

# Exposé



*Start of construction: Winter 2022*

*Completion: Autumn 2023*

*Location: City Krk, Island Krk*





## Object description



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The 5-star property named **GoldenStar** is located in the immediate vicinity of the beach and in the center of the town of Krk (Ivana Zajca 5, 51500 Krk).

Two terraced houses are being built, each with four apartments between 46 and 85 m<sup>2</sup> of pure living space. The properties consist of spacious terraces, a communal garden with two heated outdoor pools. Each apartment is assigned a garage of 20 m<sup>2</sup>.

In addition to oak parquet flooring, floor-to-ceiling windows, large-format tiles, electric venetian blinds, air-conditioned rooms and underfloor heating, the apartments feature a well-thought-out floor plan that offers a comfortable layout. In addition, each apartment is assigned a parking space and included in the purchase price. There is the possibility to purchase a second parking space or a second garage. The apartment will be handed over turnkey and can be sold fully furnished on request.

The optimal location of the property should be emphasized. The city center of Krk as well as the beach are only a few minutes walk away. Despite the central location, the property is located in an oasis of tranquility, where the most beautiful vacations can be enjoyed to the fullest.

In just one minute walk you can reach the beach Lukobran and the promenade of Krk and

in only two minutes walk the center of the island of Krk or the old town of Krk (butcher, baker, grocery stores, pharmacy, bus station, café and pubs).



Photo by: Srdjan Hulak 1





## Visualizations



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## Visualizations





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### Small apartment

- 46 m<sup>2</sup> living space
- Entrance area with staircase
- Bedroom, bathroom, living and dining room, storeroom
- Bathroom with barrier-free shower
- Underfloor heating (Wi-Fi)
- Electric exterior shutters
- Video surveillance outside
- Hot water tank (Wi-Fi)
- Air-conditioned rooms (Wi-Fi)
- Large terrace

#### House I - Top 1 to Top 4





### Large apartment

- 85 m<sup>2</sup> living space
- Entrance area with staircase
- Two bedrooms, each with its own bathroom
- Separate WC
- Bathroom with barrier-free shower
- Living and dining room
- Electric exterior shutters
- Video surveillance outside
- Hot water tank (Wi-Fi)
- Air-conditioned rooms (Wi-Fi)
- Large terrace

### House II - Top 1 to Top 4





### *INVESTMENT AND VACATION IN THE MOST BEAUTIFUL PLACES IN CROATIA*

In our new development projects on the North Adriatic, 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.



**YOUR INVESTMENT IN CROATIA**

**KRK**  
THE GREEN ISLAND  
WITH A HEART OF GOLD

**NEW PROJECT**  
GOLDEN BEACH  
\*\*\*\*\*

**NEW PROJECT**  
GOLDEN MARINA  
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**Homeconcept-Adria**  
REAL ESTATE INVESTMENT | DEVELOPMENT



## Why an investment in Krk?

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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, one 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 more than 1,000,000 are in the city of Krk alone.

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

- ✓ One minute walk to the beach
- ✓ Two minutes walk to the old town or the center of the island of Krk
- ✓ Boat rental and excursions to the countless bays in the immediate vicinity
- ✓ Breathtaking sea view
- ✓ Nevertheless quiet location
- ✓ Due to the tourist location, the apartment can be rented optimally.



## Corporate Philosophy

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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, so the use of the best materials as well as precise workmanship are a matter of course. Already during the acquisition of land and project development, great importance was attached to the expertise of all persons involved in the construction project.

Another important point for us is that our future owners can identify with their investment, that they enjoy their apartment and, moreover, that they get to know the great hospitality of the local people - whether they are hosts or vendors.

### **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
- ✓ Assistance with any questions
- ✓ Transparent handling in German and, if desired, in English language
- ✓ Tourist investment possibilities in the area of apartment, pension as well as camping
- ✓ Operation/renting of your apartment
- ✓ Supervision of your apartment for private use

## Closing words

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We look forward to hearing from you!

**Sincerely yours Homeconcept-Adria Team**