



KRK RESORT - Adriatic Living

Residential Development Project in Croatia



Island Krk



Croatia

Krk is the second largest Croatian island located in the Kvarner archipelago. It has a total of about 20,000 inhabitants, and its administrative center is the city of Krk.

The island of Krk is very diverse. Those who want an active vacation can choose sports such as tennis or beach volleyball, and the offer of water sports is not far behind - jet skiing, water skiing, parasailing, etc. Diving or fishing are also common activities on the island. The program of cultural events is really diverse and visitors can choose between folk festivals, concerts, fishermen's nights, plays, performances of folkloric groups, and klapa evenings.

Almost every place has a restaurant or tavern where you can enjoy healthy and delicious specialties of the indigenous island cuisine, while the nightlife in some centers such as Baška, Krk or Malinska takes place almost every day.



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Location

- Čižići, north east of the island Krk in Croatia
- The plot is 5303 m²
- Located in the quiet part of the coastal village Čižići on the island Krk, Croatia's biggest island
- The island is connected to the mainland by the Krk bridge, which is toll-free since 2020. There are also ferries available for the travel in other directions, to other islands
- Only 11.3 km away from the Rijeka International Airport (RJK), just 20 minutes by car
- The plot is 300 meters away from the town center and the sea
- Slightly on the hill
- Currently covered by a forest



Airports

Zadar Airport Destinations



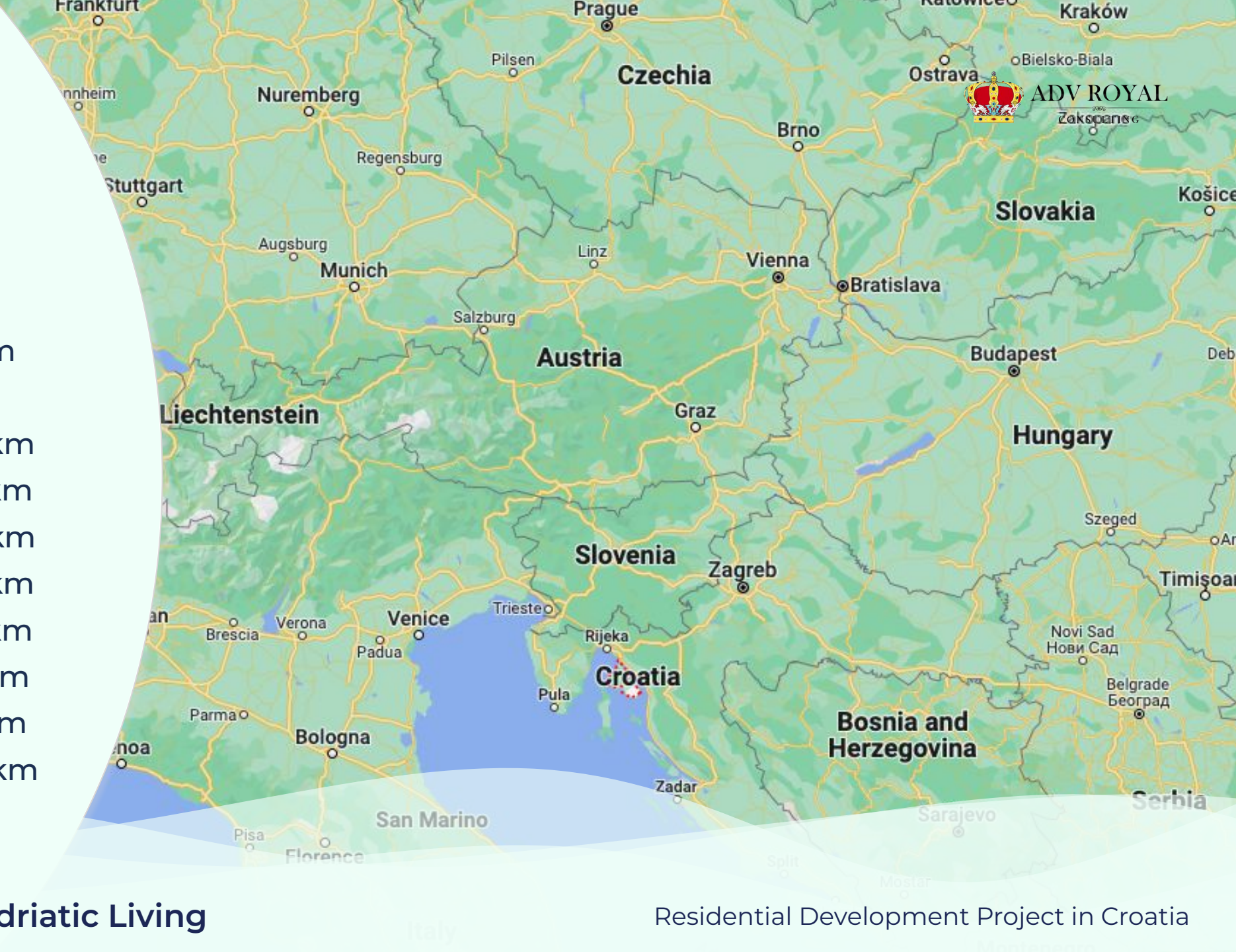
Rijeka Airport Destinations



Highways

Distance by car:

- Rijeka: 30 km
- Rijeka airport: 11 km
- Prague: 850 km
- Bratislava: 530 km
- Vienna: 500 km
- Munich: 560 km
- Milan: 520 km
- Trieste: 100 km
- Zagreb: 170 km
- Split: 400 km



13 Premium Townhouses

Total plot area	5.303	m2
Planning to built	13	townhouses
Each townhouse	3	units
Total units	39	units
Avg. each unit	66,8	m2
Total net area	2.605	m2

Seaside town on the Croatian most beautiful island - KRK

Čižići

**We are offering 100% of shares,
of the SPV Company „KRK RESORT d.o.o.“
for amount of 1 790 000 eur.**

"KRK RESORT" d.o.o. is a Special Purpose Vehicle (SPV) company registered in Croatia, established to develop a residential townhouse project in the northern region of the country, specifically on the island of Krk.

Construction Permits:

Currently, permits have been secured for the construction of four townhouses. An additional construction permit for nine more townhouses is anticipated to be issued latest by the beginning of second quarter of 2025.



Island KRK

The island of Krk has one of the cleanest beaches in Croatia (a total of 15 of them have a blue flag) with a very high level of offer, and the swimming season already opens in the spring.

Some of the most famous and beautiful beaches are:

Pesje, Jadran, Rupa, Vela plaža, Dražica, Dunat, Pećine, Soline, Glavotok and many others.

There are many beaches for dogs on the island.



KRK RESORT SITE

Site is 300m from marina and beach area



Croatia Property Market



As of June 2023, prices of new (existing) dwellings increased on average by 12.4% (13.9%) compared to June 2022.

Factors driving growth of the Croatian property market:

- Croatia is a popular tourist destination, with over 20 million visitors each year. This creates a strong demand for rental properties.
- Tourists from Germany comprised 33.1% of all foreign tourist nights followed by Austria (10.8%), Poland (7.5%), Slovenia (6.5%), the Czech Republic (5.6%), the United Kingdom (5.2%) and Italy (2.8%).
- Croatia is a relatively affordable country to live in that makes it an attractive destination for retirees and those looking to relocate abroad.
- Croatia is a member of the European Union and Schengen border control.
- Croatia is highly accessible; drivable within hours via efficient highways from neighbouring countries, and flyable from multiple international airports.
- Croatia is ranked amongst the safest countries in the world
- Croatia officially transitioned its currency to the Euro on January 1, 2023



Croatia Property Market

Croatian Property Buyer Profiles

- Excellent choice for families with children, solo travelers, digital nomads, and retirees.
- Target Nationalities: German, Austrian, Italy, Polish, Czech, United Kingdom
- Home office / digital nomads working from a holiday apartment with a sea view and internet
- Second homes / winter vacationers' emigration to a safe, accessible country by the sea with a (German) friendly population
- People who simply come for short/temporary relaxation and do not want any maintenance effort for the properties.
- Croatia offers favorable tax conditions for retirees, including a low tax rate for pensions.

Statistic



1 614 €

GROSS EARNINGS



2,6 %

GDP



5,8 %

INFLATION



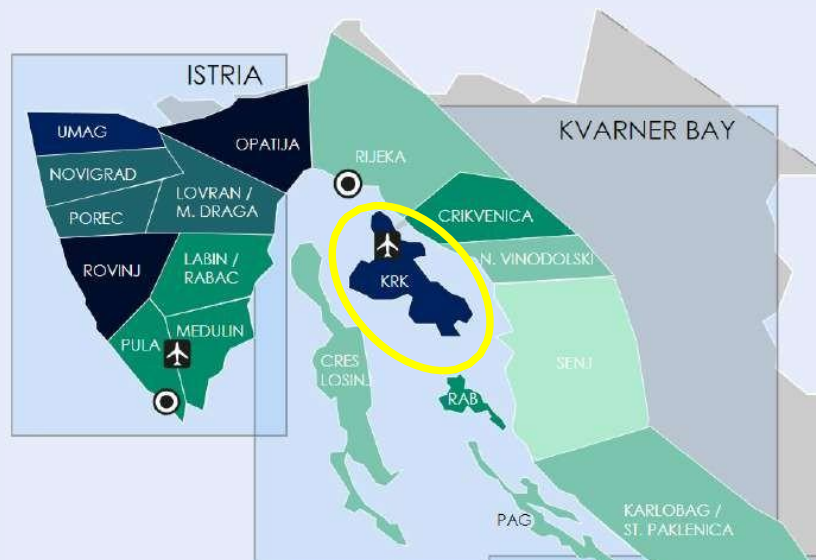
5,8 %

UNEMPLOYMENT

As of October 2023



Croatia Property Prices



PROPERTY PRICES CROATIA 2022/2023

» BASE: 5200 HOUSES / APARTMENTS
» ONLY COASTAL AREA 0-20 KM
» COLLECTION PERIOD: 11/2022 - 01/2023

DEVELOPMENT, TREND AND FORECAST
COMPARISON: SEA VIEW / NO SEA VIEW
DISTANCE TO THE SEA

Region	Ø Price / m ² in €	Ø with Sea View	Ø without Sea View
Lovran / M. Draga	3,040	3,340	2,690
Opatija	4,490	5,100	3,380
Rijeka	2,530	2,780	2,130
Cres / Losinj Island	2,600	3,070	2,230
Krk Island	3,650	3,720	3,560
Crikvenica	2,890	3,080	2,390
Novi Vinodolski	2,210	2,310	2,160
Senj	1,890	2,250	1,530
Rab Island	2,930	2,870	2,990
Karlobag / Starigrad Paklenica	2,450	3,240	1,600
Pag Island*	2,430	2,520	2,250
Kvarner Bay	2,950	3,290	2,530

* not included in the Kvarner Bay average calculation; categorization: Northern Dalmatia.








> 3800 EUR
3400 EUR - 3799 EUR
3000 EUR - 3399 EUR
2600 EUR - 2999 EUR
2200 EUR - 2599 EUR
< 2200 EUR

The popular island of Krk is valued in the upper ranks of Croatian coastal regions, with an average of 3,650 € / m².



Project Status

- Zoning approval:  **Allocated**
- Project documentation:  **Available**
- Construction permit:
 -  **Obtained for 12 units**
 -  **Additional 21 units in March 2026**
- Start of construction:  **Q4 2025**
- End of construction:  **Q1 2027**



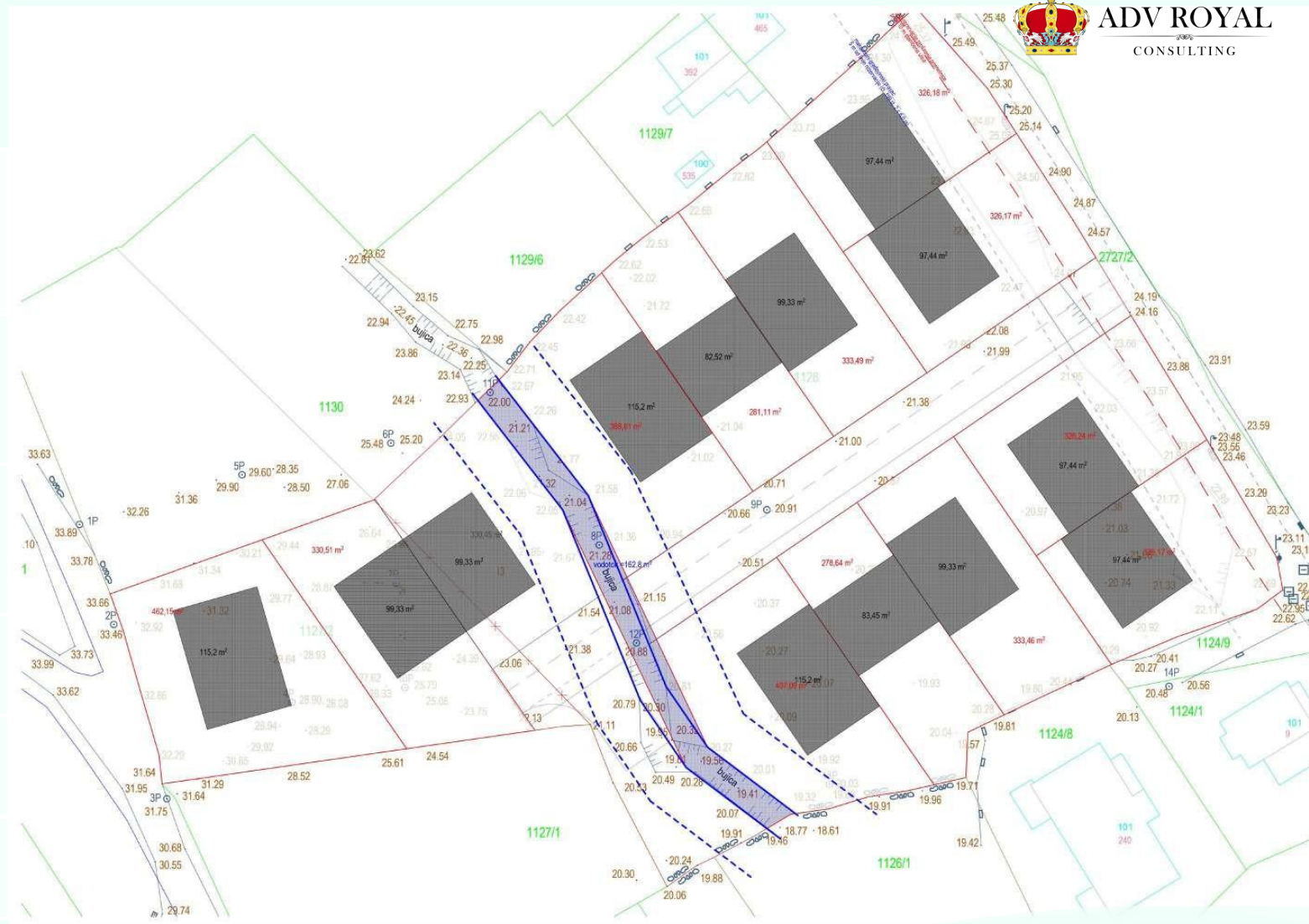
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Site Plan

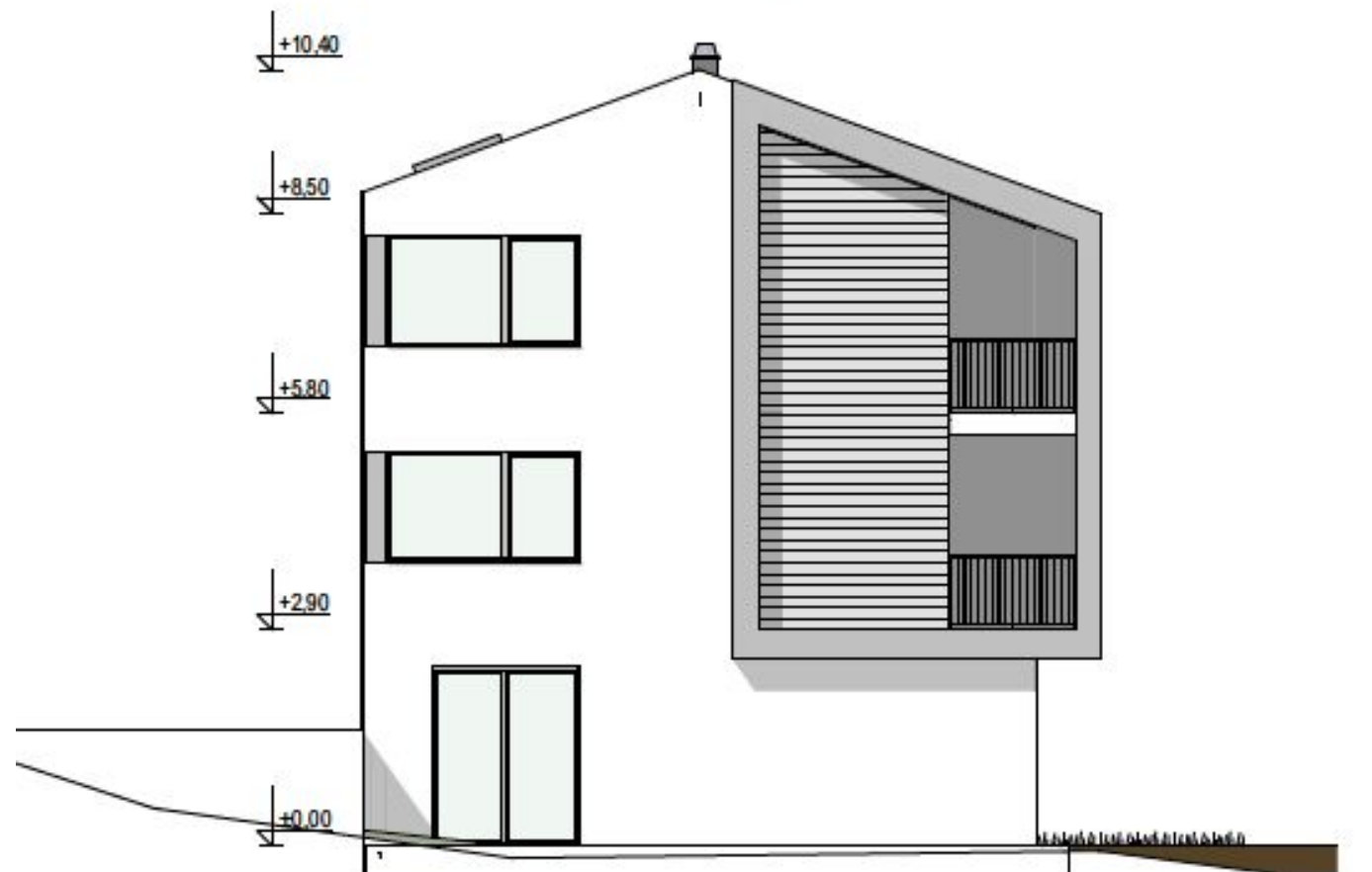
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Units Plan

Sjeverozapad

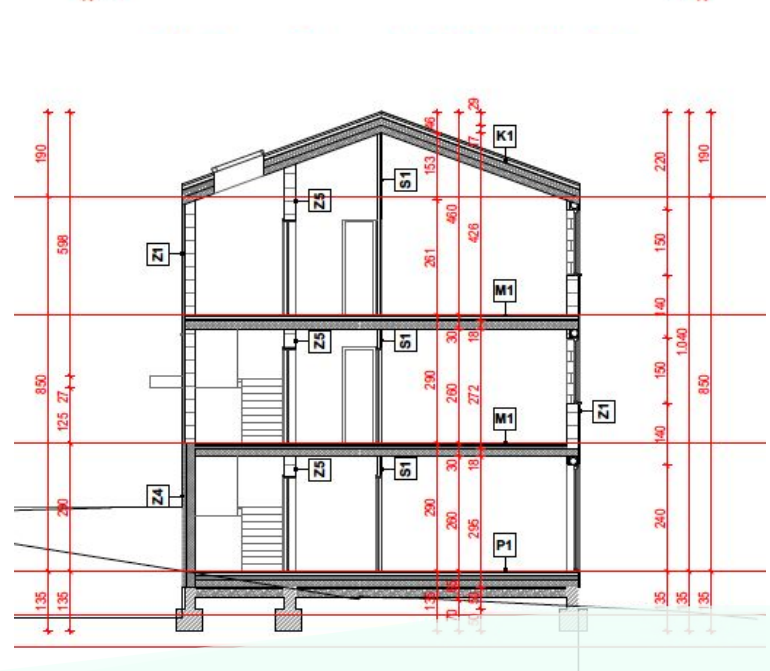
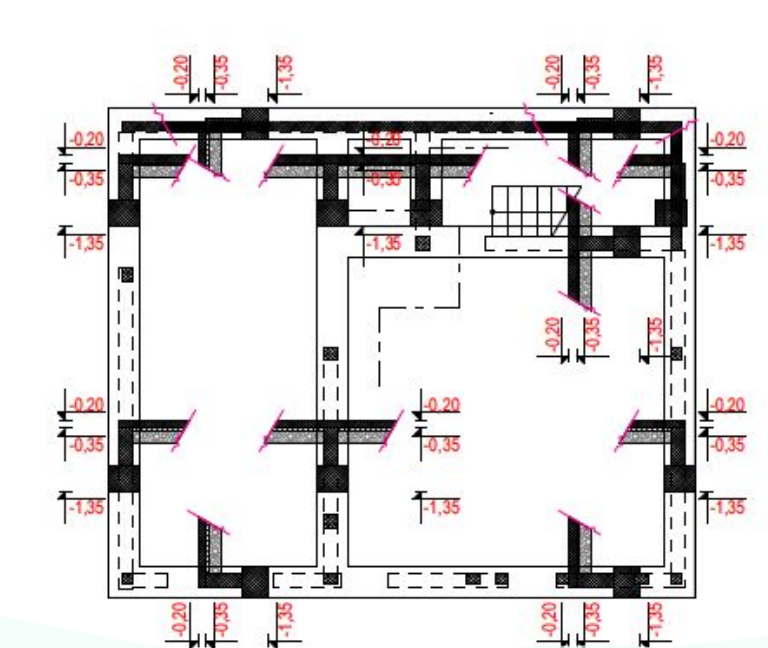
Pročelje



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Three horizontal number lines are shown, each representing a different way to partition the number 300. The top line is partitioned into 580, 200, and 60. The middle line is partitioned into 5, 25, 540, 10, 290, and 20. The bottom line is partitioned into 5, 25, 540, 10, 290, and 20.



Visualisation









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ADV ROYAL
CONSULTING



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 **ADV ROYAL**
CONSULTING



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Conclusion

The KRK RESORT - project presents a unique opportunity to invest in the dynamic real estate market of the Croatian Riviera.

With the development of 13 exclusive townhouses, the project is perfectly positioned to capitalize on the growing demand for luxury accommodation in one of the most attractive regions of the Mediterranean.

This project reflects the market's stability and the favorable environment enabled by Croatia's status as an EU and Schengen member, as well as the use of the euro.

By taking over the shares of the company KRK RESORT d.o.o., you acquire ownership of a project with already secured building permits, which provides a safe and transparent path to its realization.

This is an opportunity to become part of a success story.
Join us in shaping the high-end tourism and housing.



THANK YOU FOR YOUR ATTENTION



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