

## *Investment opportunity in tourism sector in Croatia*

### *Project: SPA & LIFESTYLE RESORT AND RESIDENCES*

#### *Tisno, Croatia*



Project	Mixed use resort project for sale
Address	Tisno, near Sibenik, Croatia
Object	SPA & Lifestyle Resort and Residences Boutique hotel for 60-80 rooms, 4 or 5* category Residential units for sale: 75 residences and 25 villas
Proposed market positioning	Upscale lifestyle resort with wellness and light medical services, all year-round operation
Transaction model includes	Sale of the project situated on owned and leased land <ul style="list-style-type: none"><li>• Land</li><li>• Concept and feasibility study</li><li>• Architectural Concept design and cost analysis</li><li>• The Main Design has not been drafted yet, therefore the application for a building permit has not been done yet, in order of giving freedom to the investor to adapt the project to his own preference</li></ul>

Land	Total area of 164.479 sqm (19 cadastral plots) owned land - 6,9 Ha owned by Republic of Croatia – 9,4 Ha
Gross area	All facility program of the resort is developed on total gross area of 89.087 sqm  Main space & function program: 36.687 sqm (hotel, residences, villas, pools, beach club)  Specified program: 52.400 sqm (parking, traffic, landscaping)
Hotel facilities and amenities	<b>Food &amp; Beverage:</b> Main restaurant with outdoor terrace Beach Café & Lounge (seasonal operation) Bar & Lounge Gourmet shop for residences and villas  <b>Recreational:</b> Health center SPA & Fitness Pools and beach Water sports Wellness park  <b>Residential:</b> 75 residences – terraced townhouses 25 villas with own gardens and pools A third-party rental program will be offered
Operational seasonal adaptation / offerings	<b>High demand periods</b> Sun & beach leisure SPA programs <b>Mid and low season</b> Health programs SPA programs

**Price: on request**

## IMAGES / ARCHITECTURAL RENDERING



Resort general view



Hotel and beach club



Residences / Terraced townhouses



Residences /terraced townhouses with living terraces



Private villas with pools and gardens

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