

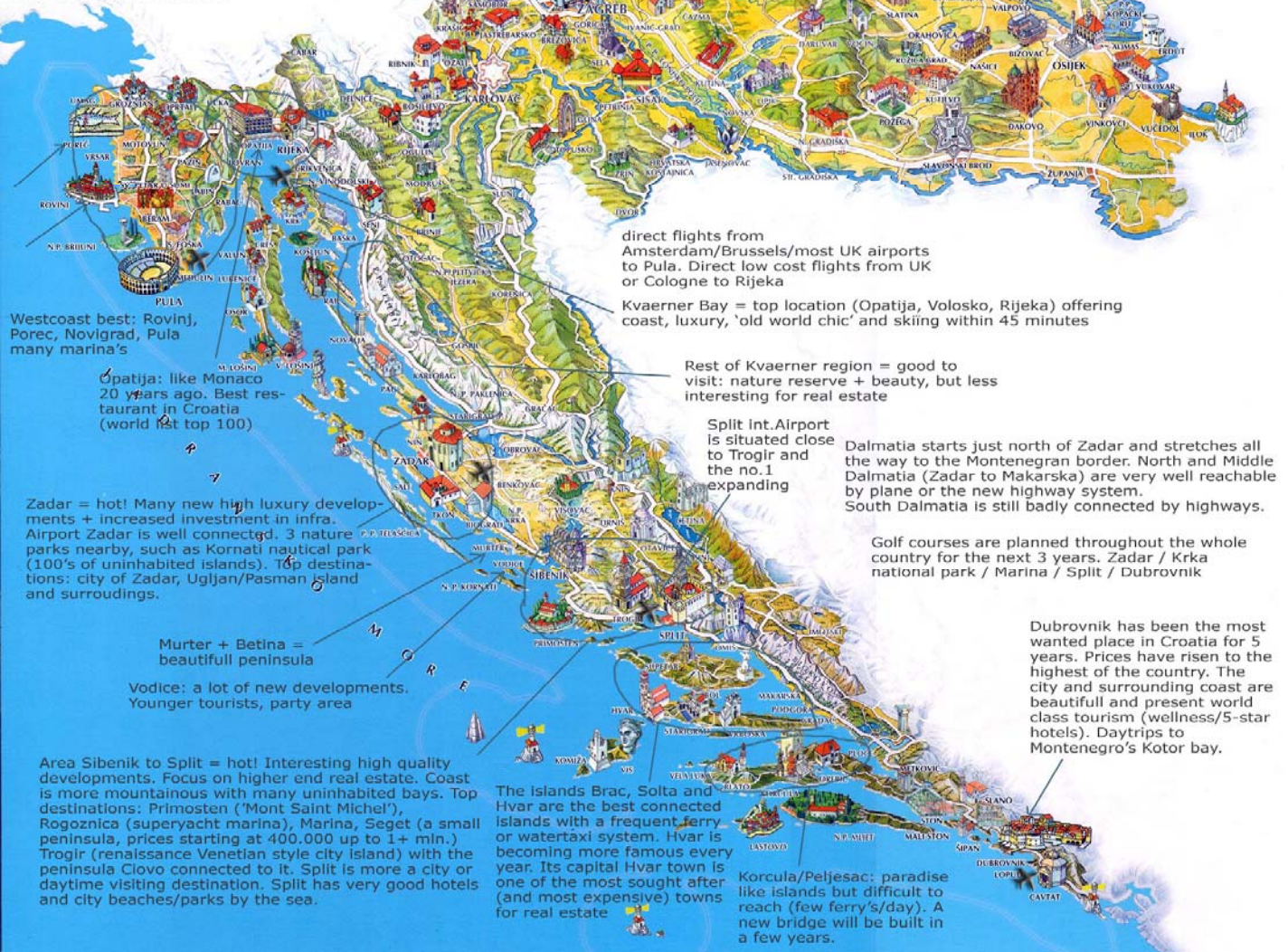


## Real Estate Regions

### 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.



Westcoast best: Rovinj, Porec, Novigrad, Pula many marina's

Opatija: like Monaco 20 years ago. Best restaurant in Croatia (world #1 top 100)

Zadar = hot! Many new high luxury developments + increased investment in infra. Airport Zadar is well connected. 3 nature parks nearby, such as Kornati nautical park (100's of uninhabited islands). Top destinations: city of Zadar, Ugljan/Pasman island and surroundings.

Murter + Betina = beautiful peninsula

Vodice: a lot of new developments. Younger tourists, party area

Area Sibenik to Split = hot! Interesting high quality developments. Focus on higher end real estate. Coast is more mountainous with many uninhabited bays. Top destinations: Primosten ('Mont Saint Michel'), Rogoznica (superyacht marina), Marina, Seget (a small peninsula, prices starting at 400,000 up to 1+ mln.) Trogir (renaissance Venetian style city island) with the peninsula Ciovo connected to it. Split is more a city or daytime visiting destination. Split has very good hotels and city beaches/parks by the sea.

The islands Brac, Solta and Hvar are the best connected islands with a frequent ferry or watertaxi system. Hvar is becoming more famous every year. Its capital Hvar town is one of the most sought after (and most expensive) towns for real estate

Korcula/Peljesac: paradise like islands but difficult to reach (few ferry's/day). A new bridge will be built in a few years.

direct flights from Amsterdam/Brussels/most UK airports to Pula. Direct low cost flights from UK or Cologne to Rijeka

Kvaerner Bay = top location (Opatija, Volosko, Rijeka) offering coast, luxury, 'old world chic' and skiing within 45 minutes

Rest of Kvaerner region = good to visit: nature reserve + beauty, but less interesting for real estate

Split int. Airport is situated close to Trogir and the no.1 expanding

Dalmatia starts just north of Zadar and stretches all the way to the Montenegrin border. North and Middle Dalmatia (Zadar to Makarska) are very well reachable by plane or the new highway system. South Dalmatia is still badly connected by highways.

Golf courses are planned throughout the whole country for the next 3 years. Zadar / Krka national park / Marina / Split / Dubrovnik

Dubrovnik has been the most wanted place in Croatia for 5 years. Prices have risen to the highest of the country. The city and surrounding coast are beautiful and present world class tourism (wellness/5-star hotels). Daytrips to Montenegro's Kotor bay.



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.