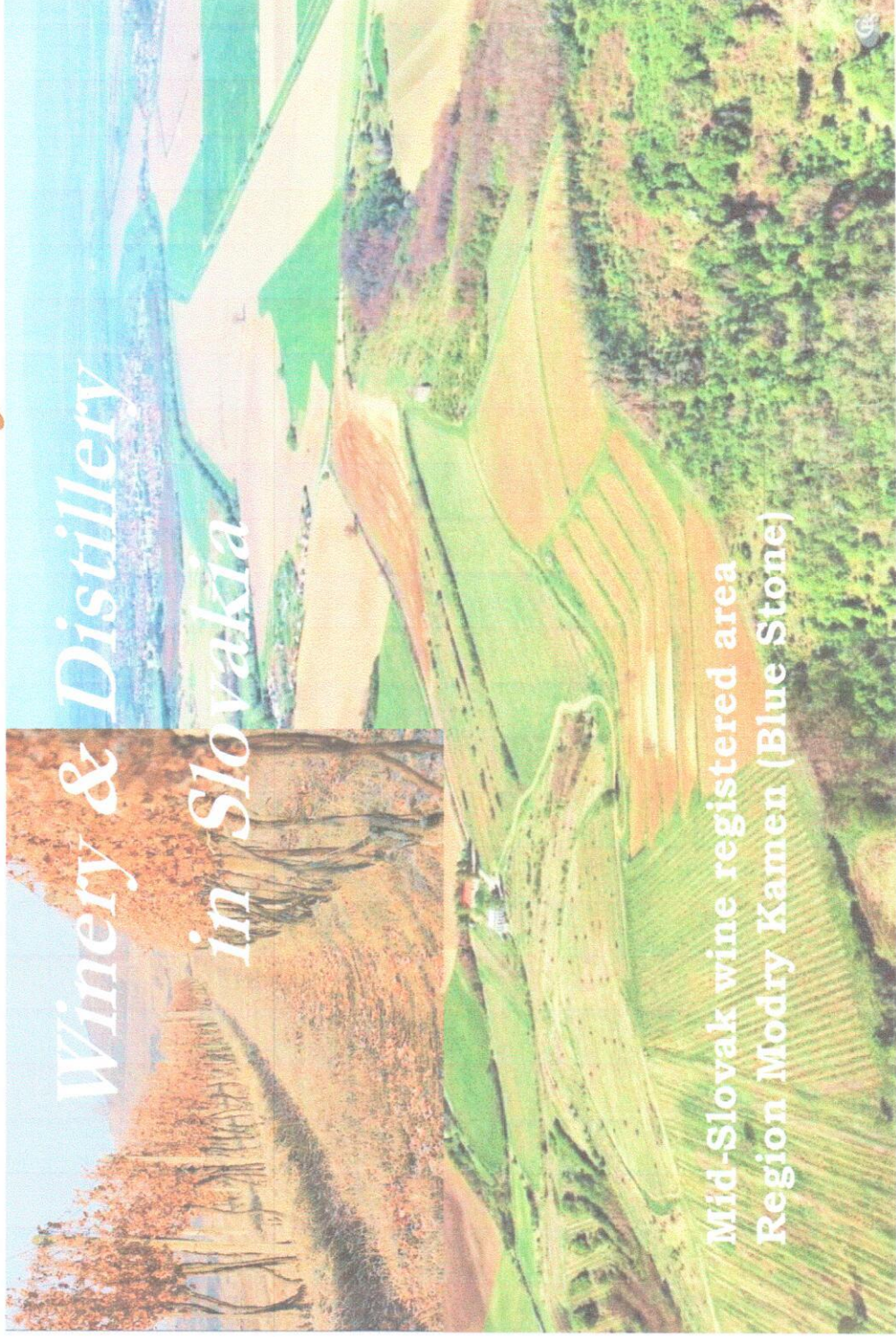


# Chateau Selešťaňy

## Winery & Distillery in Slovakia



Mid-Slovak wine registered area  
Region Modry Kamen (Blue Stone)





# In vino veritas...



## **Introduction**

We are offering a unique peace vineyards located in South of Mid-Slovakia registered wine region - Chateau Selešťany with total area of 485 tis. sqm (registered vineyards).

Wonderful area of 57ha offers young vineyards recently reconstructed (newly re-built) and partially to be finished.

## **Location**

Charming area with terrace vineyards located in Velky Krtis area in South of Slovakia. Chateau is located approximately 250 km from Bratislava. Terraces are located at sunny South oriented hills just above Ipel river. Areal is fully fenced and accessed via a newly built asphalt road.

The area is famous for its good conditions for wine production. There one of the best vineyards for production of the top quality Slovak red wines located approx. 15km away. Location itself has a long-term tradition of a wine production.

Nicely reconstructed apartment house is lying in central part of the areal, which includes also technology building with a newly built distillery unit and semi-finished wine production technology.

Land under the areal is 50% owned by vineyard owner (29ha). The remaining part is being rented for a long-term period. In addition to this the owner owns additional 28ha of agricultural land in surrounding locations. This land can be used for further ownership consolidation and its expected as much as 90% of the land can be owned.



# Attractive Investment Opportunity



## Investment description

Total area of areal fenced	57 ha
Registered vineyards	48.5ha
Owned land under areal	29.5ha

Vineyards are fulfilling requirements of "integrated" wine production, in accordance to Slovak (EU) standards for agricultural subsidy payments.

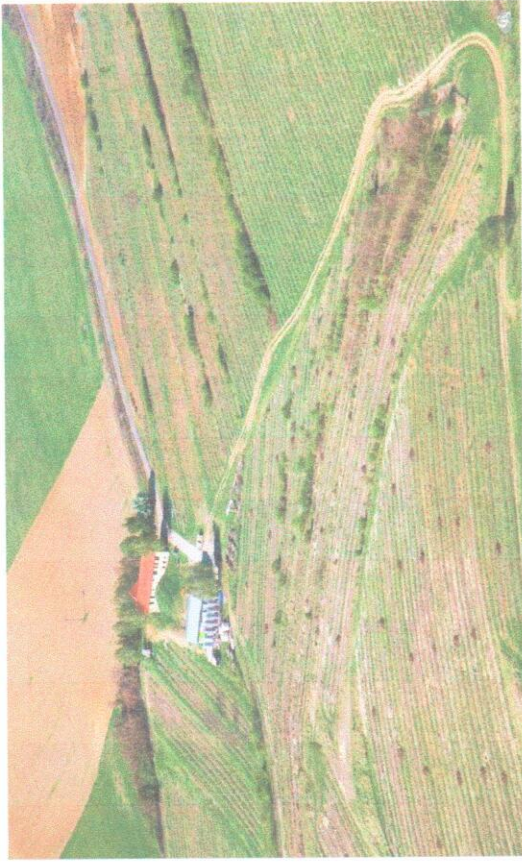
The following assets are subject of a transaction:

- **Fenced areal** of total area of 57ha, of with registered vineyards represents 48.5ha.
- **All necessary infrastructure:** access asphalt road, well with high quality drinking water, newly built waste water cleaning unit, storage facilities, wine cellar for storage purposes.
- **Newly reconstructed apartment house** with special room for presentations and tasting, fully equipped central kitchen.
- **Technology building with complete distillery technology and technology for wine production.** Distillery is fully equipped and registered for own production as well as for providing distillery services to other customers.
- **Necessary agriculture equipment** (2 tractors with multifunctional equipment).





# Stable Investment



## Further investments

Current owner is actively using subsidies, which are available for vineyards development. At the moment all the vineyard is covered by investment subsidies for complex re-building. It represents subsidies of approximately 600 thousand EUR, which have been already granted for the company and still to flow in.

The winery is a subject of direct payments, representing an annual cash inflow of 25 thousand EUR.

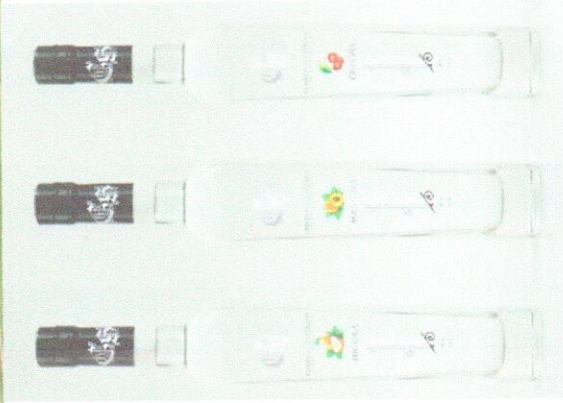
Currently most of the vineyards are less than 3 years old. As it has been developed consequently, first areas (approx. 10% of the total area) are going to reach 3 years age this season.

The status of overall development allows new investor to mix its own mix at approximately 40% of the area. This allows fulfilling any possible needs regarding grape variety.

## Wine and Distillery technology

Wine and distillery technology is part of the transaction. Wine technology has been installed recently as well as complex equipment of distillation. The owner has all necessary permits for providing distillation services for 3<sup>rd</sup> parties as well as for own production.

Original goal of the owner was to begin production of own distilled spirits products from grape and fruit.



# Kontakty

Chateau Selestany is located in a wine region Modry kamen. It is mostly agriculture area without any significant heavy industry. Together with a beautiful fauna and flora it is ideal region for high quality wine production.

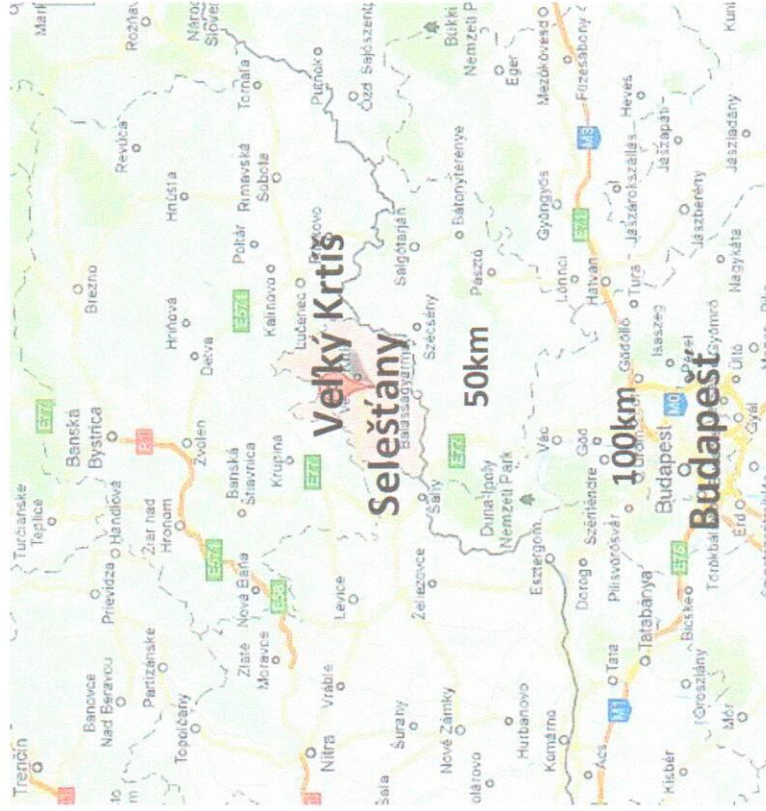
The regional wine producer includes mainly AGRO-MOVINO with a total annual production of approx. 12-15 th. hl of wine, treating own 150ha of vineyards.

Historical wine tradition is supported until today. Castle Modry Kameň („Blue Stone“), is location of traditional wine degustation festivals.

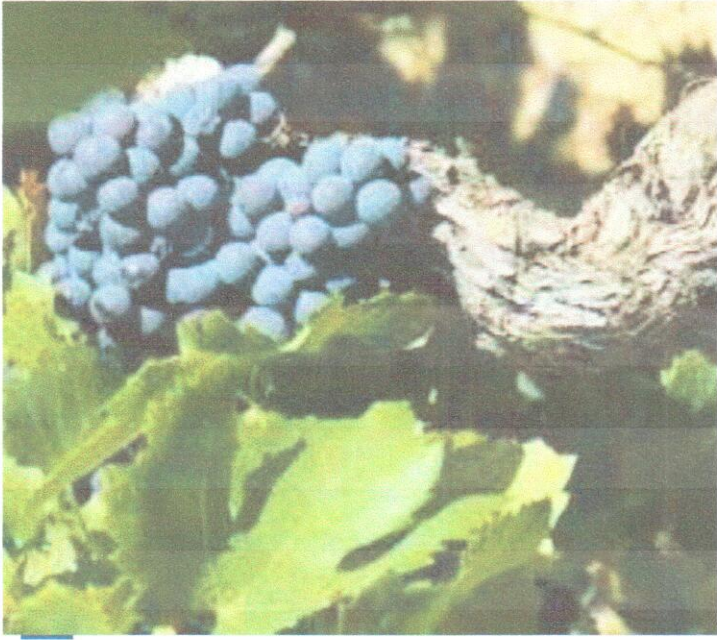


## Selešťany

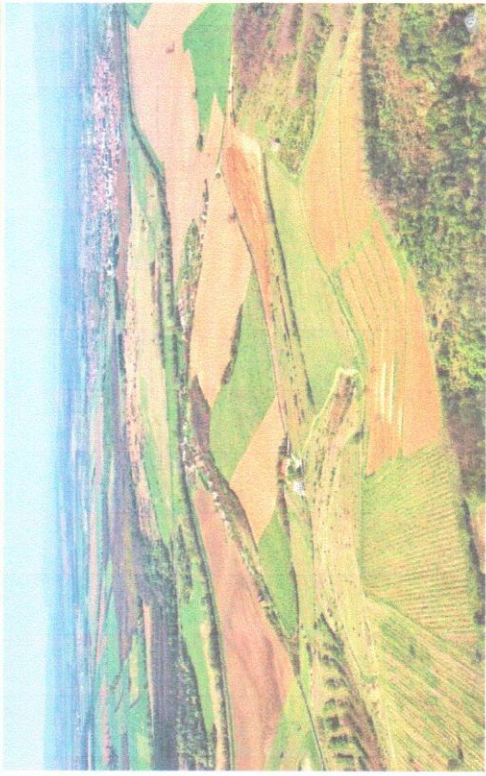
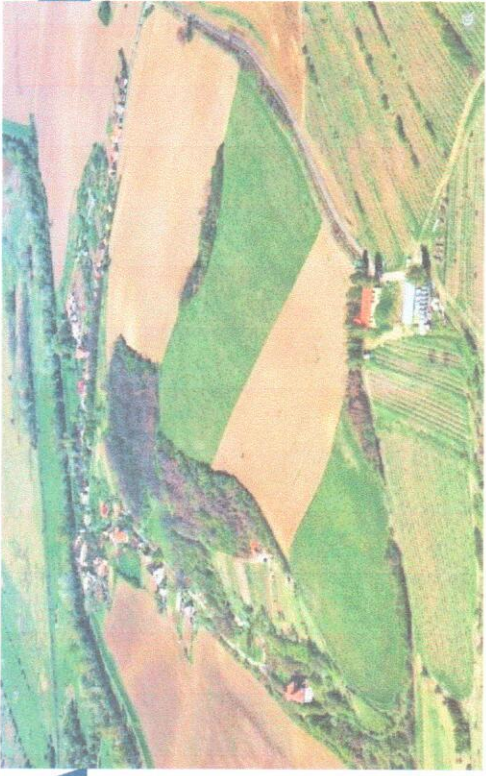
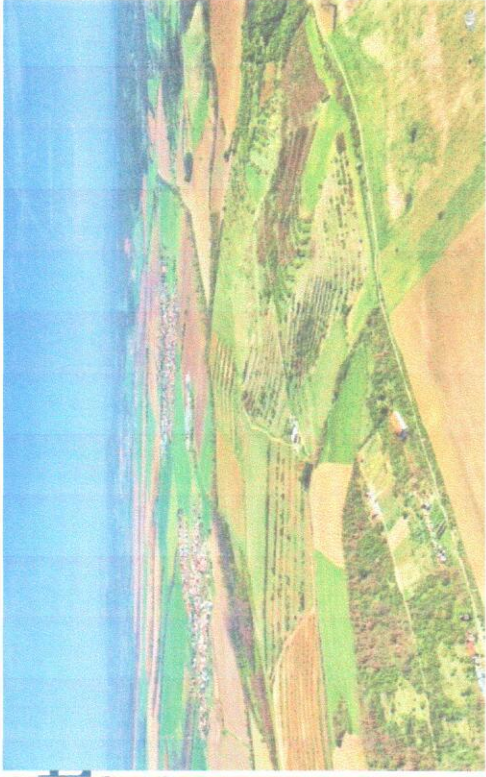
Selestany is local part of Záhorce village. Village is located only 4 km next to Hungarian town Balassagyarmat, right next to Slovak-Hungary boarders.





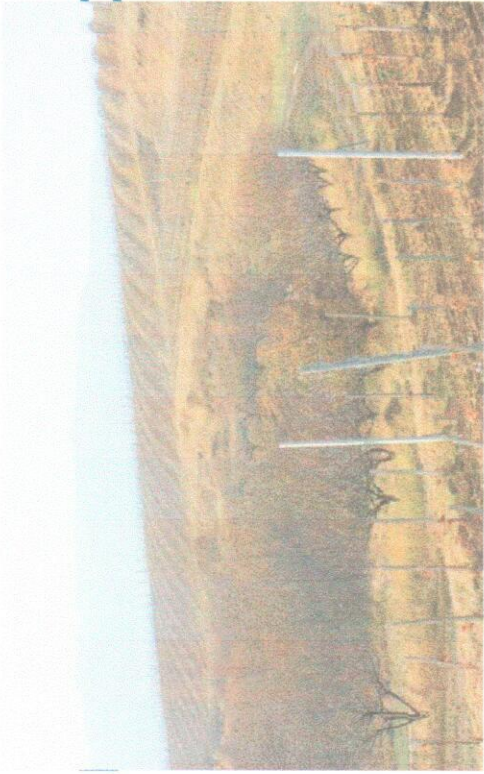
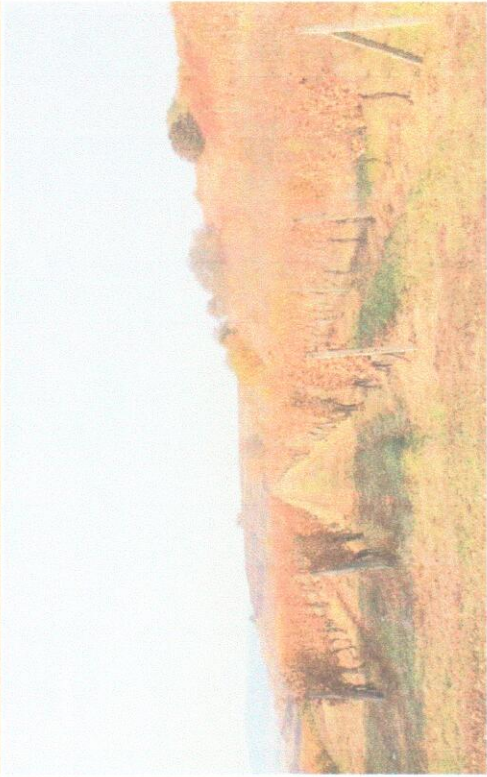
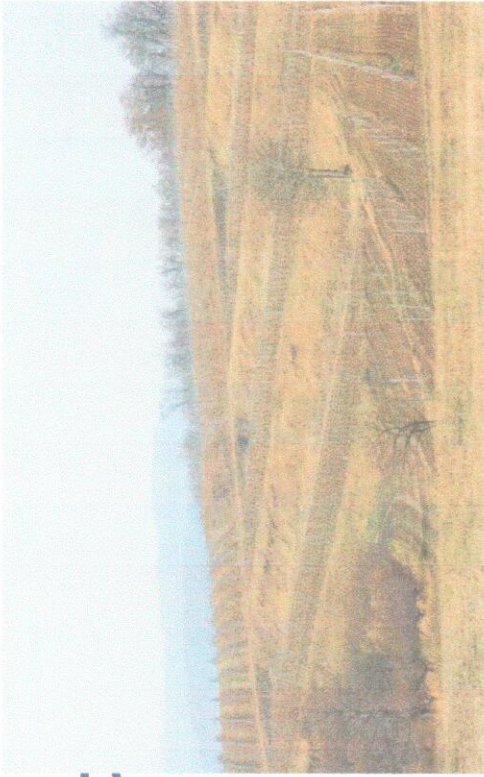


Please direct all your questions related to this investment opportunity to the following contact person:



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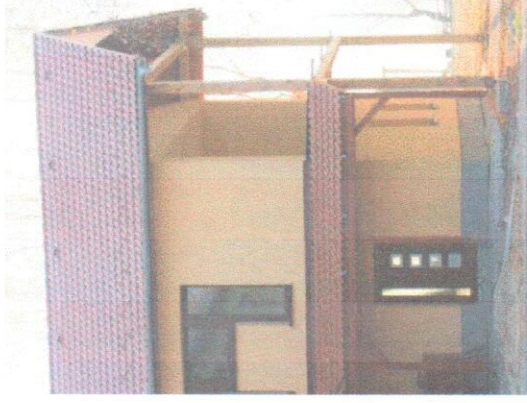




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# Annex (3) – Apartment house





# Annex (4) - Technology





# Annex (5) - Nature of Locality

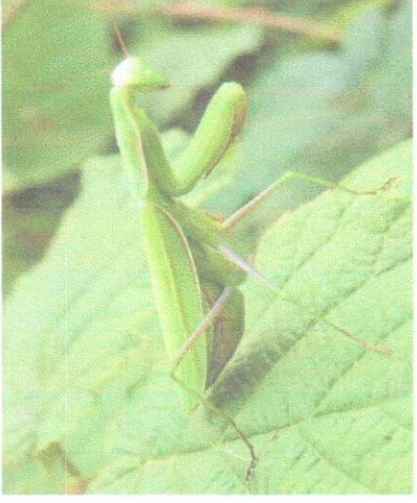
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*Lacerta viridis*



*Mantis religiosa*



*Merops apiaster*



*Verbascum phoeniceum*



*Pulsatilla pratensis nigricans*



Zdroj: [www.wikipedia.com](http://www.wikipedia.com)