

Vineyard sale offer _CODE V1

Wine-vineyard areas Târnova Mare, Luguzău, Arad

Situated at the same latitude, 45th parallel, with the vineyards of Bordeaux or Tuscany, the Târnova vineyard region is considered the best area in Romania for red wines and one of the best wines for white wines, especially semiaromatic and aromatic varieties.

With a rich history and tradition that extends its origins until the time of the Dacians, the region of the Târnova Mare vineyard, Luguzău, Arad, spread over tens of kilometers from the counties of Arad , deserves the name of "Wine Homeland".

Indulged by the sun, "Wine Country" stretches over a compact area of 30 kilometers and approximately 4,500 hectares in the hilly area of the Western Carpathians, between the water courses of Mures river and Repede river; The famous wine centers, Pâncota, Maderat, Agrișu Mare, Arăneag, Drauț, Dud, Tauț, Camna and Luguzău , have got roots in the fertile soil, from which come red wines with an unmistakable flavor: Cabernet Sauvignon, Feteasca Neagra, Pinot Noir , Pinot gris, Traminer, Muscat Otonel, Merlot, Riesling, Feteasca Alba, Fetească Neagră, or Sauvignon Blanc are produced in Târnova, Luguzău.

The climate is Mediterranean, with cold winters and hot summers, but more attenuated and frequent penetrated of the southern and southwest Mediterranean warm air masses.

The average annual temperature is about 10 degrees C and the average annual sunshine duration is between 2150 and 2200 hours, resulting in a particularly generous climate for the grapes.

The mediterranean microclimate that makes possible even the growth of figs and almonds, offers vineyards special development conditions. The grapes enjoy the sun, approximately 14 more days a year over other areas of the country. Grapes have more time for qualitative accumulation and are picked only late in autumn, when the fertil soil and the generosity of the sun have filled it with a unique sweetness and aroma.

The areas of Târnova , Luguzău Arad, have deep roots in the history of the place. By the fourth century, in this vineyard, Atanaric, the Visigoth King, hid his treasure, known as the "Golden Chick Closet" or "The Treasure of Pietroasa". The existence of some localities with vines is documented since the 15th century.

The specificity of the area is extremely favorable to the development of vineyards which benefit from a brown-red soil with a colloidal complex rich in iron oxide and clay, elements that impress red wines (Merlot, Cabernet, Sauvignon, Pinot Noir, Black Feteasca, Burgundy), a special quality and a very intense color.

At the same time, white varieties of wines (Riesling Italian, Feteasca Alba, Feteasca Royal, Pinot Gris, Muscat Ottonel) are famous for their bouquet and perfume.

Location: , Târnova, Arad County;

Juridical situation:

Surface : 115,00 hectares ;

- 78,38 hectares extra-urban land, property, registered on the RPV (DOCG)
- 14 hectares planted vineyards, not registered in the RPV but registrable.
- 1.8 hectares urban land, property. (we have consolidate several building lots and changed the land use to build a winery)
- 20 hectares of pasture, hay fields and woods. (can be planted if you wish)

A) All Surface : 115 hectares;

A Vine with European Roots ;

This distinguished vine was planted in 2018, marking a promising start in its history. What makes it truly remarkable is its genetic mosaic, composed exclusively of noble vine stocks (*Vitis vinifera*), carefully selected from the most renowned wine regions of Europe.

In each row of vines, the essence and tradition of four great wine-growing nations can be found:

France: Contributing with elegance, refinement and varieties that have defined the world standard of wines.

Austria: Bringing the strength, freshness and unique character of the Alpine terroir.

Italy: Offering Mediterranean diversity and passion, with varieties full of vitality.

Romania: Completing the collection with native or acclimatized cuttings, which bear the imprint of its rich local wine-growing tradition.

Planted seven years ago (from 2018 to 2025), this vine has reached optimal maturity to yield generous harvests and grapes of the highest quality, reflecting in each berry the strong and noble character of its European origin.

B) Another surfaces: 8 hectares - yards, alleys, roads;

The access roads have a compacted stone foundation, all of these works being done together with the planting of the vines in 2018;

C. Company assets:

4 tractors (100 HP Samme Dorado 104, 90 HP Samme Fruteto 2, 70 HP NewHolland TN70F, 90 HP Landini Rex 90)

- 1 disc
- 1 hoe with feeler
- 2 shredders for vine waste and grass
- 1 fertilizer dispenser
- 2 pruning shears
- 6 pumps for spraying the vineyards
- 2 pumps for weeding the vineyards
- 1 blade Grader for road and field edge maintenance
- 1 NewHolland SB 58 grape harvester
- 2 2-ton grape harvester auger trailers
- 1 4-ton universal trailer ;

Building construction;

Currently, approximately 300 m² of outbuildings have been built on the property, including:

- 200 m² of warehouse for plant protection products, workshop, photovoltaic system, water pumping system, etc.
- 60 m² of living space for employees, equipped with gas central heating for hot water and heating; with kitchen, 2 bathrooms and 3 bedrooms.
- 40 m² of space for storing wine and wine products;

For utilities, we are equipped with:

- 10 kW photovoltaic system and automatic generator that intervenes in the production of electricity in the event of a lack of sunlight;
- Drilling with automatic pumping system;
- LPG system for heat and hot water production;

The property benefits from all utilities: water, electricity, sewerage;

Sale price: 2.500.000 euro the whole business.

“Also, please retain this document is directly from the sellers and it is forbidden to modify this document!”

All Offers : Nonnegotiable Condition *** we provide the potential buyer with information, technical dossier + legal dossier, only on the basis of a letter of intent + bank creditworthiness.

For any other details please don't hesitate to contact me, it will be my pleasure answering you.

Thanks and regards;

Gx-Trade Busines Management SRL

Administrator: Gheorghe Adrian Bora;

