

EXPOSÉ

Your Investment in Croatia



Construction start: 15.09.2021

Completion: 15.06.2022

Place: Punat, Insel Krk

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Objekt description



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. You will not only profit from the long-term increase in value of the property, you also earn in the short term by renting out your apartment to guests. Of course, if you wish, you can also enjoy your apartment/flat alone for yourself without renting 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.

Object description



The 5-star property called **GOLDEN MARINA ******* is located in Punat on the island of Krk.

Four apartments of 53 m² each and a penthouse apartment of 113 m² including a terrace and a communal pool will be built. The two apartments on the first floor are barrier-free.

The existing property will be modernized in the course of a general renovation. With spacious terraces, a communal garden area, a heated pool as well as breathtaking views, it is the epitome of the pure desire for vacation.

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

On request, the apartment can be sold fully furnished.



YOUR INVESTMENT IN CROATIA

KRK
THE GREEN ISLAND
WITH A HEART OF GOLD

NEW PROJECT
GOLDEN MARINA *****

NEW PROJECT
GOLDEN BEACH *****

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Visualizations



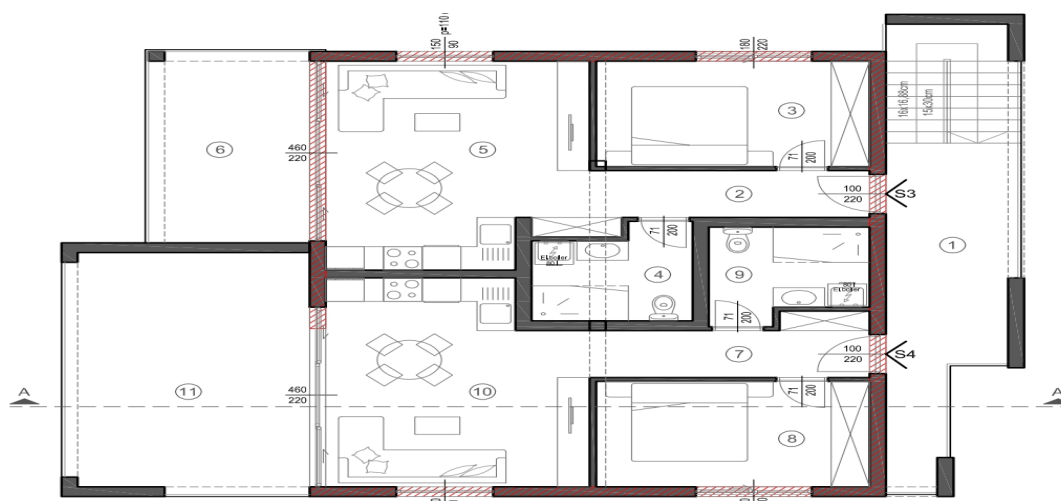
Visualizations



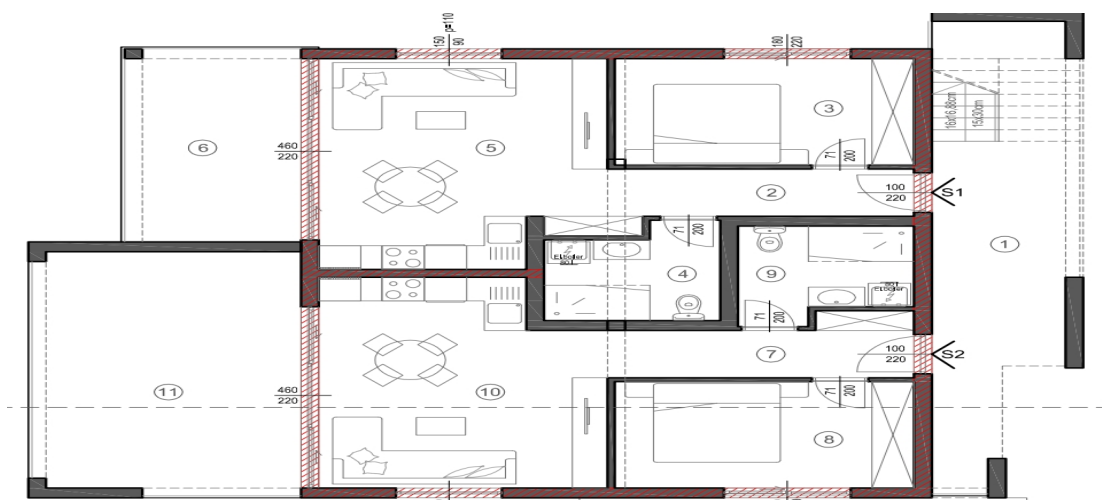
Apartments floor plan

- Spacious living, dining and cooking area
- 1 bedroom
- Bathroom with barrier-free shower
- Large terrace (12.5 to 23.5 m²)
- Top 1 and Top 2 with sea view
- Top 3 and Top 4 with panoramic view
- 5-star category

Top 1 and Top 2



Top 3 and Top 4



Penthouse floor plan

- Spacious living, dining and cooking area
- 2 bedrooms, each with its own bathroom
- Separate WC
- Storage room
- Large terrace (37 m²)
- Panoramic view of the sea, the 6 islands, Punat as well as its marina
- 5-star-category



Sea view from penthouse



Investment and advantages

The island of Krk is not only one of the largest Croatian islands, it also offers one of the most beautiful beaches in the country and convinces with a lot of culture and history.

It has had its second name "Golden Island" for many centuries. Its soil is fertile, the summer days are long and the impressive sunsets ensure that it will probably keep this nickname forever.

Warum ein Investment in Krk?

- Krk is one of the sunniest regions in Europe.
- The swimming season on Krk traditionally begins at the beginning of May. The summer months are dry and warm with temperatures around 30 degrees.
- For sports enthusiasts, there are numerous running tracks as well as hiking and biking trails that stretch like a net over the entire island.
- The island is also considered the "Island of the Blue Flag" - an award for the purity of the sea and the coast as well as the quality of services.
- Today, more than 500,000 tourists visit the island of Krk annually, realizing almost 4,000,000 overnight stays.
- For the third time in a row, the town of Krk was declared the best town in Croatia in terms of quality of life.
- A special feature is the excellent quality of drinking water.
- Due to its own airport on the island, it is optimally connected with the other countries.
- The optimal location of the property brings many advantages such as:
 - ✓ Direct location near the marina
 - ✓ Only a few minutes walk to the center as well as to the beach
 - ✓ Breathtaking sea view



Competence and 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. 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, so the use of the best materials as well as precise workmanship are a matter of course. Already during the purchase of the land and during the project development we attached great importance 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 local people - 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 building project:

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