

Exposé



Construction start: Summer 2022

Completion: Summer 2023

Place: City Krk, Island Krk



Object description



The 5-star property called **GOLDEN BEACH ******* is located in the town of Krk (district Jezevac) on the island of Krk. Six apartments/row houses with 107 m2 living space each will be built.

Highlights are the spacious terraces, the separate garden compartment, the in-house sauna and the heated pool with a counter-current system. With the breathtaking view of the clear sea water, the property represents the pure desire for vacation.

In addition to oak parquet flooring, floor-to-ceiling windows, large tiles, electric venetian blinds, air-conditioned rooms and underfloor heating, the apartments/row houses convince with a well thought-out floor plan, which offers a comfortable layout. In addition, each apartment is assigned a parking space.

Particularly noteworthy is the good location of the property. In only 3 minutes walk you can reach the beach Lukobran and in only 4 minutes walk you can reach the main square, grocery stores, pharmacies, bus station, cafes as well as restaurants and other important facilities. Despite the direct location in the center of the city, you can enjoy the absolute tranquility.

On request, the apartment/townhouse can be sold fully furnished.



Photo by: Srdjan Hulak 1

Visualizations



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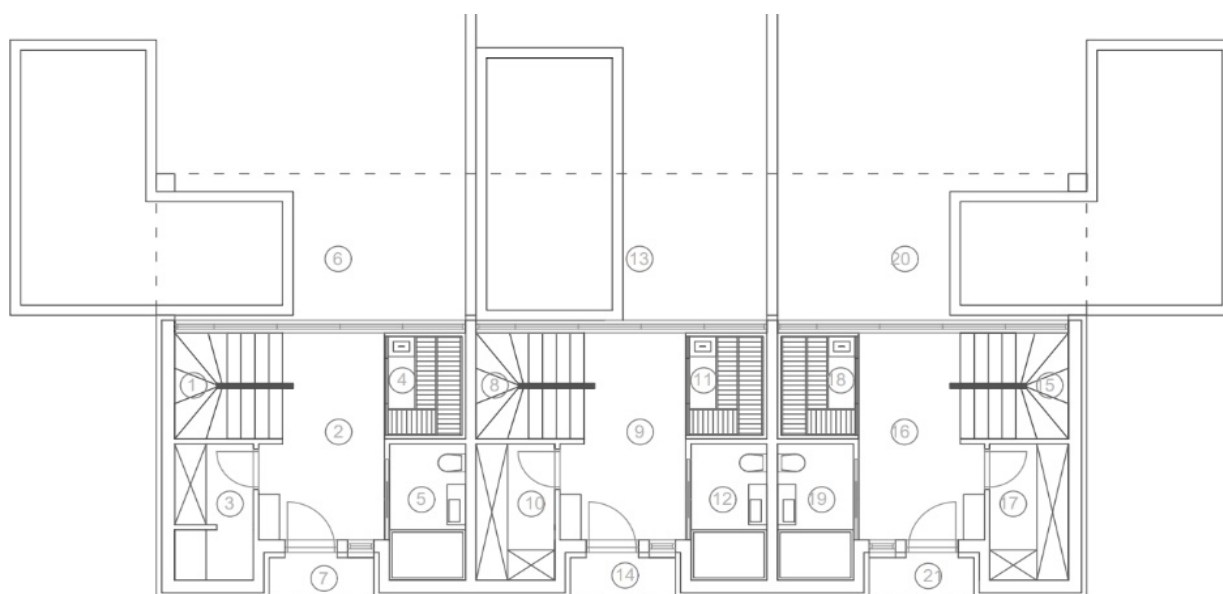


Floor plan

First floor:

- Entrance area with staircase
- Sauna
- Bathroom with barrier-free shower
- Technical room
- Dressing room/storage room
- Large terrace with roofing (approx. 20 m²)

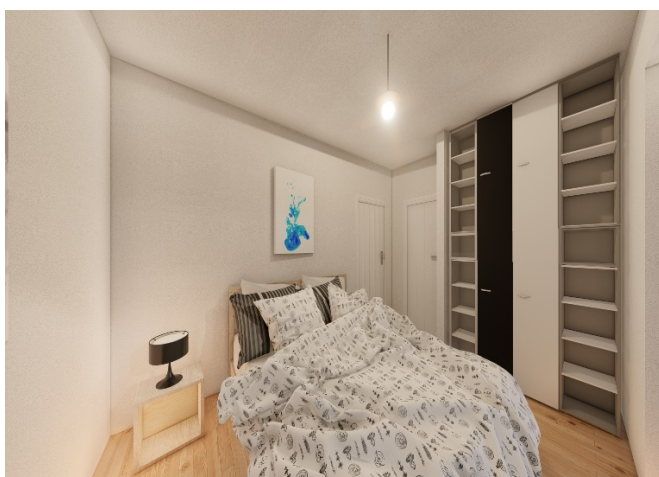
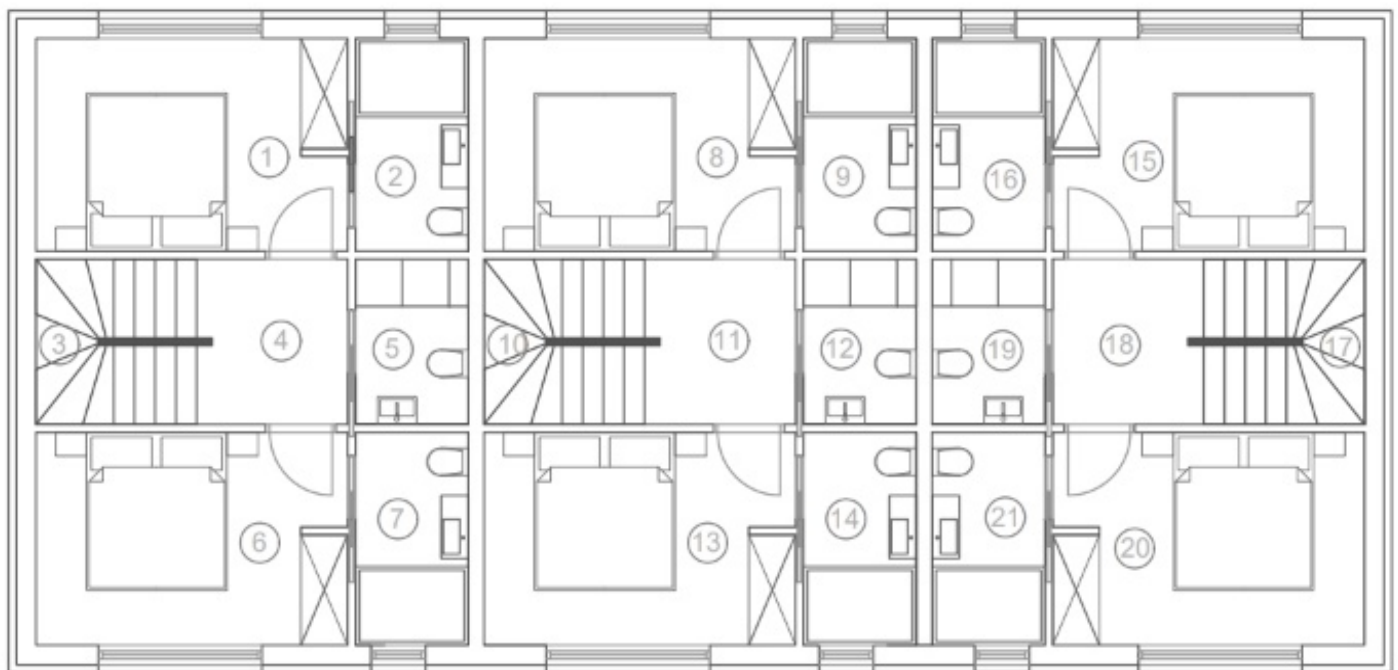
Top 1 – Top 6



Floor plan

1st upper floor

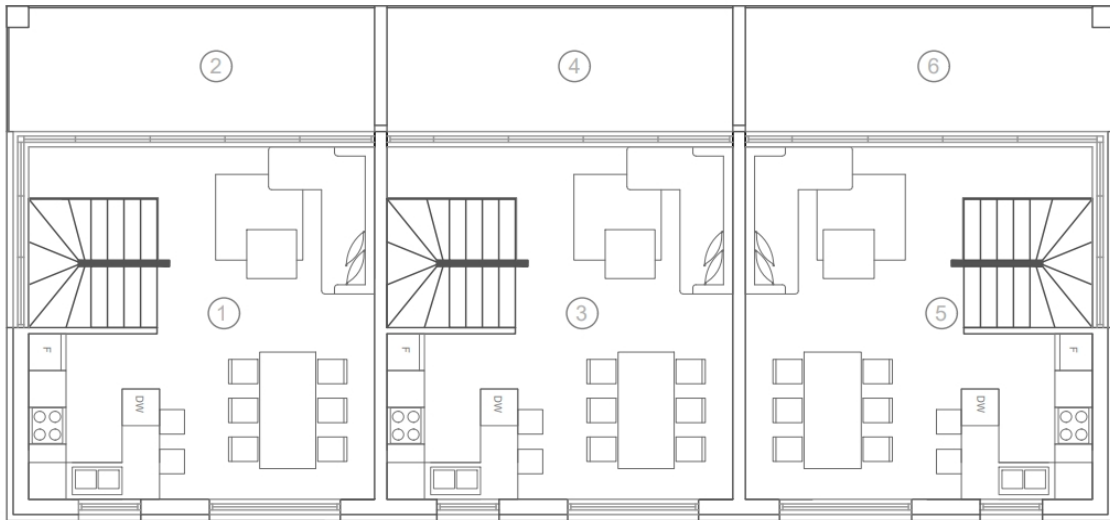
- 2 bedrooms, each with its own bathroom
- Separate WC
- Storage room



Floor plan

2n upper floor

- Spacious living, dining and cooking room
- Terrace (approx. 12 m²)



INVESTMENT AND VACATION IN THE MOST BEAUTIFUL PLACES IN CROATIA

In our new development projects on the Adriatic Sea, exclusive apartments are built according to the "**buy-to-let**" concept. For you as an investor this means on the one hand to buy a property as an investment for the purpose of renting it out and on the other hand to spend your summer vacation in your own home at one of the most beautiful vacation destinations in Croatia. So you not only profit from the long-term increase in value of the property, but also earn in the short term by renting out your apartment to guests.

Of course, if you wish, you can also enjoy your apartment for yourself and purchase it for purely **personal use**, without having to rent it out to guests. In this case, you benefit from the increase in value of your own property and thus make a sustainable investment in your future.



Why invest in Krk?

The dream property is built on one of the largest and most beautiful islands in Croatia - Krk. It lives up to its second name, "Golden Island", with its long summer days and breathtaking sunsets. Even if it is rainy on the mainland in Rijeka, the sun shines on Krk. The bathing season on Krk traditionally starts at the beginning of May. The summer months are dry and warm with temperatures around 30 degrees. Particularly noteworthy is the excellent quality of drinking water, for which the town of Krk was declared the best town in Croatia for the third time in a row. The island is also considered "the island of the blue flag", because it is excellent for the purity of the sea and the coast as well as the quality of services.

Bathing enthusiasts enjoy the warmth of the impressive bays, sports lovers enjoy the numerous running tracks, hiking and biking trails, and culture enthusiasts get their money's worth from the historical churches, castles and excursion destinations to the prison islands.

Through the airport directly on the island, Krk is optimally connected with the other countries. Today, more than 500,000 tourists visit the island of Krk annually, realizing almost 4,000,000 overnight stays - of which over 1,000,000 are in the city of Krk alone.

The GoldenBeach object is being built on the outskirts of the town in Krk. Krk is the largest and most important town on the island of the same name. The slightly elevated location scores not only with the breathtaking view of the turquoise sea, but also with the quick accessibility of the center. The beach is also only a few minutes walk away. For lovers of tranquility, a charter excursion by boat to the countless small bays around the island of Krk is an option.

The optimal location of the property brings many advantages such as:

- ✓ Direct location above the city beach
- ✓ Only a few minutes walk to the town center
- ✓ Breathtaking sea view
- ✓ Quiet location

Corporate philosophy

High quality in prime locations combined with customer satisfaction is our concept for success. The basis for every project is a careful selection of land and planning that has been thought through down to the last detail, so that a long-term increase in value is guaranteed. More than 150 realized residential units provide us with the necessary know-how and a wealth of experience for our further projects.

In all our projects, customer satisfaction and high quality are most important to us, therefore the use of the best materials as well as precise workmanship are a matter of course. Already during the acquisition of the land and during the project development, great importance was attached to the professional competence of all persons involved in the construction project.

Another important point for us is that our future owners can identify themselves with their investment, that they enjoy their apartment and furthermore that they get to know the great hospitality of the population - whether landlord or seller.

We support you!

Above all, we want to be your partner who stands by your side in all complex issues. Among other things, we support you in matters concerning financing, applications for subsidies, or the question of how you can make the best use of your property. A close cooperation with you as the owner has absolute priority for us.

We offer all-round support during the realization of the construction project:

- ✓ Land purchase
- ✓ Project planning
- ✓ Project implementation
- ✓ Financing request
- ✓ Land register entry incl. parification
- ✓ Support with any questions
- ✓ Transparent handling in German and if requested in English
- ✓ Tourist investment opportunities in the area of apartments, guesthouses and camping sites
- ✓ Operation / renting of your apartment
- ✓ Supervision of your apartment for private use

Sincerely yours Homeconcept-Adria Team!

