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# Matalda

Island of Cres, Croatia

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Preview only

Island of Cres, Croatia





# The Matalda Resort - Project Overview

Matalda is a luxury resort scheduled to open in 2021 on the Island of Cres, Croatia, consisting of the following components:

- I. The Matalda Hotel, a 120key '6 Star' Luxury Hotel
- II. 36 hole Signature Ernie Els Golf Course, branded as The Els Club Croatia at Matalda  
Els Performance Golf Academy and short course
- III. The Matalda Villas (30)
- IV. Features and amenities including
  - Restaurants & Cafes
  - Select Retail
  - Children's Center
  - Chapel & Wedding venue
  - Art Gallery
  - Winery
- V. Service & Support Facilities

On the following pages, you will find an details of the components of the resort. It is to be noted that concept details and design are not finalized at this point and thus can be customized to the brand specifications of the hotel partner.

BEYOND HOSPITALITY is available to provide further details on the project.

  
Tobias Mattstedt  
Managing Director



# THE RESORT



Resort Entrance

Chapel

Service & Support Facilities

Matalda Hotel

Matalda Villa

Matalda Clubhouse

Els Performance Golf Academy

2 18-hole Signature Ernie Els Golf Courses

Matalda Villas

[Yellow box]	Environmentally sensitive area
[Green box]	Natural area (water presence)
[Light green box]	Anthropological area (water presence)
[Dark green box]	Shallow depression (intermittent water)
[Light blue box]	Shallow depression (permanent water)
[Dark blue box]	Natural shallow depression (intermittent)

An aerial photograph of a golf course. The foreground is dominated by a large, clear body of water, likely a lake or a large pond, with a vibrant blue-green hue. The water's surface is textured with small ripples and reflections of light. In the background, the green fairways and dark green trees of the golf course are visible, extending towards the horizon. The overall scene is bright and clear, suggesting a sunny day.

# World-class Golf

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## WORLD-CLASS GOLF

Ernie Els has 70 professional career victories to his name, including four Major Championships, two World Golf Championships and a record seven World Matchplay titles.

Since its formation in 2000, the Ernie Els Design has received global recognition with a string of prestigious accolades. Notably, in 2015 Ernie was voted 'Designer of the Year' at the World Golf Awards. In addition, many of Ernie's signature courses have won prestigious industry awards including 'Best New Golf Course in the World' for The Els Club Teluk Datai in Langkawi in 2014.

- The Matalda Course
- The Benedict Course
- Matalda Clubhouse



**THE ELS CLUB**  
MATALDA



# THE MATALDA CLUBHOUSE

(artist rendering)



# THE MATALDA CLUBHOUSE

(artist rendering)



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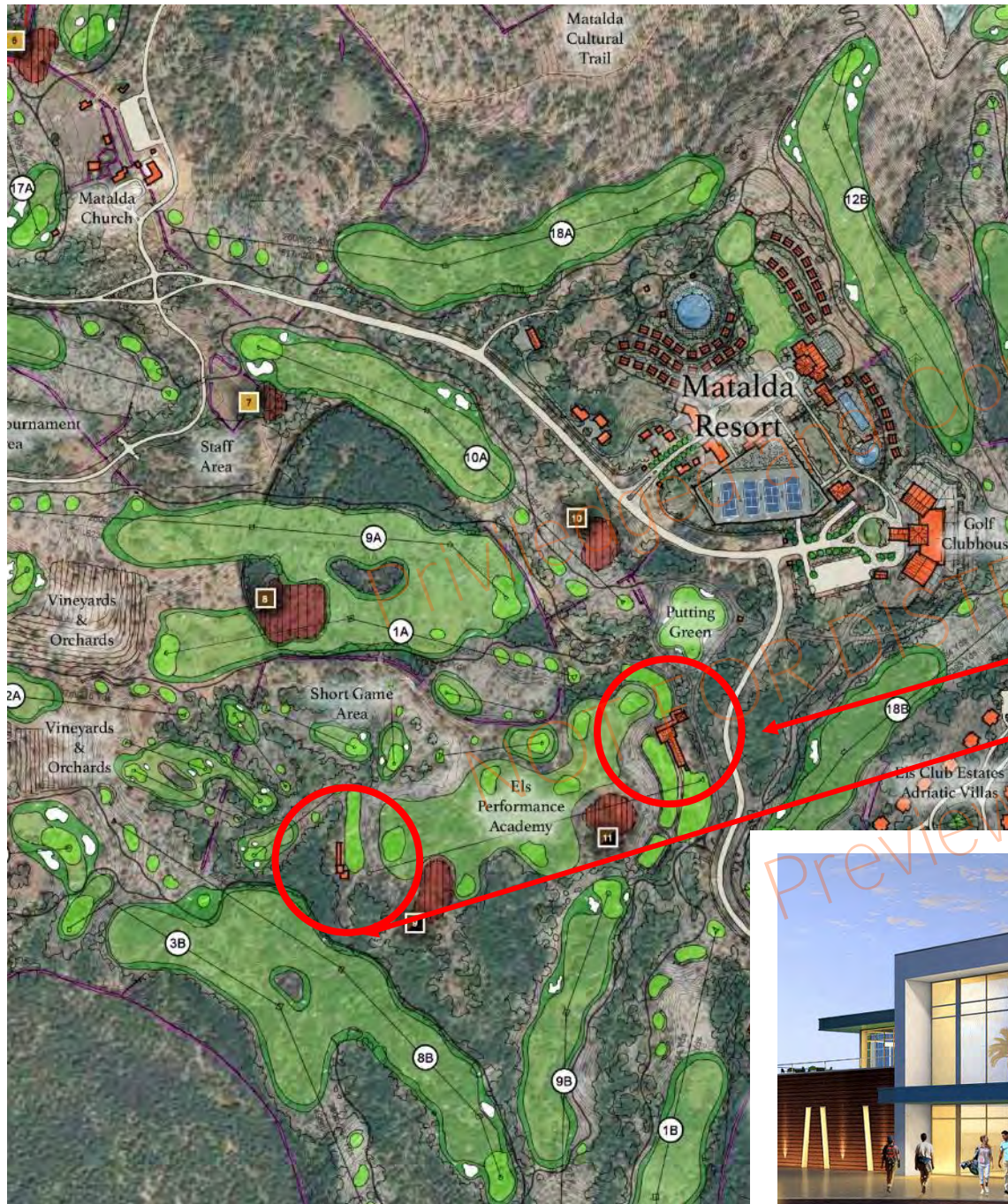


## EPGA – Els Performance Golf Academy

A world-class golf facility with state-of-the-art features and amenities including an extensive grassed practice tee and fairway, a nine-hole academy course, performance gymnasium, bio-mechanical swing studios with video analysis, putting lab, dedicated short game practice area, large contoured putting green and sports massage treatment rooms.

Academy Building & Halfway House

Private Training Facility





# The Hotel

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## THE HOTEL

The Matalda Hotel is envisioned as not only the flagship hotel of the luxury offerings in Mali Losinj, but is created to be the benchmark in luxury resorts in Europe.

The hotel anchors the resort and is a haven of luxury and tranquility.

The target market consists of two primary groups: Golfers that are looking for the very best as well as the top 1% of luxury travelers; global nomads that seek out the very best. These guests will be high-net-worth individuals, honeymooners, romantic getaways and the occasional Board-of-Director meeting.

A new airport on the neighboring island of Losinj is scheduled to open in 2019, a short 20min drive away.

The property is currently being designed with the beginning of construction scheduled for 2019 - the images on the following pages are moodboards rather than actual design.





## THE HOTEL

The hotel is the epitome of luxury and serenity, an escape from the world in the middle of Europe. The design of the building celebrates and complements the beauty of the island and blends seamlessly with the surrounding 800 acres of untouched nature of Matalda.

Outstanding restaurants, sophisticated lounges, vibrant bars and a state-of-the-art spa complete the magic.





## HOTEL ACCOMMODATION - SUITES

The Hotel has two distinctive kind of accommodation – both unique in their own special way:

100 suites with sizes ranging from 70sm to over 400sm feature incredible views over the golf-course and the Adriatic Coast, are very open, extrovert and celebrate space. Part of the main building, they are located on the upper levels and situated to provide openness and views while keeping their privacy.

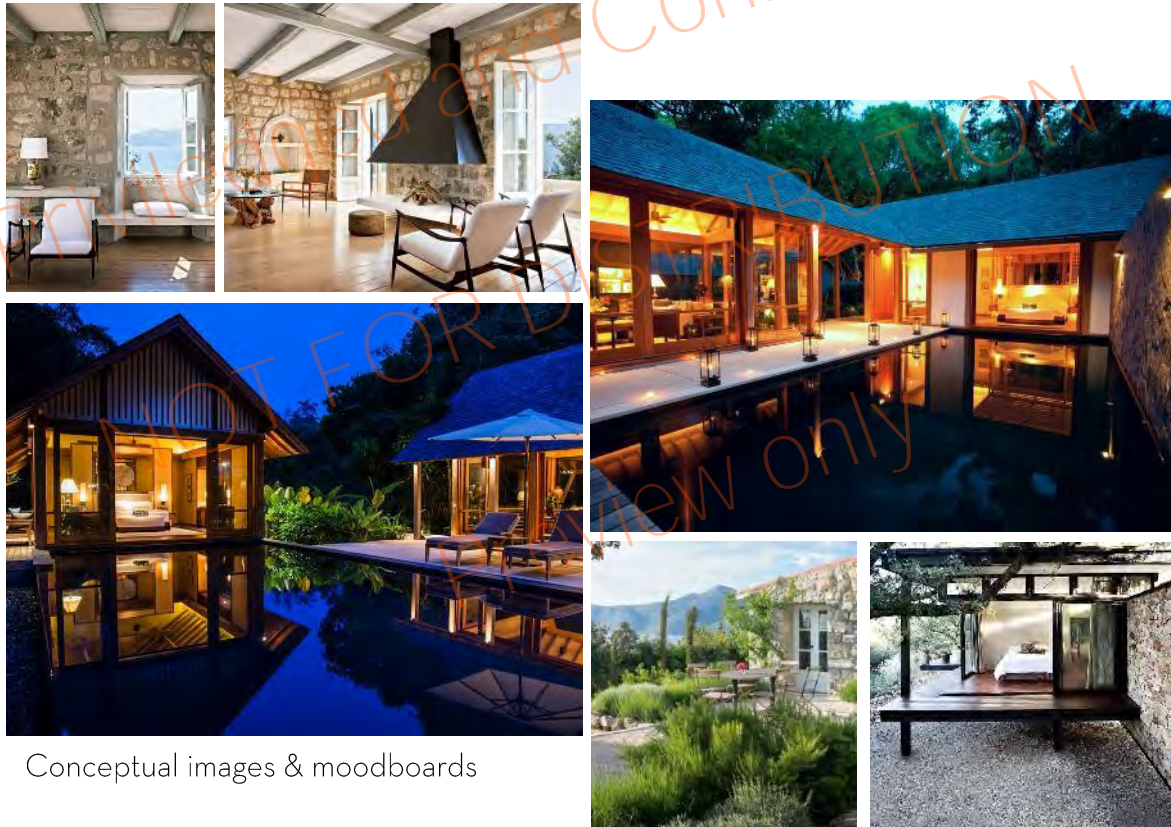


Conceptual imagery ...



## HOTEL ACCOMMODATION - BUNGALOWS

The Bungalows are privately contained units within a traditional Croatian walled gardens. The Bungalows offer between 150-500 square meters of indoor and outdoor space, all with private pool, landscaped garden and private sun decks.



Conceptual images & moodboards



## THE HOTEL – MEETING & CONVENTION SPACE

Key to the success of the destination is our ability to extend the season beyond guests coming on vacation from June to September.

The close proximity of major cities and the location in the heart of Europe will allow us to cater to the very top level of corporate events and meetings – corporate board meetings, select incentive trips, product launches, etc.

It is critical for the positioning of Matalda that these events never take over the resort nor should they interfere with the experience of the individual traveler.

A small yet sophisticated meeting and events center is located at the hotel, featuring a ballroom for dinner events for up to 150 guests or cocktail receptions up to 250 guests, 2 subdividable meeting rooms of 200sm each as well as two boardrooms.





## THE SPA

Matalda is a destination with offerings well beyond some of the best golf in the world: Matalda Spa is an oasis and destination in itself. The Spa itself features 2,700sqm of state-of-the-art offering including various steam rooms, hammam, a salination pool and last not least an outdoor 'Aquatonic' feature experience.

In addition, Matalda is home to a generous sized gym, yoga and private workout facilities.





## MATALDA CHAPEL

Matalda Chapel. It is the heart of the destination, the anchor and origin.

For Matalda, it is furthermore a key driver of business: Weddings, Christenings, renewal of vows and many other key features that diversify the attraction of the destination.





## MATALDA 'VILLAGE'

Matalda Resort is more than a luxury hotel with two world-class golf-courses, it is the epitome of luxury in the region and a benchmark in Europe and beyond.

Non-resident guests will visit the destination and it is important to protect the privacy of the hotel guests, while welcoming day-visitors to the resort.

The hotel is conceived to resemble a 'typical' Croatian village, i.e. instead of a large imposing building the spirit and initial impression will be a streetscape with unique guest offerings and experiences.





## MATALDA VILLAGE



Memories are made through experiences, through moments of magic, through explorations and discovery.

The scale envisioned for Matalda Village is rather small - less than a dozen dwellings located around a village square; an homage to the rich culture of the island - authentic and genuine rather than 'Disneyesque'.

The lower levels of the buildings are envisioned to house stores, restaurants, galleries and thus create activity, the upper areas become the administration offices, Sales & Marketing offices and housing facilities for the management team.





## MATALDA VILLAGE - RETAIL

A few small boutiques – ranging from exclusive watches/jewelry and fashion, from flowers to resort wear and accessories add to the well-rounded nature of Matalda Village.





## MATALDA VILLAGE – ART GALLERY & ATELIER

The Art Gallery at Matalda will celebrate both local and domestic artists, but will also allow for changing exhibitions that will come to resort and add to the appeal and attraction.



Art should not be passive, but is really a great way for Matalda guests to engage with nature, their own creativity and each other.

A small studio will provide Matalda' guests the opportunity to express themselves through paint and pottery ...



## MATALDA VILLAGE – RESTAURANT, CAFE & BAR

Any great village or town lives of the success, vibe and energy created by fun little bars, cafés and restaurants.

The Village at Matalda will be no exception – a little street side café or bakery for a quick bite, the bar at the winery for Happy Hour and the little local restaurant at the village square ....

Small venues, full of charm and truly the heart of Matalda.



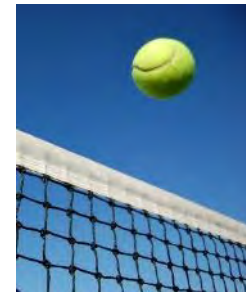


## MATALDA VILLAGE – FAMILY CLUB

A top-of-the-line resort is a chance to have a break from the everyday routine, to relax, to be pampered or to explore new things with the family.

The Family Club will feature a playground for young children, a supervised indoor activity center for both the youngsters and teens in separate facilities as well as the 'Creative Den', focusing on woodwork, pottery, painting and Arts & Crafts for all ages'.

Sport activities include Tennis, Basketball, Archery area, Kayaking, Mountain Biking, Hiking and Nature Trails and last not least sailing the Adriatic Coast ...





## MATALDA WINERY & EVENT VENUE

Croatia has some beautiful wines and it is exciting to feature our very own Matalda Winery.

Not a huge facility, but a beautiful addition to the features of the resort - and at the same time a truly unique venue for private events and banquets.



An aerial photograph of a tropical coastline. The top left corner shows a sandy beach with some sparse vegetation. The rest of the image is dominated by clear, turquoise water. The water's clarity allows for a detailed view of the seabed, which is covered in a dense, intricate pattern of coral reefs. The water's color transitions from a light, pale blue near the shore to a deeper, more vibrant turquoise further out. The overall scene is bright and clear, suggesting a sunny day.

# The Villas at Matalda

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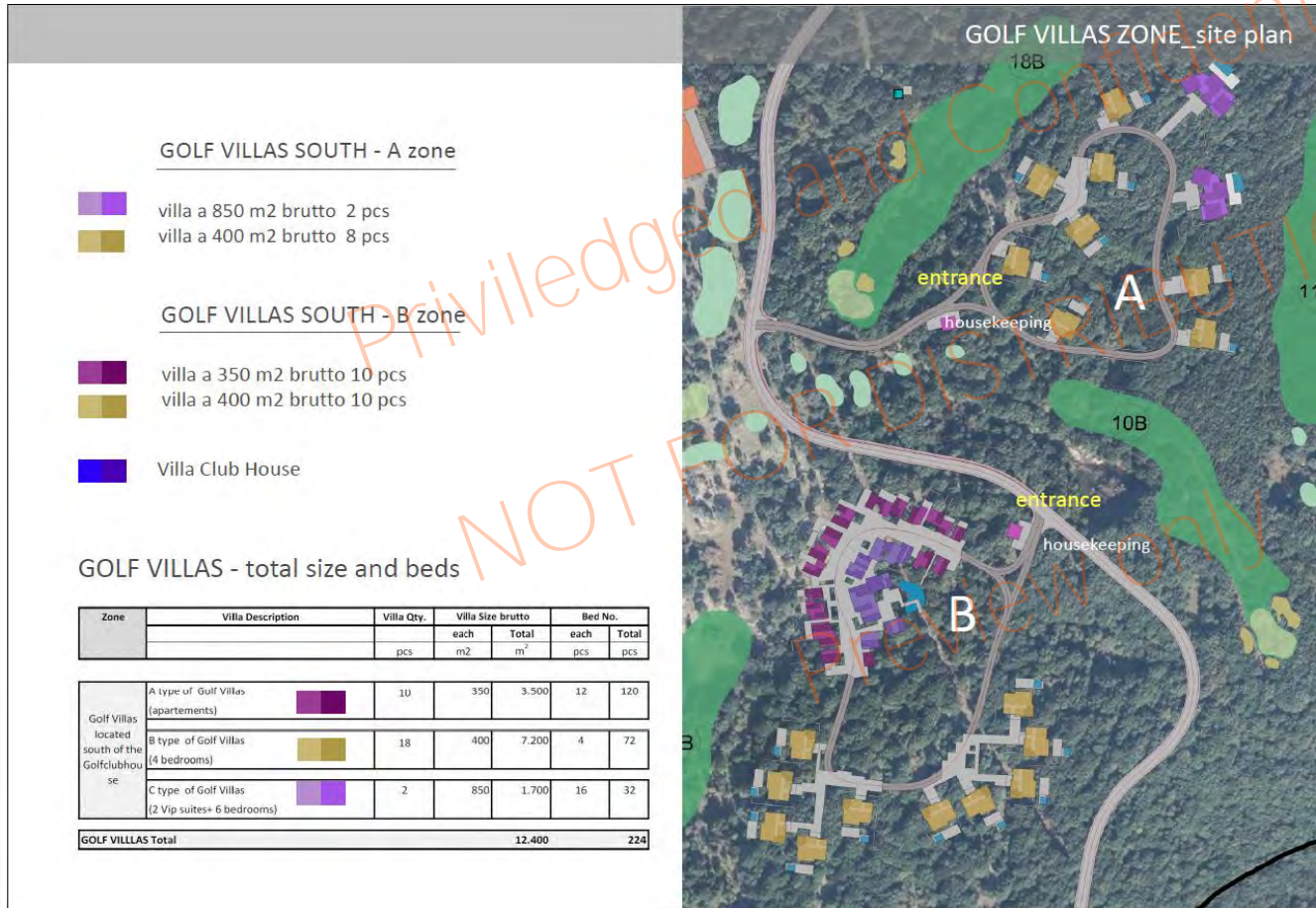
## THE VILLAS AT MATALDA

Matalda Resort will feature a total of 30 Hotel Villas in its initial phase, located near the Clubhouse; designed to be the ultimate in accommodation for golfers. These villas are not for sale, but part of the offering of the hotel.





## THE VILLAS AT MATALDA



The types of villas are being created:

1. 2 Ultra-Luxury Villas of 800sm each (purple)
2. 18 Luxury Golf Villas of 400sm each (gold)
3. 10 Golf-Villas of 350sm each (adjacent to 'B')

The Villas are located within their own exclusive area and feature their own amenities within a typical Croatian setting.





## LUXURY GOLF-VILLAS



Designed as the ultimate accommodation for 4 golfers, each 400sm villa will feature:

- 4 bedrooms with ensuite bath/dressing room of 50sm each
- Generous living and dining spaces
- Outdoor dining/lounge space
- Screening Room / Game-room
- Hot-Tub/jacuzzi/Plunge Pool
- Kitchenette, Butler pantry

The smaller Golf-Villas are integrated in the Croatian village setting and located on 3 levels: living accommodation on 100sm on the ground floor and 2 floors with 2 50sm bedrooms each.





## THE ULTIMATE VILLAS AT MATALDA

As the pinnacle in luxury accommodation, Matalda will feature 2 'Ultimate Villas' of 800sm, featuring:

- 8 bedrooms with ensuite bath/dressing room
- Generous living and dining spaces
- Outdoor dining/lounge space
- Library
- Screening Room
- Game-room
- Hot-Tub/jacuzzi
- gym/workout area
- Secondary living room
- Private pool
- Staff quarters

Guests staying at the Villas at Matalda Resort have exclusive use of the private Villa-Club, featuring additional pools, workout areas, game room and a café.



# Program Summary

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# The Matalda Resort – Program Summary

## CHAMPIONSHIP GOLF

- 2 Ernie Els Signature Courses
- Clubhouse – 4,000sm
- Els Performance Golf Academy – 670sm, private Training Facility – 100sm
- 15 additional structures with a total of 3,000sm

## THE MATALDA HOTEL

- 120keys consisting of
  - 75 Studio Suites, 70sm
  - 20 1 BR Suites, 90sm
  - 3 2BR Suites, 140sm
  - 2 4 BR Suites, 400sm
  - 15 1 BR Villas/Bungalows, 90sm indoor, 30sm outdoor
  - 3 2-Br Villas/Bungalows, 140sm indoor, 70sm outdoor
  - 2 Luxury Villas/Bungalows, 400sm indoor, 120sm outdoor
- F&B: Signature Dining, Casual Dining, Café, Lounge, Bar
- MICE: Ballroom 300sm, 2 Meeting Rooms 200sm each, 2 Boardrooms
- Spa/Gym: 2,700sm
- Retail: 5 stores of 565sm total
- Other: Art Gallery 100sm, Art Studio 100sm, Cultural Center 100sm, Kids/Teens: 230sm, Winery 500sm

## THE MATALDA VILLAS

- 2 Ultimate Villas: 800sm
- 18 Luxury Golf Villas: 400sm
- 10 Golf-Villas: 350sm



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It goes without saying that we would be delighted  
to discuss this exciting project and more importantly,  
your specific ideas in person

Looking forward to our collaboration...

  
Tobias Mattstedt

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Hvala

Thank you

Gracie

Merci

Danke

Grazie

Obrigado

Arigato

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