



Labasint Forest®



Yesterday, Today, Tomorrow



The Art of Living

Once upon a time...

... a village in Transylvania in the middle of a large forest, where 600 residents lived serenely on sheep farming and the fruits of the earth, in total harmony with Nature. A small but populous community that produced and consumed everything they needed, completely self-sufficient and autonomous from the outside world. The church, the school, the party room, and then many colorful houses around the valley, the cultivated fields and the grazing sheep, the numerous sources of pure water, the clean air of the forest, the sun and the nature.

Then in the 1960s everything changed, people wanted to pursue the mirage of a new and modern world, the exodus towards the big industrial cities began, relentlessly. Just three families of old people remained but the young had already chosen the new way...

Once upon a time...

... then, again, 50 years since then, a small flower has blossomed in Labasint: Alex, son of Mariana and Marius employees at Agrosirena, was the signal that something was changing, a kind of reversal of direction, the signal that after a sleep of decades the small town in the forest has awakened coming back to life and will grow again and maybe blossom more than in the past...

Once upon a time...

... but ... today in Labasint the first real European green village is dawning, with the utmost respect for everything that has remained uncontaminated as it was then: Mother Nature. Far from asphalt, concrete and stress, a place to in the name of "The Art of Living".

*“We do not inherit the land from our ancestors,
we borrow it from our children. “*

Sitting Bull (Native American Chief)

YESTERDAY



Labașinț in the Iosefina Map of Banat (1769-1772)



The first sign left by **Labasint** in the historical annals of these lands, is dated back to 1477 when for the first time the location is mentioned with the name of Labasowcz and was counted among the possessions of the Soimos castle that first belonged to the noble families of the Orszag, and later to the Bannfy ... After this, except for some sporadic appearances traced on ancient maps of kingdoms and empires that have taken place here, **Labasint** falls back into total oblivion again, as the Great History had forgotten this small valley hidden among the hills, protected by a forest dense of oaks and beeches...

But yet, sheltered from the great events that affected Transylvania during the course of the years, **Labășinț** continued to exist and to flourish so much that after a jump of over four centuries full of ups and downs, of famines and invasions, plagues and wars, the Socec yearbook, that was published in Bucharest in 1924, note that **Labășinț** is a thriving community of over 500 people, with a mayor, a notary and a teacher, two blacksmiths and a miller ... Then, still a world conflict, the last one, the new regime that followed the war, the collectivizations, the voluntary or forced migrations towards the big cities in need of manpower for the new big industries, managed to accomplish what the dark and tumultuous centuries of the past and two world wars: little by little and then faster and faster **Labășinț** began to depopulate until only three elderly families remained and nature gradually reconquered its spaces where the houses once raised ...





Dozens of horses live freely in **Labasint**

TODAY





Today as Yesterday

One thing has remained unchanged through the passage of time and through the succession of the changing human events: **Labasint's Nature**, thriving and wild that welcomes tourists, today as yesterday, who enters the small valley that winds through the western Carpathian hills, in the heart of a natural area of over 34,000 hectares.

An area rich of luxuriant oaks and beeches woods, where the dusty country roads that crosses the green hills lined with grazing sheep and horses, cultivated fields and orchards, the rich wildlife of the forest, the numerous springs of pure water, today as yesterday represents the precious and intact treasure of this graceful valley.

It is in this natural environment that **Labasint's AgroVillage®** works, first of all representing the will to live and share with those who desire a life experience focused on the awareness of how important and fundamental the nature-health combination is, always keeping in our mind that the research of our wellness cannot be separated from the search of a good food and lifestyle balance.



A philosophy that moves around the person well-being, the desire to live and the environment that surrounds us, realized through the construction of a tourist and residential complex of the highest level, eco-compatible and energy self-sufficient, perfectly integrated into the unspoiled natural setting of the area.

A place studied to regenerate the psychophysical conditions of its inhabitants, who can choose to live here permanently, or only for a holiday period, a real bio-green life experience projected for the the national and international market.





The **AgroVillage®** project, currently being implemented, is developed by the holding company **Agro Sirena sa**, a Romanian public limited company which owns the entire real estate assets and holds licenses and operating authorizations.

The company is working in three different developing phases, the first two have already been completed and the third is under construction. Also the activity part has been thought in three different sections but complementary to each other: **tourism, real estate and production.**

PHASE 1 The Research – finished phase



The first phase of the project was the search of a location that had all the skill required for the creation of **AgroVillage®**: an uncontaminated natural area but included in a master plan that would allow its residential development, easily accessible and near to urban centers, communication routes and airports.

The large clearing of **Labasint**, with an area of about 1,000 hectares surrounded by forest, only a few traditional houses, the gentle hillside of western Transylvania with a mild climate compared to the other areas of the country, immediately proved to be the ideal location for the development of our project.





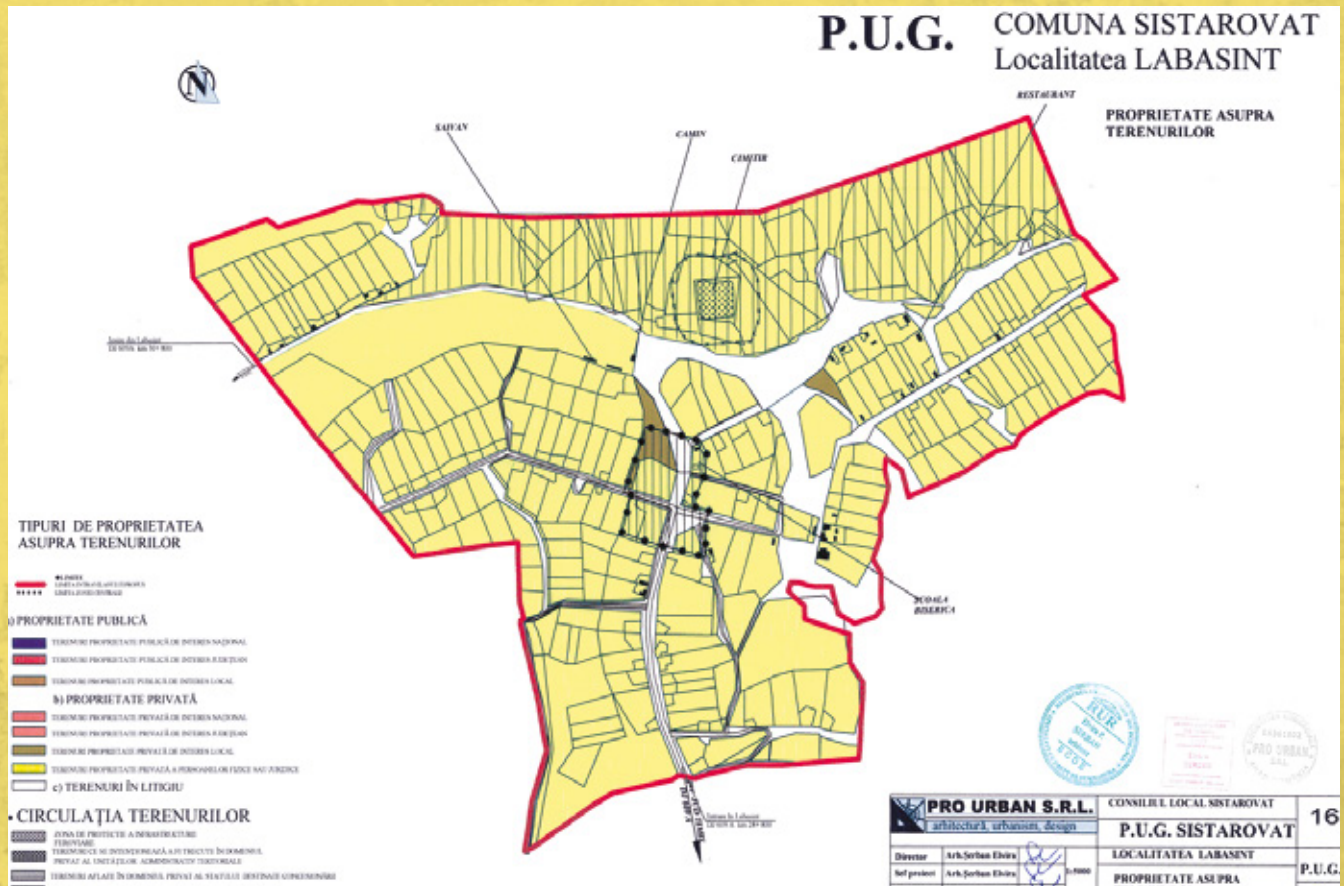
Although immersed in the unspoiled nature of the Carpathians, **Labasint** is nearby 5 important Romanian cities with a total population of over 1,000,000 people. Timisoara's international airport, less than an hour drive away, is connected with daily flights, including low-cost ones, to the capital Bucharest and the major Romanian cities, as well as to the most important European airports of Italy, France, Germany, Spain, Belgium, Holland and Great Britain.

PHASE 2 The Acquisitions - finished phase



After the search and selection of the ideal location, the acquisition of the building land necessary for the realization of the project began.

After the completion of this phase, **Agro Sirena s.a.** owns the 80% of the entire existing building area in **Labasint**, reaching a total area of over half a million square meters of territory present in the Urban Plan as well as farmland, orchards, pastures and forest.



G.U.P. (General Urban Plan) of the locality Labasint

Part of the company's assets are also numerous restored buildings nearby the resort and destined to enhance the accommodation capacity.

In addition, some structures with a more purely technical destination have been used for 0 Km high-quality agro-food productions for consumption within the resort and also outside of it, involving labor and local producers.



Over 500 hectares of agricultural land, pastures and orchards

PHASE 3 The Development – under construction



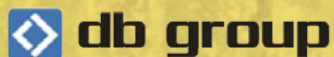
Once the land purchase phase got fixed, the construction of the first tourist houses and real estate structures began; the shipbuilding phase was completed within a few years, always in the strictest observance of those principles of respect for the places and the already existing surroundings, with particular attention not only to the desired aesthetic result but also to the protection of the ecological, historical and cultural point of views.

In fact, since the design phase, technical solutions have been adopted dimensionally and aesthetically fit and integrate harmoniously into the rural context of the locality, preserving where possible the existing and inserting the new in a respectful manner, also using as much as possible the of traditional materials such as old wooden beams, tiles and bricks. In choosing all the building materials and the technical solutions adopted, the utmost attention has always been paid to their eco-compatibility and energy saving.



During the construction phase of the first structures of the resort, **Agro Sirena s.a.** has started the bureaucratic procedures to obtain the necessary authorizations of the touristic and recreational activities of the resort. Agro Sirena s.a. owns all the authorizations and permissions required to operate, released by the competent administrative and control authorities, in full compliance with the Romanian and European norms.

The first tourist facilities, covering an area of over 44,000 square meters, began operating in 2016 under the brands **AgroVillage®** and **Labășinț Forest®**, at that time mainly working in the team building sector and organizing themed events. Among its customers several important multinational companies.



Suites Hotel and the restaurant



The four-star hotel, consisting in elegant and exclusive suites with hydromassage shower in each room, is equipped with everything needed to offer maximum comfort even in the middle of the forest.



2016



The restaurant with traditional and international cuisine has a large outdoor terrace, bar, pizzeria and grill. The facilities also feature a conference room, games room and mini fitness for the guests of the resort.

Country House, Chalets and Hostel



AgroVillage® is complemented by other structures harmoniously inserted in a more than 4 hectares park area fenced and under video surveillance. For families and customers who want more privacy, the **Country House** and **Chalets** offer the possibility of a more intimate stay and exclusive facilities, cellar equipped with the best Romanian and foreign wines, tasting and outdoor dining area, barbecue and outdoor Jacuzzi.



For the youngest and for the most numerous and close-knit groups, the **Hostel**, built from a completely restored traditional house equipped with large dormitories and bunk beds.



The Pool and the Disco



The water, purified with quartz systems, is heated with solar panels up to 31 degrees to allow the use of the swimming pool even at night.



The **Stala Dance** is the disco of the resort, created from the old horse stables. Equipped with an open bar and professional sound systems, it is also open to host external events.



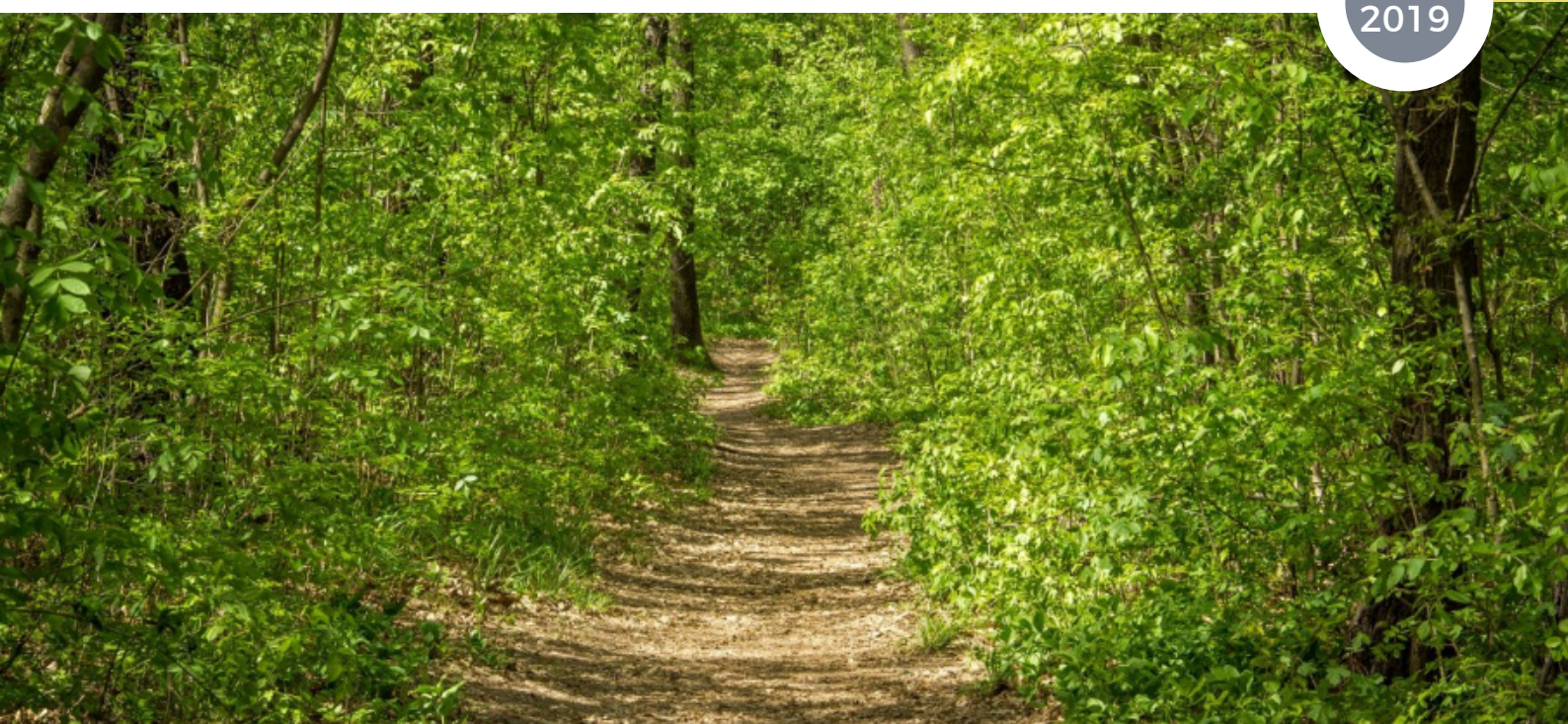
ATV & MTB



2016

The landscape context of the area, with its numerous paths through the hills and in the forest, is particularly suitable for ATV and MTB excursions. On several occasions the **AgroVillage®** resort has hosted gatherings and events, including international ones, of these sports. The resort has a fleet of **Polaris** ATVs, available for people who like to take guided tours and also mountain bikes and pedal-assisted bicycling.





The mapping and restoration of a large part of the numerous existing paths has been completed, with the placement of specific marks on the paths and indication of length, difficulty and travel time infos, to allow you to fully enjoy the immense natural heritage that surrounds the resort, with organized excursions, Nordic walking or simple walks. In 2019 a life path to practice outdoor activities and yoga and shinrin yoku courses under the guidance of expert teachers will be ready.



The Activities



The **Free Area** has been designed to please the demand of a less exclusive and demanding tourism, even daily visitors are welcome, mainly made of young people and families. It is attached to the Resort, but outside of it, and thanks to its attractions, the **Free Area** is an independent activity and a real driving force for the more exclusive resort area, to which the guests of the Free Area will have access, after getting the special pass, to benefit also the higher level services.

In the Free Area, children have at their disposal a fenced playground next to the restaurant area and the pony horse area, where they can ride horses and walk under the guidance of the safe and qualified **AgroVillage®** staff.

In the Free Area there is also a rental point for mountain bikes and bicycles with assistance, as well as the starting point for guided ATV tours. The dining area consists in a covered area of about 300 square meters set up with tables and benches to be able to serve grills and hamburgers prepared in the field kitchen. For those who prefer to cook there are numerous grill stations available for the guests.

The Free Area also provides the opening of a minimarket that sells 0 km food and wine products produced in the **Labasint** area.



Glamping: face to face with Nature



Glamor Camping, or eco-friendly living based on the pure contact with nature but in comfort, is growing rapidly on international levels. Still under construction, **AgroVillage® Glamping** includes large-sized tents, placed on wooden platforms raised from the ground, fully set up and furnished with designer furniture.

Each tent is wide and offers all the comfort of a hotel room: beds, sheets, wardrobes, mirrors, as well as toilets with showers in every tent.

Glamping can be done in all seasons as many tents are equipped with a heating system. A chic, comfortable and eco-friendly campsite immersed in the naturalistic scenery of the valley, the most authentic and direct way to live the contact with nature.

2021



AgroVillage® Glamping
is completed by tree houses
made entirely of wood and
canvas on stilts resting on the
trunk of large trees.



Real estate development



As part of the **AgroVillage®** project, the real estate development of the area foresees the construction starting from 2019 of the first residences intended for both the traditional real estate market and the timeshare one, addressing a national and international clientele. The strict criteria of the project will dictate the timing and methods of development of the country village which will take place progressively and in perfect harmony of volumes and aesthetics with the surrounding natural environment. The proposed housing solutions, of different size types, apartment / terraced villas / exclusive individual villas, will be based on the adoption of the most modern applications in the field of smart-houses and home automation as well as energy autonomy and eco-friendly technical solutions with zero emissions or almost zero.

The materials used both structurally and in terms of finishes will be in perfect accordance with the most up-to-date guidelines on eco-compatibility and respect for the environment. The sale looks to the national and international market.



2021



Residence Casa Verde: 18 apartments of various sizes

Glam Villas from 80 - 100 - 120 m²





Infinity Villas

The most exclusive real estate proposals are made in one of the most attractive points of the entire area.

From the top of the hill, in fact, you can enjoy an exceptional 360° view of the valley, the surrounding woods and the Carpathian mountain range.

The image features a deep purple and blue night sky filled with numerous stars. In the lower portion, the dark silhouettes of several trees and a group of four people standing on a horizon line are visible against a lighter, orange-tinged twilight sky. The word "TOMORROW" is centered in a large, white, serif font.

TOMORROW



The future developments of the AgroVillage® project until now realized in a proportion of 10% of its potential, primarily foresee the expansion of the accommodation facilities, it aims to triple the current capacity, also considering the strong tourist and promotional pull after Timisoara got a nomination as European capital of culture for year 2023. The breadth of the available areas and the very wide potential of revaluing such a valiant territory, will allow tourism, real estate and production sectors to develop in a synergic way, without any kind of foreclosure.



Timișoara 2023
European Capital of Culture



The project involves the construction of a wellness center and spa on an area of over 1000 square meters, equipped with all the latest health & wellness innovations, destined to become one of the focal points of **AgroVillage®**, also exploiting thermal waters spa and minerals as the area is rich of these.

In consideration that wellness and awareness that body care begins with nutrition, the spa will have a medical center specialized in general analysis and food education, in collaboration with primary structures in the respective sectors.

Productive Activities



2021



In our vast areas of agricultural land, inserted in an absolutely uncontaminated environment and particularly rich of water and also interesting spontaneous growing species for cosmetic and pharmaceutical industry, one of the strands that make up the **AgroVillage®** project provides the start-up of high-profit niche crops, also accessing EU funding and involving institutional partners, research institutes, companies and private investors at various levels, bringing together the various production and processing phases under the **AgroVillage®** brand.



Some considerations...

Booming sector

The so-called wellness tourism has had a steady growth trend globally for several years and in 2017 it generated a number of 291.8 million wellness trips at a European level, according to data published on the Wellness Economy Monitor 2018, with a average annual growth rate of 8% between the years 2015-2017 and with a turnover of 210.8 billion dollars, with an average annual growth rate of 4% between the years 2015-2017.

Furthermore, also at a European level, the wellness-related real estate market in 2017 had a turnover of 31.7 billion dollars.

The domestic market itself, although with still significantly lower figures than the more mature western markets, is experiencing phases of strong expansion both regarding the traditional tourism sector and the ecological and wellness sector.

A country with strong economic growth trends

Romania, which has been in continuous economic growth for several years now, signed a record of 6.9% increase in GDP in 2018 over the previous year (Eurostat).

Furthermore, after the crisis of 2008, the real estate sector is experiencing a period of great ferment and constant development, particularly in the medium-high residential segment.

Values of very wide sharing

Our values are eco-sustainability, respect for the surrounding environment, energy independence through the use of renewable energies, and an increasing number of people share them with us. Concepts such as houses built with low environmental impact, reduced emissions, energy autonomy, are now universally acquired and consolidated values.

Unspoiled natural heritage

Romania undoubtedly represents one of the most interesting destinations for ecological tourism and wellness, having a very rich naturalistic heritage and one of the largest biodiversity. Far from the massive urbanization of western countries, it still possesses extensive territorial areas which are practically uncontaminated. The **Labășint** area summarizes all the peculiarities that make Romania an ecological paradise unique in Europe.

Easy connections

The proximity to Timisoara international airport with daily low cost flights and the dedicated shuttle service make **AgroVillage®** easily accessible from the main European and Romanian cities.

Our experience

The executive management of the development company of the **AgroVillage®** project can boast over twenty years of experience in the international tourism-recreational and real estate sector.





AgroVillage® Heliport





Contacts

Labasint Forest

Location **Labasint**

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