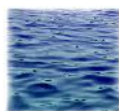


MiddelLanDCROATIA

BEST PROPERTIES OF 2010

We believe this beautiful country is the hidden jewel of Europe's future. Today many people still dismiss Croatia as a new, to be discovered country, but those of them who have experienced Croatian hospitality, food, culture and the sparkling coastline know that tourism is already exploding back to the Adriatic. In this market we focus on opening Western Europe's eyes to the appeal of Croatian real estate.





THE BEST PROPERTIES OF 2010

Please find here our end-of-years selection of the best properties in Croatia. We tried to make a wide selection suiting each budget and preference. Those who know us, know that we have selected not just the coolest villa's for the highest budgets, but our selection is characterized by a common sense of solid investment. This is what you are used to receive from us. We hope these properties stay in the back of your head while you are ending this year and while you are planning great things for 2011.

MiddelLand Croatia D.O.O. has, since 2005, been specialized in the sale and administration Croatian coastal residential, high quality real estate. Good houses, on the best locations, all at the coast, are our core business.

Middelland's clients are assured of real service, real market knowledge and only the best properties. Our multilingual staff is experienced to assist and advise completely, from the start of the search, through the guidance with professionals in finance, legal or fiscal matters, until the management and care taking of your precious possession abroad.

Middelland offers properties that distinguish themselves from the market by means of location, position or price. And especially in this time, asking prices are just asking prices!

Location

We focus on regions with the highest potential only, such as Istria, Kvarner Bay, Zadar region and Central Dalmatia. Properties are never more than 1 hour away from an international airport, always close to boutiques, restaurants and bars, but never too close, always close to the sea or directly next to it, always in an area that seems to attract your kind of crowd.

Position

Facing south/west, views that will never be blocked, just out of the traffic routes, real sea view to open sea, or maybe a few islands in front, a surrounding infrastructure that matches your investment.

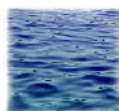
Price

We are Dutch and appreciate good value for money. Middelland will only offer properties that are worth their asking price: something way below market value, or something on an extremely good location. We keep comparing all the time.

The team of Middelland Croatia wishes you a very happy Christmas and an exciting 2011.



Bob van den Bichelaer: owner / Nick van den Bichelaer: owner / Igor Rohmes: sales representative / Tim Coulson: Split region / Vesna Saric: lawyer / Branka Cupic: accountant & tax advisor / Andreas Koch: architect / Brigitte Franz: Istria inland + east coast / Hubert Crijns: architect / David Zecevic: insurance consultant / Peter Ellis: Istria inland+west coast / Ivo Perkovic: Middle Dalmatia region



1. BEST PRICE FOR A COMPLETE AND NEW VILLA

Istria near Mirna Valley / Motovun / 15 km from west coast



FULLY RENOVATED ISTRIAN STONE VILLA IN TOP DESTINATION VIZINADA. A splendidly, by top craftsmen renovated Istrian stone house. The house is built on a hill with wide open views. The total plot is 1.700 m2. The house itself has 115 m2 floor space over 2 floors.

On the ground floor is a living-room with fire-place, kitchen, dining-room, storage room and a bathroom. On the first floor are two bedrooms. Distance up to the sea amounts to 15 kms.

Asking: 260.000 EUR





2. BEST 'REAL SEAFRONT LIVING' LISTING

Korcula peninsula, / South Dalmatia / Dubrovnik region



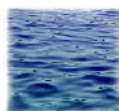
SEAFRONT VILLA ON KORCULA. This property is directly located at the seafront and includes a private beach, manicured gardens and privacy. The villa measures 200m² on a lot of 400m² and has three stories organized as apartments with separate entrances and large terraces. Beautiful views of Prizba Bay and Lastovo Island.

There is a garage and additional parking for 3 cars.

The villa was completely renovated in 2007, (new installations, floors, bathrooms, kitchens, windows, doors, satellite TV, air conditioning, beachfront shower) .

Asking price: EUR 620.000





3. BEST TOP QUALITY BUILT SEAFRONT VILLA

Island of Brac / Middle Dalmatia



Direct Waterfront Villa on Brac. This newly built 220m² villa is located directly on the sea in a lovely bay near Milna. The land plot measures cca 500m² and includes manicured gardens, 300m² of stone walls and terraces, outdoor grill, and stairs leading to a swimming platform with ladder at seaside. The ground floor offers an open plan living room with fireplace, dining area and custom kitchen, all opening to exterior terraces. Parquet floors with under-floor heating, recessed lighting and custom doors throughout. Three second floor bedrooms and full bath, plus tiled rooftop terrace with spectacular views, complete this very attractively priced offering.

asking: 850.000 EUR + VAT



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4. BEST 'FINANCIAL-CRISIS' OPPORTUNITY

Sibenik-Split Riviera / Middle Dalmatia



Plot next to the sea, next to primosten. Currently the best investment opportunity in Croatia. A landplot in Dolac (small village just one bay around the corner of Primosten) that is currently put on the market with a significant discount as the owner has gone bankrupt. The investor can directly enter into a development project of villa's, apartments and/or mini-hotels to be sold freehold. In this region of Dalmatia, the demand for high quality real estate is spectacularly higher than the current offer.

zone: residential (allowing ca. 30% of the land to be build upon, allowing ca. 2,5 floors)

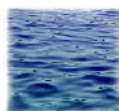
Position: facing south with a slope allowing each house build here-upon to have sea view.

Location: next to Primosten, Kremik Marina, Marina Frapa, 30 mins. from Split airport, 30 mins from Trogir, in the hearth of top destination Dalmatian riviera. Situated right between Split and Sibenik cities.

Nearest airports: Split 35 km. Ownership structure: 1/1. The site is next to a natural valley. A walking path from this valley with a small pedestrian tunnel under the road leading right to the beach would make this site extraordinarily charming for a holiday retreat.

15.900 m2 – expected price EUR 80/m2





5. BEST LOCATION OF MIDDLE DALMATIA

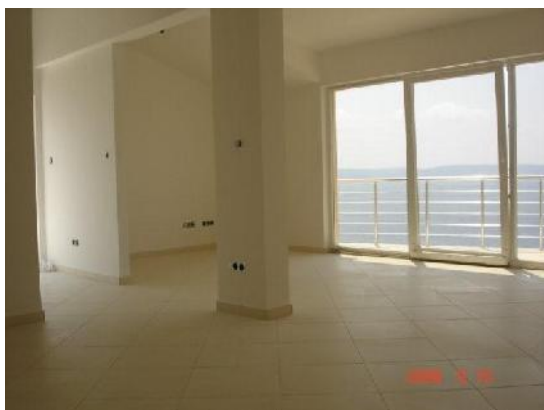
Trogir / Sibenik-Split Riviera / Middle Dalmatia



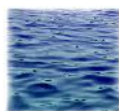
SPLENDID SEAVIEW APARTMENT ON CIOVO SOUTH. A newly developed apartment project on the highly praised southside of Ciovo, right in the Mavarcica quarter, 6 apartments, with very large balconies, overlook the picturesque bay and the open sea, with Solta and Brac on the horizon. The location is on the eastpart of Mavarcica, the part where it is more quiet. The elevation of this part of Ciovo offers all apartments an unobstructed sea view.

A pebble beach with cristal clear water and a small bar is is just a few steps away. A parking place is included in the price. The building is finished and half of the apartments are sold. Middelland considers this project one of the best apartment opportunities in Croatia, with regards to location, price, quality and position.

Apartments start at 140.000 EUR / only 3 available



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6. BEST PRICE WATERFRONT PROPERTY

Vodice / North Dalmatia



As new zoning laws prohibit developments in a radius of 70 meters from the sea, this is an opportunity to purchase an existing residential house directly at the shore, as such, this kind of properties are becoming a rarity on the market.

This detached house is located on the island of Prvic. Already in Venetian times this island was a well-known resort for the aristocrats from the nearby mainland-city of Sibenik. With the island being relaxed and quiet and Vodice a bustling tourist destination you get the best of both worlds. Only 7 minutes by regular ferry connected to Vodice. The house is situated on the seafront, with terraces and garden directly on the water and a private mooring. The property itself is very well-maintained, but interior-wise a bit outdated and consists of 4 bedrooms 2 bathrooms and an extra building on the land plot. There is no road between the house and the water, just your terrace at the sea with your boat in front of it. The property can be sold with or without private motorboat.

Useful inside living-space: 99m² + Outside storage: 4m².

Asking: 150.000 EUR





7. BEST RENTAL INCOME POTENTIAL

Dubrovnik / South Dalmatia



The Sungardens Residences, 1 and 2 bed room seafront apartments with huge balconies next to the 5-star Radisson Blu hotel, offer its owners and guests seafront living in modern apartments, various pools, an Anne Semonin Spa, 13 restaurants of all types, private beach, marina, sports, a market place promenade. And most importantly: Solid occupancy year round.

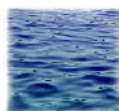
The resort is only 15 minutes from the UNESCO and world renowned ancient city of Dubrovnik. And Dubrovnik has it all! Or cross the border to Montenegro to visit the breathtaking bay of Kotor. The sales starts with building 5 in the resort at special launching prices.

The rental program of the resort is optimized to deliver a return on investment of 5 - 6% annually.

Mortgages available. Interest ca. 6,5%. Own equity needed: 30% of property price.

Prices start at 170.000





8. BEST 'FIRST LINER' WITH PRIVATE MOORING

Sibenik-Split Riviera / Middle Dalmatia



Seaside villa at Kremik. Excellent waterfront property that includes the secluded villa Canis, as well as a few other buildings - sauna, summer kitchen, outer fireplace etc. High quality mooring for large boats, sailing boats - there is a place for many vessels. Lush seaside gardens with adult palm trees and mediterannean flowers. There is a lot of space to build more objects or amenities on the plot.

Living Area of house: 230m²

Plot size: 13.000m²

Asking Price: €1.200.000





9. BEST VILLA'S WITH FULL SEA VIEW



A view to own

On the hillside, just at the edge of the village of Mali Kosi, on the south-east coast of Istria, Croatia, 15 villa's are being constructed. Nearest large towns are Labin and Rabac (both 10 min.). Labin appears completely as a Tuscan hilltop medieval village and Rabac is one of the liveliest seaside towns, settled along a bay. From Mali Kosi day trips can be taken to Pula's amphitheatre, the fashion boutiques of old-chic Opatija, Skiing in Ravna Gora (120 km), Golf on Brijuni Island or one of the 6 new golf courses in development, Motovun (Film Festival) (50 km), Venice (275 km), Skiing in Villach (Austria) (260 km).

The architecture of the villa's is modelled to- and makes use of its biggest asset: the view over the Mediterranean. Villa's come optionally with a pool. Buyer has the choice out of a range of finishings. The villa's are sold on a 'free-hold' basis, meaning: you become 100% owner of the house and the land.

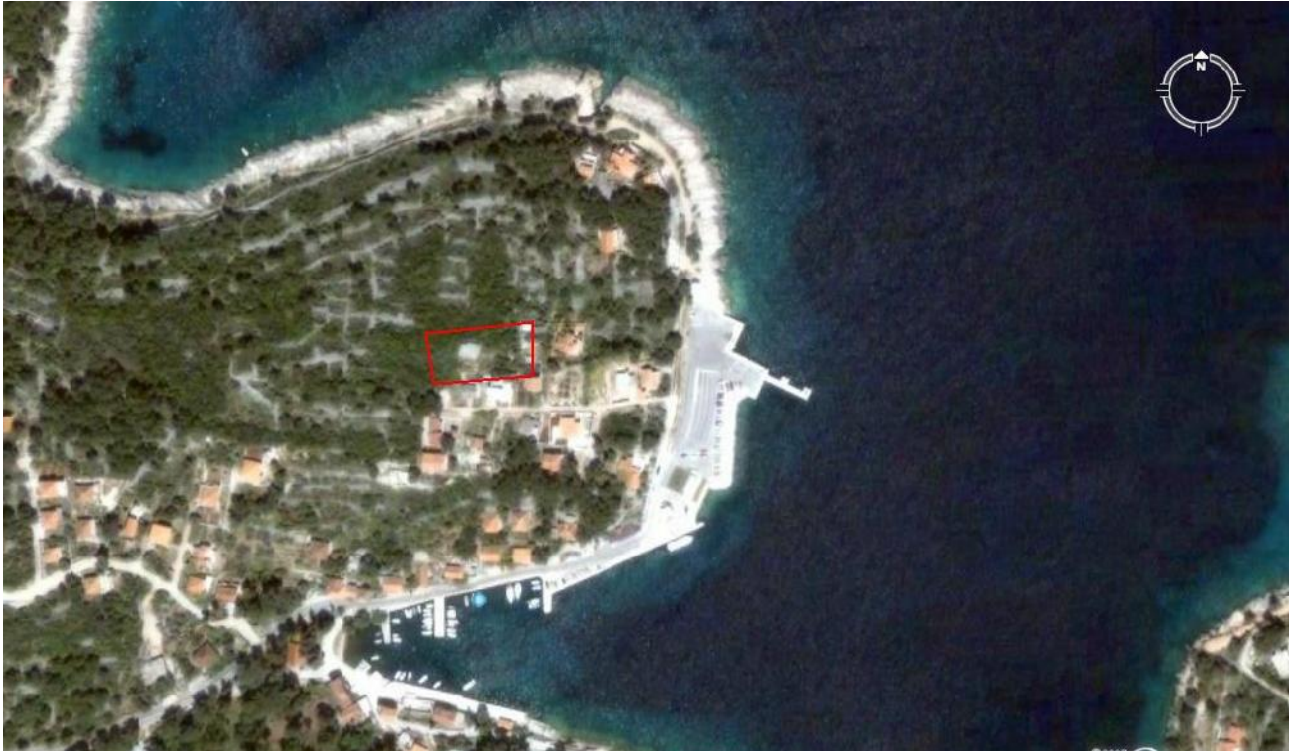
Our sales team is available on the spot to assist you on viewing the progress or the showroom villa on site. Please contact us to arrange a viewing or to request the price- and availability list. Prices start at 243.000 euro for a 3 bed room, 2 bath room villa with large sundeck and terraces.





10. BEST 'READY TO BUILD' LAND PLOT

Island of Solta / Middle Dalmatia



LAND PLOT WHERE YOU CAN START CREATING YOUR OWN DREAMHOME TOMORROW. 1.116 m² building plot, with 180° sea view, situated at the edge of the bay and harbour village of Rogac on the island of Solta, right in front of the mainland cities of Trogir and Split. Rogac is a waterfront village with mainly large villa's and fisherman's houses along three bays with the clearest water of Croatia. The site next to this plot is all green area offering the future owner of the house a private walk to the water.

The plot is sold with a building permit for a 160 m² 4 bed room villa with swimming pool and guest house. The villa will be build by local construction workers within 8 months.

Asking price of plot with current building: 170.000 (152 EUR/m²)

Estimated cost of construction: EUR 200.000

