

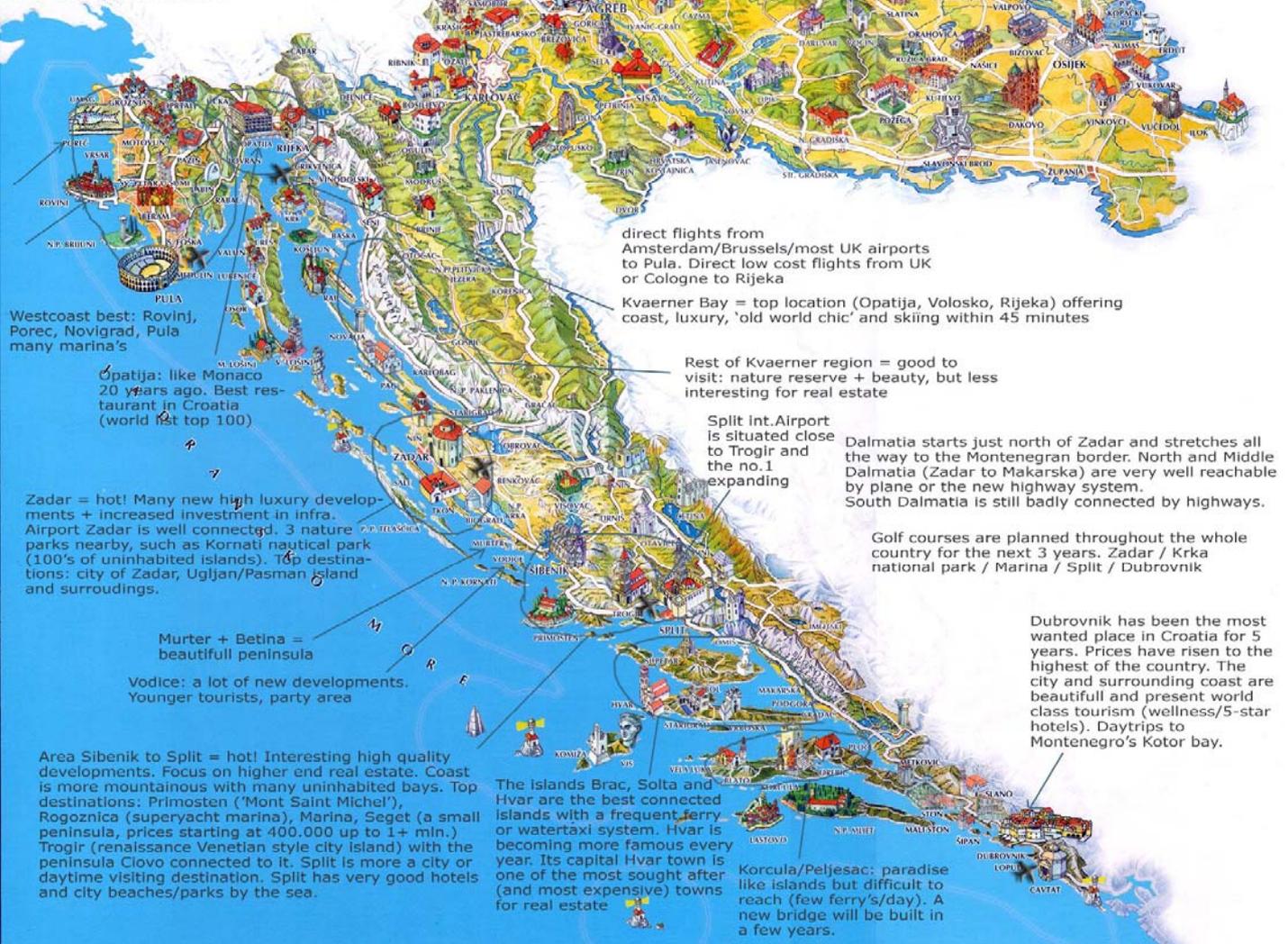


Real Estate Regions

THE REAL ESTATE MAP OF CROATIA

The peninsula of Istria has 3 major areas of interest:
 -Westcoast: much tourism/good infrastructure, close to Venice, relatively flat land, fertile, world class wineries
 -South-east coast: mountainous, 'costa brava', splendid views, high-end restaurants and hotels
 - in-land/hinterland: rolling hills, 'Tuscan' landscape, truffles, wines, hilltop medieval villages, coast is reached within 15 minutes.

Our offer stretches along the Croatian coast, although the cities around Zagreb and the rest of North Croatia are fantastic to visit, we currently only have properties by the sea.





The three main interesting area's for leisure real estate are Istria (coast and hinterland), middle Dalmatia (Zadar, Sibenik to Split, coast and islands) and South Dalmatia (Dubrovnik area). 90% of all search requests in the last 5 years were for these regions.

Istria – 2 hours from Venice, the sea, 'Tuscan' scenery and a large ski area

Istria's land registering started under the Austrian Hungarian reign and is very accurate and well-updated. It allows developers to apply for permits efficiently. This reason gives Istria a headstart on new project developments, where as Dalmatia's market is mostly dominated by existing real estate. Large offer of villa's and apartments. Mostly off-plan. In Istria there are more new projects happening than in Dalmatia. A few foreign investors are developing but mostly these are local private developers. Much is sold off-plan.

What is for sale in Istria: Existing villa's/houses have the similar charm as Tuscan villa's in Italy and can be found in various states of condition. Large landplots are rarely found. These plots often allow for constructing additional buildings on the site. Newly build and existing villa's are mostly found away from the coast (max 30 minutes) in the spectacular rolling hills of Istria. Apartments are found at the coast. Apartments with seaview offer the best potential of capital growth and aren't necessarily the most expensive. Istria's westcoast is rather flat and has a solidly established holiday infrastructure. The east coast is more mountainous with far views over the Kvaerner and the isles of Cres and Krk (to be pronounced as: Kirk). Top destinations: Rovinj (like Mt. Saint Michel), Opatija (like Monaco 20 years ago), Pula (still like the old Verona with its amphitheatre and Rijeka).

Middle Dalmatia – coast of bays and islands

The region from Zadar to Makarska is named Middle – and North Dalmatia. The northern part is rather flat. Zadar is developing quickly with new infrastructure, fast growing economy and various new resorts and golf courses in development or under construction. The area between Zadar and Sibenik has many camping sites and attracts a younger party crowd. Top destinations here: Murter (more quiet).

The villages along the coast from Sibenik to Split are getting more in fashion every year, and more exclusive. This coast is full of bays and beaches, deserted or much frequented. Top destinations: Trogir + attached Ciovo, Seget, Marina, Split (the latter mostly as a day destination). Ferries depart from Split to all the islands, as well as to Italy. Brac and Solta are the best connected islands by a 15 minutes taxi boat ride from the airport of a 45 minutes car-ferry. [Hvar](#) is popular and developing an international status as a new Saint Tropez.



South Dalmatia – Dubrovnik

The coastal strip from Split until far into the south is lined with an impressive mountain range. This gives the region an dramatic geography, especially at Makarska, but the livable area is also narrow. Most of the coastline is full of big houses, owned by locals, that have been converted into apartment buildings. Dubrovnik itself is the pearl of the Adriatic. The medieval fortress city in the sea is a prosperous city with luxury hotels and shops. Prices are the highest in Croatia. Prices on the peninsula Peljesac and its following island Korcula are relatively low. Getting there takes a long travel, but this is about to change with plans for a new bridge from Ploce already in place.