



**VIERNAU
INTERNATIONAL
REALTY**

ARTKINTOA 2023

HIGHLIGHTS OF THE FAMILY RESIDENTIAL COMPLEX

LOCATION.- A strategic location with a distance by road to the main cities in the area: Pamplona (40km) Biarritz (75Km) San Sebastián (85Km). The distance to the 3 main airports of these cities is less than 75km (40 in the case of Pamplona). The nearest gas station with 24-hour service is on the border just 4 km from the property.

PROTECTION OF THE ENVIRONMENT.- The property is surrounded by more than 5,000 hectares of protected forest in which no additional buildings can ever be built to the existing ones. That is, Arkintoa will be practically the only property in more than 10 kilometers of radius. Livestock activity is very low with a few heads of cattle (less than 50 animals); Although the forest has a large number of deer and other animals that live in complete freedom. The forest has a patrol and guard service during the day, to guarantee the protection of the natural environment, at no cost to the property.

PRIVACY.- Our location allows us to enjoy maximum privacy since there are no houses nearby in kilometers, the access road to the complex (NA-138) has a level of traffic very low, since the N-135 on the other side several kilometers away supports most of the Road Traffic. The property is above the ground, having a slope of several meters (which makes it practically impassable in all its boundaries except in the front access part with the NA-138 highway, which is at the same level along the entire length of that boundary.

SECURITY.- Five police forces operate in the area: the various local police forces in the respective municipalities, the National Police and the Spanish Civil Guard; the Foral Police of Navarra and the French Gendarmerie. Quinto Real has one of the lowest crime rates (number of crimes per thousand inhabitants) in Europe, only surpassed by some Swiss cities and Liechtenstein. The immediate security of the family complex is guaranteed by the proximity of the Zubiri Civil Guard Barracks less than 15 minutes away, it has numerous troops taking into account the small population in the area. Every day they carry out several patrols in the area and the complex's security systems are connected via satellite to the barracks. There is a close and direct relationship



with the authorities who are sensitive to the uniqueness of the complex and therefore guarantee its protection.

MEDICAL SERVICES.- The Clínica Universidad de Navarra in Pamplona, in the private sector, heads for the fifth consecutive year the list of the most reputable health centers in Spain and one of the most prominent in Europe, according to the study by the Health Reputation Monitor. In the 2018 edition, the Clinic has once again obtained the highest score in the classification of private hospitals, standing out in first place in the ranking in a total of 10 specialties: Digestive System, Allergology, General Surgery, Dermatology, Hematology, Internal Medicine, Neurology, Medical Oncology, Otorhinolaryngology, Pediatrics and Special Areas, Radiodiagnosis and Urology.

EDUCATIONAL SERVICES.- Pamplona currently has three universities in its territory, a significant number considering its size and population. The University of Navarra, created in 1952 by the founder of Opus Dei, Josemaría Escrivá de Balaguer, is private and linked to said organization, being one of the most prestigious academic institutions in Europe. On the French side, the region stands out as an important student center, materialized by the presence of several universities and large schools. They belong to both the Communauté d'universités et d'établissements d'Aquitaine and the communauté d'universités et d'établissements Limousin-Poitou-Charentes.

ASSISTANCE SERVICES.- In the closest areas there are companies that provide all kinds of services, as well as representatives of the main product brands, from vehicle dealerships of the main luxury brands, to auxiliary services for private aeronautics. Likewise, it is easy to find liberal professionals from any profession to undertake any project on both the Spanish and French sides.

PRIVATE BANKING SERVICES.- In Navarra there are private banking services from all the companies that operate in the national territory, although the offer of services from international entities is limited. For international banking, the most complete and closest location is in Biarritz where important entities such as HSBC are present; BNP, UBS...

GASTRONOMY.- The potential buyer of the family complex has more than 50 Michelin-starred restaurants within a radius of less than 75km, possibly one of the areas in the world with the



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largest number. It is worth highlighting the 10 restaurants with 2 stars (Mugaritz among others) and world-renowned establishments with 3 stars such as: Martín Berasategui, Akelarre or Arzak.

ENTERTAINMENT AND LEISURE.- Nearby cities such as Biarritz will be able to satisfy a large part of the leisure and entertainment needs of a certain level. Biarritz is the favorite destination of many people who do not fully understand holidays in Marbella or Saint Tropez and have found here a small refuge in which good taste is spontaneously and naturally worshiped.

We are in an area with important urban shopping centers, from important department stores such as El Corte Inglés (Pamplona) or the stores of the main international brands. Biarritz at this point stands out in terms of exclusivity, since for many it is considered a shopping paradise, the offer ranges from Hermès or Galeries Lafayette to small stores where you can buy local products. The largest range of private art galleries can also be found here, with important references and avant-garde artists.

BEACHES.- The proximity of the coast and the beaches of the complex is another great attraction. Less than 60km away we can find some of the best beaches in the European Atlantic. Although there are interesting beaches in the Spanish part (in the Guipuzcoan province) we discard them in this presentation due to their small size and overcrowding, understanding that the type of buyer of the complex would not feel comfortable in such an environment. For this reason we will focus on the immense, quiet and beautiful French coasts. Among the treasures of belle Aquitaine are beaches of more than 250 kilometers. The picturesque Cape Medoc is a popular place to relax on a wild beach. It is almost untouched by civilization, it is an excellent place to sunbathe and enjoy the clean sea in solitude.

GOLF.- The region has more than 100 golf courses of different sizes and conditions. As with the beaches, although the Spanish part has interesting golf courses, at the same distance we have numerous and less crowded courses in France. Without a doubt for Golf lovers, we are in a magical place, in the cradle of Golf on the continent, the region's courses date back to 1887 when English residents, members of the British Club, wanted to practice their favorite sport during their summer vacation of several months in Biarritz, they decided to design a golf course on the Faro plateau.



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HUNTING PRACTICE.- If we talk about hunting, you just have to walk out of the door of our complex loaded with a suitable rifle, since we are in one of the best places in Europe for big game hunting and pigeon shooting during fall. In the area, large-scale hunting of deer, roe deer, wild boar and other deer and vermin (bear, wolf and fox) stands out, although in recent years (due to pressure from animal activists and environmentalists) it has been practically reduced to wild boar and to the fox, other species have disappeared and the deer and fallow deer with which they were repopulated in our mountain of Quinto Real are restricted. The strong landscape contrast of Navarra is reflected in a varied range of game species that are distributed according to their biological needs. Thus, in the mountainous area the most important animals are the wild boar (2,500 animals) and the pigeon (70,000) during the autumn season, while in the southern two thirds they are the rabbit (50-70,000) and the partridge (30-60,000). the pieces that attract greater dedication.

It is also worth mentioning other species such as deer, a product of repopulation in our area of Quinto Real and Irati (12-20 annual captures); the fallow deer (also a product of repopulation in Quinto Real), quail, hares (5,000), woodcocks (about 3,000), roe deer, doves, malvices, thrushes and waterfowl.

SKI RESORT.- In the French area we have 2 ski resorts: The Arette-La Pierre Saint Martín ski resort is ideal for practicing alpine skiing. La Pierre Saint Martín consists of 55 skiable hectares, spread across 20 slopes suitable for all types of skiers, from beginners to experts. It is also an ideal place for family skiing. Gourette, the other nearby French resort, has 30 kilometers of marked slopes and is a medium-sized winter resort. It is located in the Pyrenees, in the Ossau valley, Eaux-Bonnes region.

MARINAS.- Less than 70 kilometers from the complex we can count on interesting modern and fully equipped marinas in which to house our boats: Puerto Deportivo de Hondarribia, Puerto Deportivo de Molla, Puerto Deportivo de Hendaye and Puerto Deportivo Port de Caneta.

OWN WATER SPRING.- The property has its own natural water spring, of exquisite purity, as there is no livestock or agricultural pressure in the area, the soils of the meadows and forests enjoy



maximum health so the Water filtered from the different springs lacks any type of polluting agent. The spring is therefore a fundamental part of the property, since it allows us to have absolute independence and practically inexhaustible availability (within rational use) of a resource such as water, which will undoubtedly in the coming decades and with the evolution of change climate will have a capital value. Currently there is a tank of more than 10,000 liters that could be expanded to 100,000 liters. The pipeline to the water complex has been renovated and made to modern standards, guaranteeing its tightness and preserving the water as it flows from the earth.

SELF-GENERATION OF ENERGY.- Energy self-sufficiency is another fundamental element, our property, being the only one practically in more than 5,000 hectares of land, has the right to the forestry use of the mountains of the State, being able to recover the wood necessary for its free use. use as biomass fuel. Taking this point into account, the cost of heating, domestic hot water and electricity (thanks to the new boilers that produce electricity in addition to hot water) of the complex would be practically zero, something very important in a building of this size, since the savings economic can be capital.

CONSTRUCTION QUALITY.- The buildings have been built more than 25 years ago, but the good work of the builders and the quality of the materials used have allowed the buildings to enjoy very good health. The concrete structure guarantees the solidity of the entire construction, good brickwork in all the partitions, covered with concrete tiles, etc., have allowed the buildings to be perfectly preserved with hardly any maintenance cost in more than 25 years.

The interior installations (electricity, plumbing, heating) are currently being renovated in order to adapt to the new renewable energies and the resources that we have already seen are within our reach.

Likewise, the thermal envelope has been improved, replacing the exterior carpentry with more modern ones with better insulation, in combination with a second chamber in all the façade walls of the buildings. In short, we take advantage of the good original construction and adapt it to new materials, insulators and installations that were non-existent at the time of the construction of the complex back in 1988. With all this, we obtain a solid complex, with low maintenance costs, efficient, sustainable , respectful of the natural environment and totally adapted to new times.



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POSSIBILITIES OF USE: The family residential complex, as we have already said, has been designed in two parts:

-A 1,400 square meter service building can accommodate the entire service entourage that usually accompanies our potential buyers. Its different rooms are designed to accommodate, among others: the permanent staff of the complex (security, cleaning, gardening, maintenance...) the staff who accompany the owner on each trip (accompanying security, personal assistants, drivers...) and in some cases the flight personnel since many of our potential clients have their own private plane (pilot, co-pilot, mechanical engineer, assistants...). Likewise, the service building has more than enough space to house a very large art collection, have a maximum security vault (and of the size required), house collections of any type, jewelry, precious metals or money.

-The main family building of 1800 square meters designed to share, to accommodate numerous friends, family, clients... enjoying spacious rooms and absolute privacy. The garage has ideal conditions to house an impressive car collection of up to 25 vehicles.

Animal lovers could also take advantage of the spaces and the plot to house their most beloved animals, such as horses, and practice horse riding in an unbeatable natural environment.

Another element to highlight is the possibility of re-enabling the heliport that the complex had at the time of its construction.

Finally, depending on the use you want to give to certain areas, a Spa or indoor pool could be accommodated without problems in certain areas of the complex.

Without a doubt, we are facing a family residential complex that offers multiple possibilities and opportunities for the most demanding clients in the world.

CLOSED BUDGETS FOR CONSTRUCTION AND FURNITURE.- Viernau has worked with the companies IDENOR and VIMAER to offer the new buyer the possibility of acquiring the property along with a closed budget for construction and furniture in accordance with the proposed renovation project. In such a way that the new buyer does not have to worry about any details to have his new property in the desired perfect conditions.

As we see, the possibilities of the property are endless and can be adapted to the needs of the most select clients in the world.