

KING of POP
ART

PROTECTING
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INVESTING
In CROATIA

HOLIDAY
PROPERTIES

PRIVATE AIR

LUXURY HOMES

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An Artisan
Jewel in
Chappaqua





Project Katarina

TAKING THE PLUNGE: INVESTING IN CROATIA'S COASTLINE

By: Amber Gibson

After becoming the 28th member of the European Union in July 2013 – a mere 10 years after first applying – Croatia is an economic boom waiting to happen. The former Yugoslavian country may not have yet joined the Euro, and may still be catching up with EU legislation, but its fledgling EU membership status shows this is a country on the rise; and a whole new frontier for investment.

The Mediterranean country is already a growing tourist hub, with visitors flowing in – not only from Europe but around the world – to see its spectacular array of well-preserved Renaissance towns, five UNESCO World Heritage sites and the Istrian and Dalmatian coasts. Tourism is a well-developed industry in the country, and so investment in luxury real estate is a natural extension.

The low cost of living and tax advantages make Croatia an appealing option for a second home. It is an option gladly provided by Pelagius Suisse, a Swiss company based in Geneva that sells and develops Croatian and other international luxury real estate. Pelagius has teams in Switzerland and Croatia to help clients find, acquire and manage their dream property, and two current real estate projects in Croatia – projects Katarina and Vodnjan, close to the western peninsula town of Pula – are among the most exciting foreign property investment opportunities in the country.

Diana Oblak, owner and director at Pelagius, reveals foreign investors are rapidly purchasing properties across Croatia, “This country will become a true jewel in the Mediterranean,” she says. “Croatia is considered to be the

most beautiful coastline in Europe, with more than a thousand islands. From the investor standpoint, Croatia has room to grow with development opportunities in any sphere. The low costs of establishing a firm or investing into a development project relative to other EU countries poses an additional advantage.”

Projects Katarina and Vodnjan are unique from other real estate opportunities because they are so large, at more than 400 hectares in total. “They serve as ideal gateways to the Adriatic yet have their own individual character that appeals to specific tastes.” Oblak says. “The Croatian ambitious attitude, warm hospitality and national pride encourage such development to occur in their homeland.”



Project Vodnjan

Project Vodnjan

Project Vodnjan is located at a marina port with 355 hectares of land. The development will include three separate residential projects, including two five-star hotels (Dragonera and Porto Mariccio), villas, condos and a golf course, among other recreational facilities for an all-inclusive tourist resort. Sporting facilities, including a 27-hole golf course, tennis courts, swimming pools and a polo pitch will complement the resort. Within the golf area, guests will be able to enjoy an archaeological park as well. Both Dragonera Estate and Porto Mariccio Village will house beachfront properties opposite the Brijuni Islands.

Ownership rights, a government concession and construction plans have all been secured, and the site's master plan is complete. The selected plan, completed by a team of Italian architects, was chosen from

several proposals submitted by well-known international architectural firms. Vodnjan is now in its final stages of development before construction begins.

Project Katarina

Project Katarina is billed as a marina paradise and the smaller of the two projects at 55 hectares. It will include two marinas with a total of 482 sea berths and a luxury hotel with a hundred rooms. The dry marina construction began back in fall 2013. The history of this location dates back to the Roman Empire and developer Kermas Group considers the island an ideal location for a marina hub for yacht getaways in the north Adriatic.

Oblak sees these two projects as fit for several different types of investors, including anyone with a particular interest in the areas of financing, construction, hotel and resort management or golf management. In fact,

she argues, its suitable really for anybody who simply wishes to invest in luxury villas and apartments while earning money through renting and growing real estate value.

For those concerned with the environmental impact of luxury real estate development, Oblak is quick to point out that the resorts will be eco-friendly. "First, the regulation in Croatia regarding the environment is very restrictive," Oblak explains, "and second, we want our resort to be eco-friendly because its value is bigger that way. Within 350 hectares of land (for Project Vodnjan), the footprint, where buildings will be constructed, is only 13 hectares - less than four percent."

In accordance with Pelagius' philosophy, Vodnjan and Katarina aim to offer pristine real estate in prestigious locations while minimizing risk for investors. Sounds like Croatia's coastline is calling.