

# Prestige Park Development



Cesarica

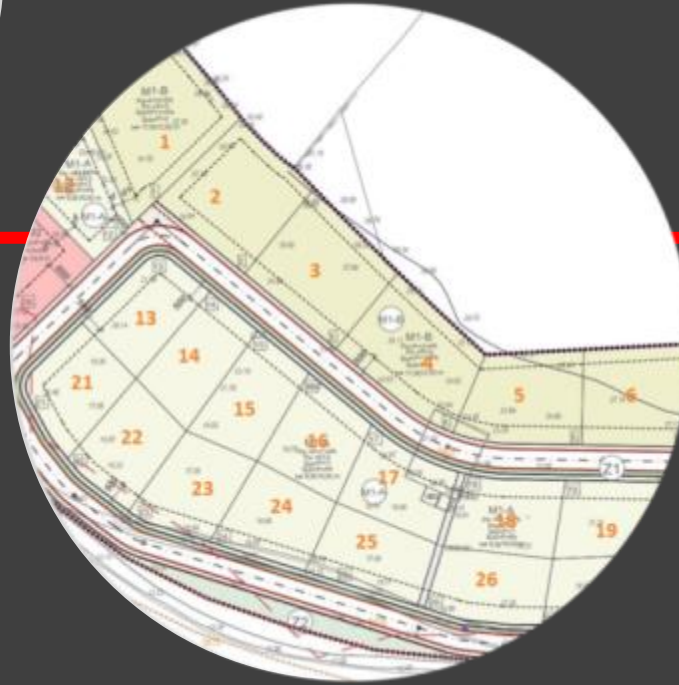
Investment Opportunity

# Highway distances

- Only 44 km from highway A1
- Highway connection to European highway network





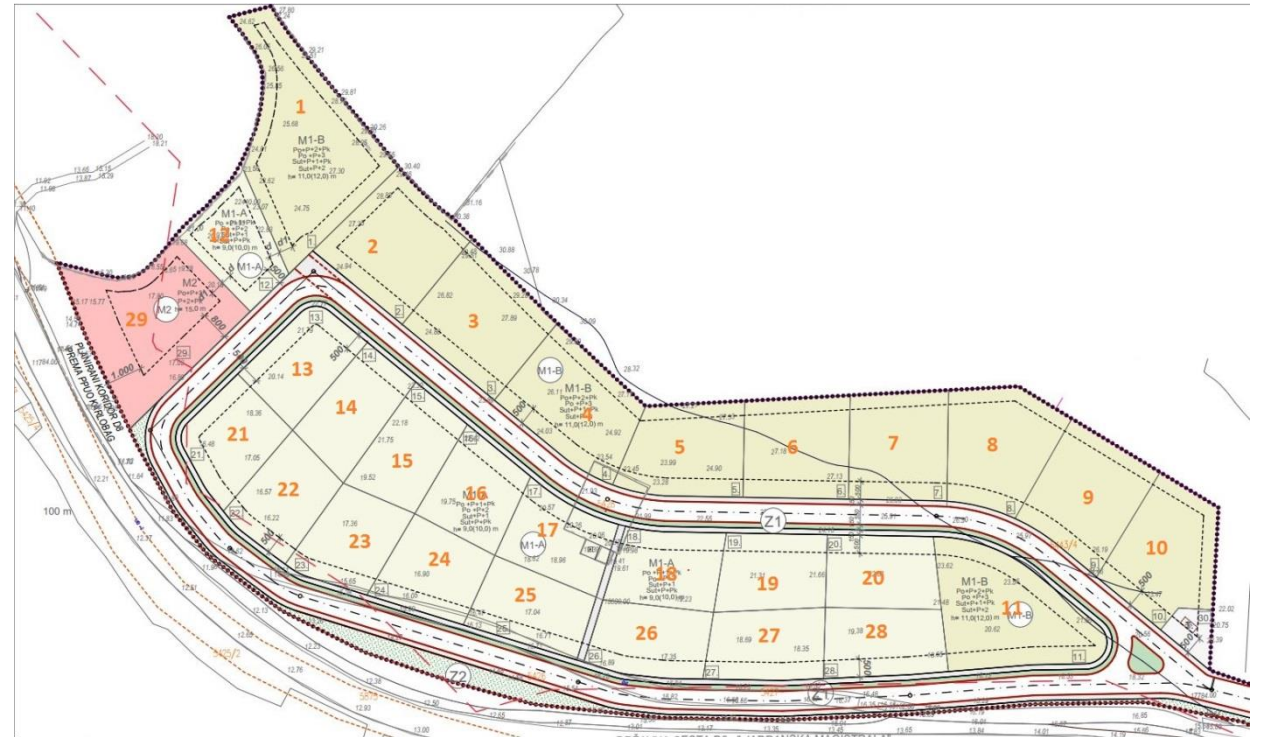


# The Project

# Development project

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- 10 condominiums on the upper row each with six flats, total plot size 9.795 m<sup>2</sup>
- 10 two-floor villas on the middle row, total plot size 6.828 m<sup>2</sup>
- 8 villas on the lower row, total plot size 5.021 m<sup>2</sup>
- One hotel-restaurant, plot size 1.376 m<sup>2</sup>
- Unique buildings
- Forever panorama to the sea and island Pag
- Distance from the sea: 500-150 m



# Condominiums

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- 8 available condominiums with total vendible size of 7.093 m<sup>2</sup>
- All buildings are unique (1, 2, 3, 4, 5, 6, 7, 8, 9, 10)
- First stage: 4 condominiums (1, 2, 3, 4)
- Two buildings are already sold (7, 8)
- Each condominium consists of six flats, garage room for 6 cars, basement storages and 6 surface parking lots
- Building permits are issued
- Upper flats are two-floor flats
- Panorama to the sea and island Pag
- Distance from the sea: 100-150 m

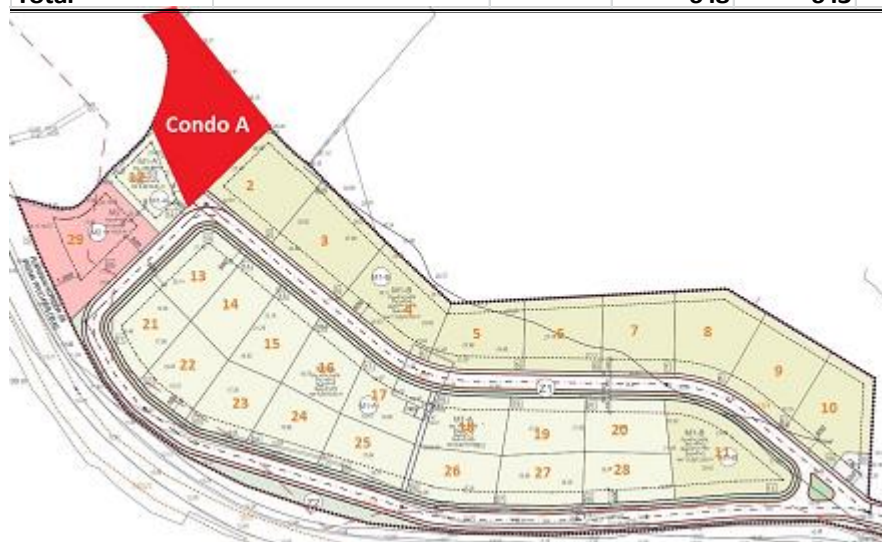




# Condominium „A 1” (5443/7) summary

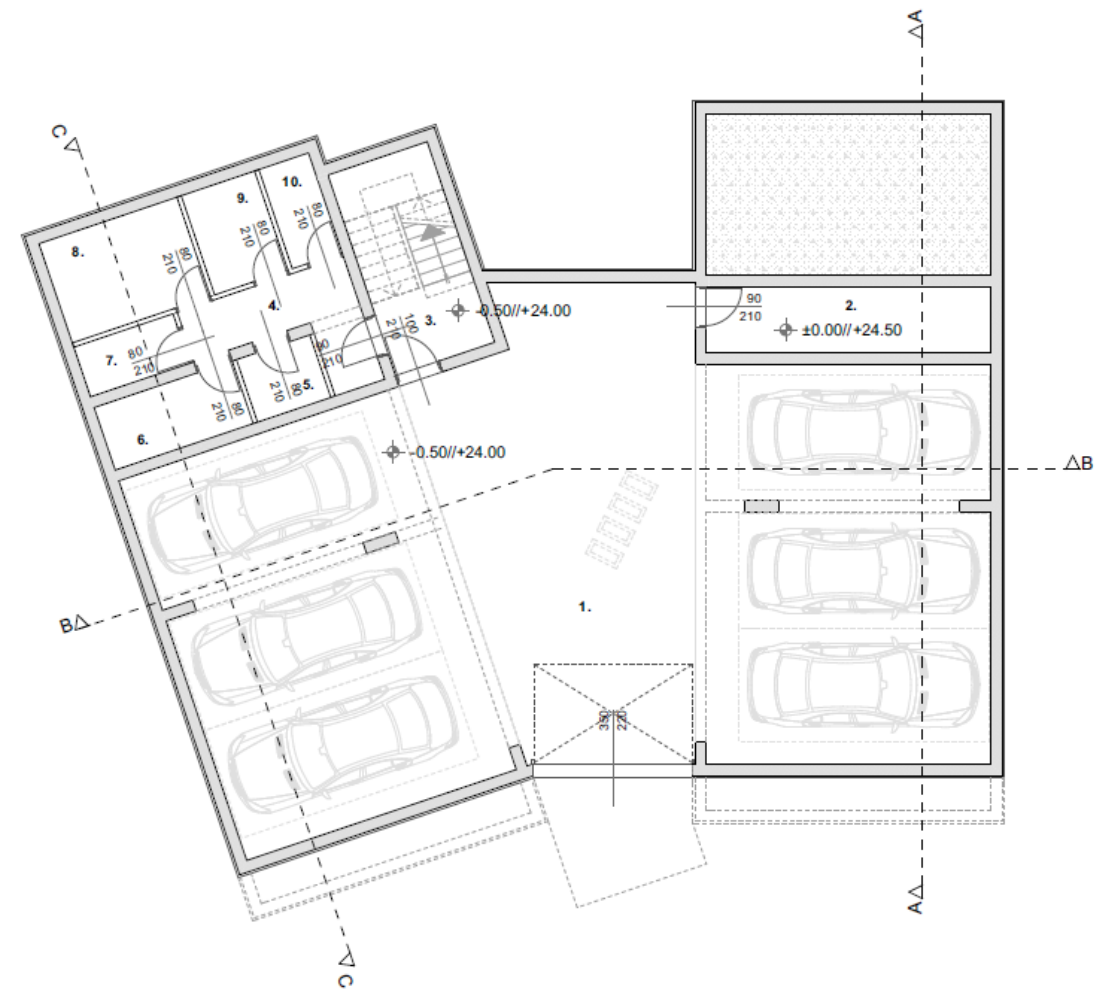
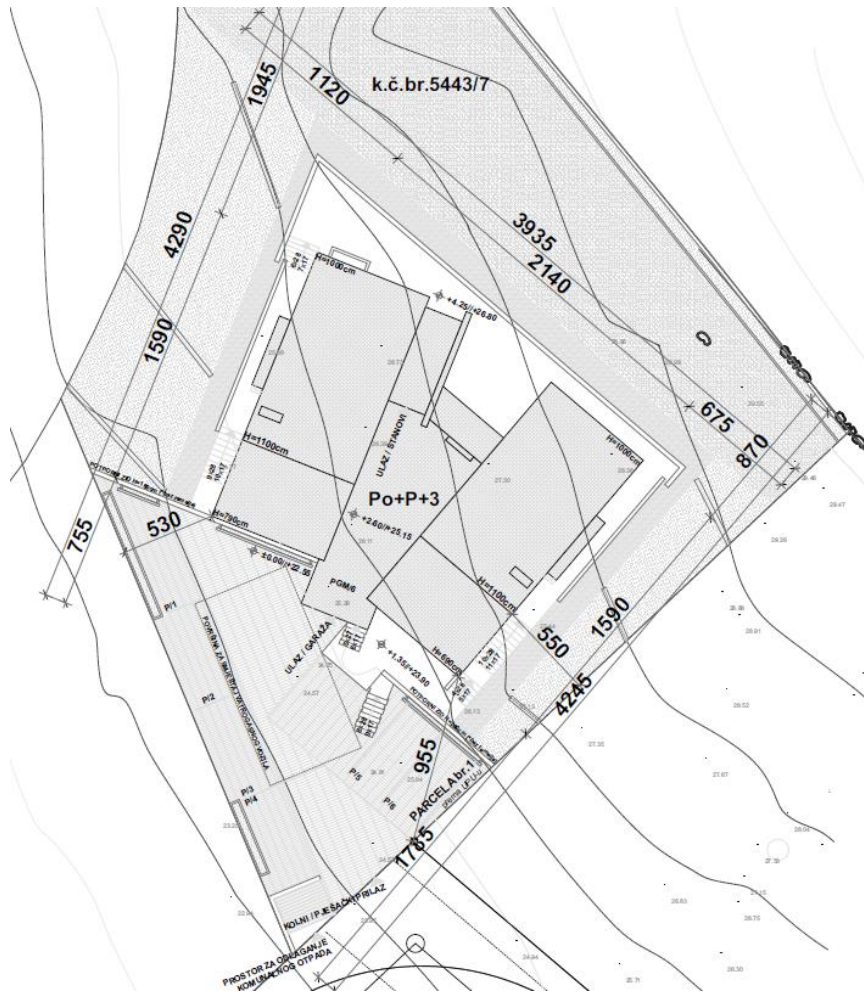


Condo A 1	floor	nr of rooms	Surface with balcony	Net Surface	Surface with 50% balcony	Bedroom 1	Bedroom 2	Bedroom 3	living room	kitchen	dining room	Bathroom 1	Bathroom 2	Bathroom 3	other rooms
Flat 1	groundfloor	4	91	76	84	12,78	11,97		15,59	8,54	12,02	3,96	3,30		7,89
Flat 2	groundfloor	4	91	76	84	12,78	11,97		15,59	8,54	12,02	3,96	3,30		7,89
Flat 3	first floor	4	91	76	84	12,78	11,97		15,59	8,54	12,02	3,96	3,30		7,89
Flat 4	first floor	4	91	76	84	12,78	11,97		15,59	8,54	12,02	3,96	3,30		7,89
Flat 5	second and third floor	5	142	89	116	10,77	9,69	8,94	11,40	7,26	13,68	4,83	3,52	3,51	15,65
Flat 6	second and third floor	5	142	89	116	10,77	9,69	8,94	11,40	7,26	13,68	4,83	3,52	3,51	15,65
Storage rooms	basement	7		33	33										33
Garage lots	basement	6													
Garage lots	open space	6													
Common rooms	staircases, etc			127	127										127
<b>Total</b>			<b>648</b>	<b>643</b>	<b>725</b>										

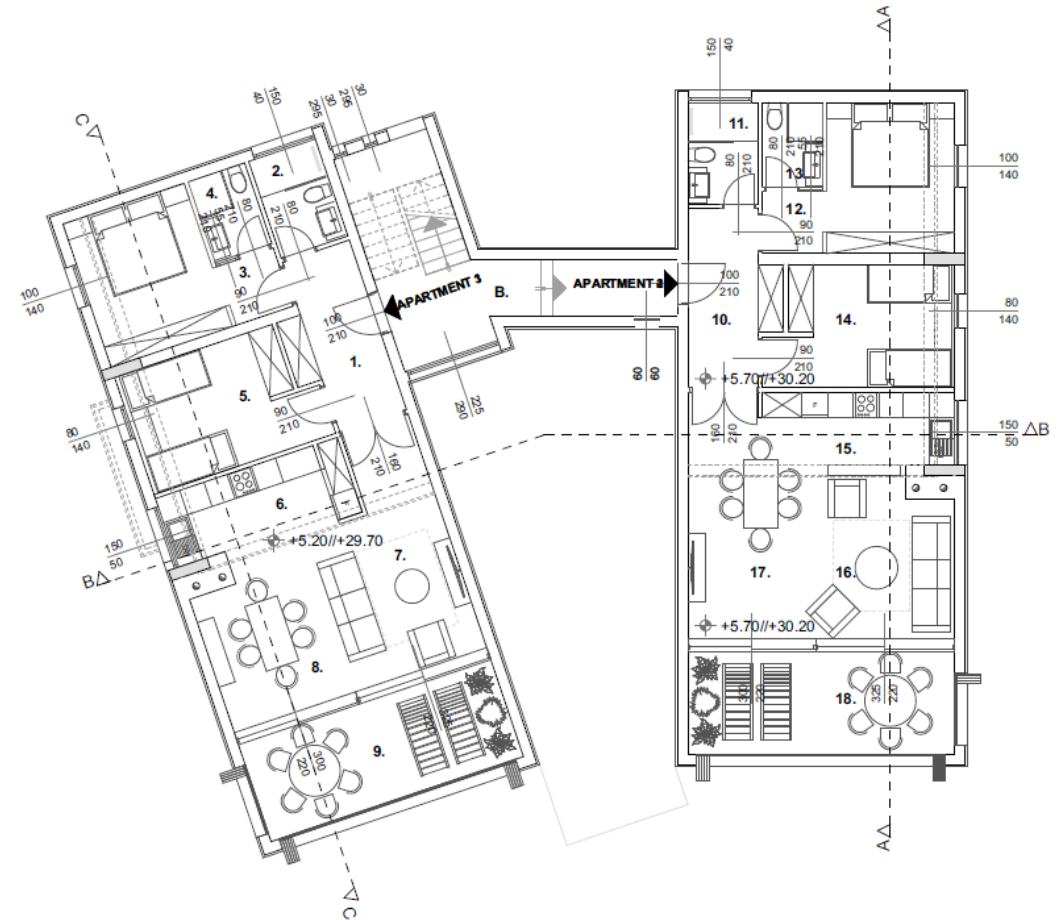
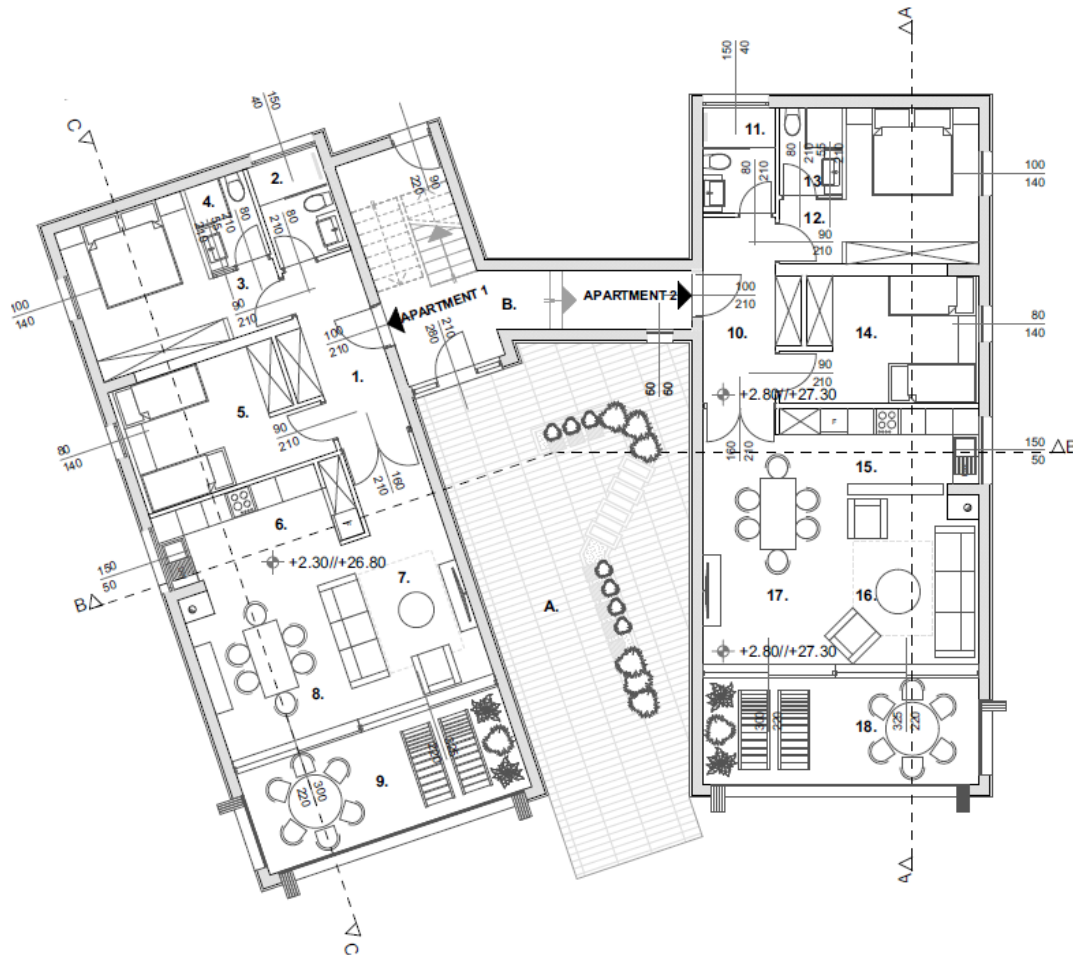


Plot size: 1.644 m<sup>2</sup>





# Condominium „A 1” (5443/7) ground & first floor



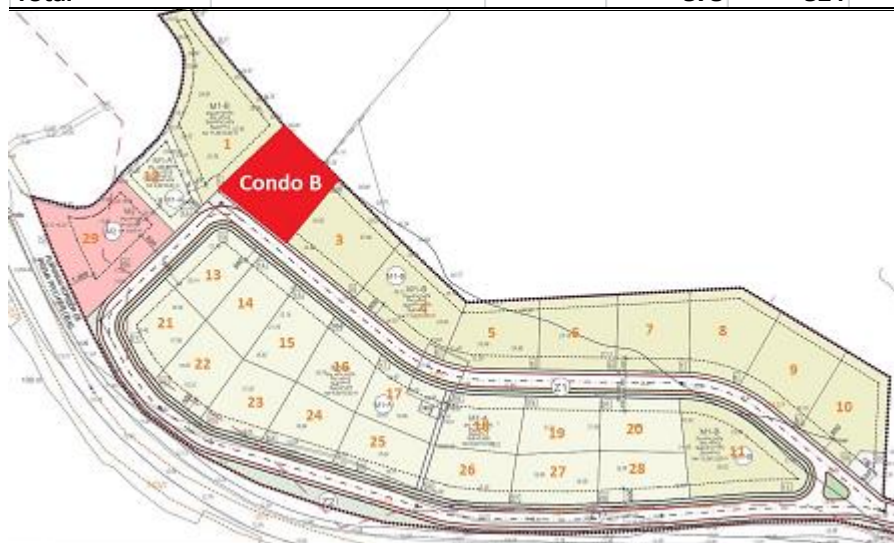




# Condominium „B 2” (5443/9) summary



Condo B 2,	floor	nr of rooms	Surface with balcony	Net Surface	Surface with 50% balcony	Bedroom 1	Bedroom 2	Bedroom 3	living room	kitchen	dining room	Bathroom 1	Bathroom 2	Bathroom 3	other rooms
Flat 1	groundfloor	4	88	73	81	8,19	14,36		13,30	7,23	12,25	5,51	4,20		8,19
Flat 2	groundfloor	4	88	73	81	8,19	14,36		13,30	7,23	12,25	5,51	4,20		8,19
Flat 3	first floor	4	91	76	83	9,86	14,36		17,24	6,89	11,27	4,57	4,20		7,40
Flat 4	first floor	4	91	76	83	9,86	14,36		17,24	6,89	11,27	4,57	4,20		7,40
Flat 5	second and third floor	5	154	91	122	10,56	13,68	8,48	11,50	9,50	10,75	4,95	3,61	4,51	13,26
Flat 6	second and third floor	5	154	91	122	10,56	13,68	8,48	11,50	9,50	10,75	4,95	3,61	4,51	13,26
Storage rooms	basement	6		21	21										21
Garage lots	basement	6													
Garage lots	open space	6													
Common rooms	staircases, etc			96	96										96,23
<b>Total</b>			<b>578</b>	<b>524</b>	<b>609</b>										



Plot size: 980 m<sup>2</sup>





# Condominium „C 3” (5443/14) summary



Condo C 3	floor	nr of rooms	Surface with balcony	Net Surface	Surface with 50% balcony	Bedroom 1	Bedroom 2	Bedroom 3	living room	kitchen	dining room	Bathroom 1	Bathroom 2	Bathroom 3	other rooms
Flat 1	groundfloor	4	91	76	83	14,03	11,08		14,17	8,81	11,41	4,88	3,53		7,71
Flat 2	groundfloor	4	103	86	94	11,97	9,60		22,07	11,06	13,38	4,57	3,90		9,12
Flat 3	first floor	4	91	76	83	14,03	11,08		14,17	8,81	11,41	4,88	3,53		7,71
Flat 4	first floor	4	103	86	94	11,97	9,60		22,07	11,06	13,38	4,57	3,90		9,12
Flat 5	second and third floor	5	140	88	114	11,46	8,03	9,77	9,87	7,88	12,34	4,53	4,51	3,52	16,38
Flat 6	second and third floor	5	182	120	151	16,36	12,54	13,75	17,85	8,91	15,59	4,57	4,26	5,37	20,41
Storage rooms	basement	7		35	35										35,15
Garage lots	basement	6													
Garage lots	open space	6													
Common rooms	staircases, etc			95	95										94,77
<b>total</b>			<b>708</b>	<b>660</b>	<b>749</b>										



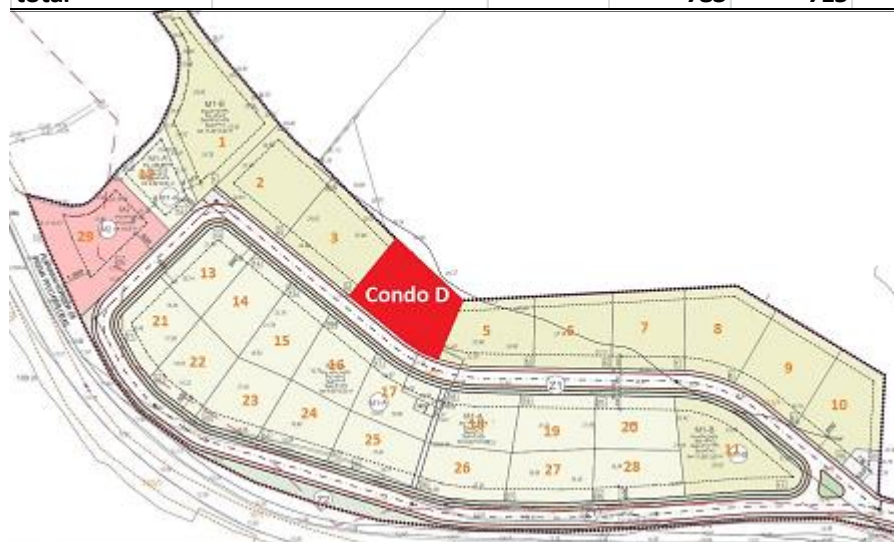
Plot size: 974 m<sup>2</sup>



# Condominium „D 4” (5443/19) summary



Condo D 4	floor	nr of rooms	Surface with balcony	Net Surface	Surface with 50% balcony	Bedroom 1	Bedroom 2	Bedroom 3	living room	kitchen	dining room	Bathroom 1	Bathroom 2	Bathroom 3	other rooms
Flat 1	groundfloor	4	105	91	98	16,38	11,42		20,56	9,26	14,67	5,78	3,92		9,13
Flat 2	groundfloor	4	105	91	98	16,38	11,42		20,56	9,26	14,67	5,78	3,92		9,13
Flat 3	first floor	4	105	91	98	16,38	11,42		20,56	9,26	14,67	5,78	3,92		9,13
Flat 4	first floor	4	105	91	98	16,38	11,42		20,56	9,26	14,67	5,78	3,92		9,13
Flat 5	second and third floor	5	180	125	153	15,54	11,67	14,44	18,12	12,36	21,17	4,51	4,51	4,86	17,82
Flat 6	second and third floor	5	180	125	153	15,54	11,67	14,44	18,12	12,36	21,17	4,51	4,51	4,86	17,82
Storage rooms	basement	6		25	25										25,48
Garage lots	basement	6													
Garage lots	open space	6													
Common rooms	staircases, etc			75	75										74,58
<b>total</b>			<b>783</b>	<b>715</b>	<b>799</b>										



Plot size: 976 m<sup>2</sup>





# Condominium „E 5” (5443/24) summary



Condo E 5	floor	nr of rooms	Surface with balcony	Net Surface	Surface with 50% balcony	Bedroom 1	Bedroom 2	Bedroom 3	living room	kitchen	dining room	Bathroom 1	Bathroom 2	Bathroom 3	other rooms
Flat 1	groundfloor	4	84	69	77	12,54	8,88		10,77	7,92	8,23	5,25	4,46		11,24
Flat 2	groundfloor	4	106	75	90	11,19	9,25		16,03	8,31	9,96	7,04	3,63		9,29
Flat 3	first floor	4	84	69	77	12,54	8,88		10,77	7,92	8,23	5,25	4,46		11,24
Flat 4	first floor	4	88	75	81	11,19	9,25		16,03	8,31	9,96	7,04	3,63		9,29
Flat 5	second and third floor	5	150	121	135	15,10	13,62	9,52	20,20	11,49	15,66	5,82	3,80	5,82	19,57
Flat 6	second and third floor	5	160	112	136	13,21	9,18	12,91	18,84	8,80	18,99	3,50	7,04	4,86	14,41
Storage rooms	basement	6		35	35										35,46
Garage lots	basement	6													
Garage lots	open space	6													
Common rooms	staircases, etc			67	67										67,28
<b>total</b>			<b>671</b>	<b>623</b>	<b>698</b>										



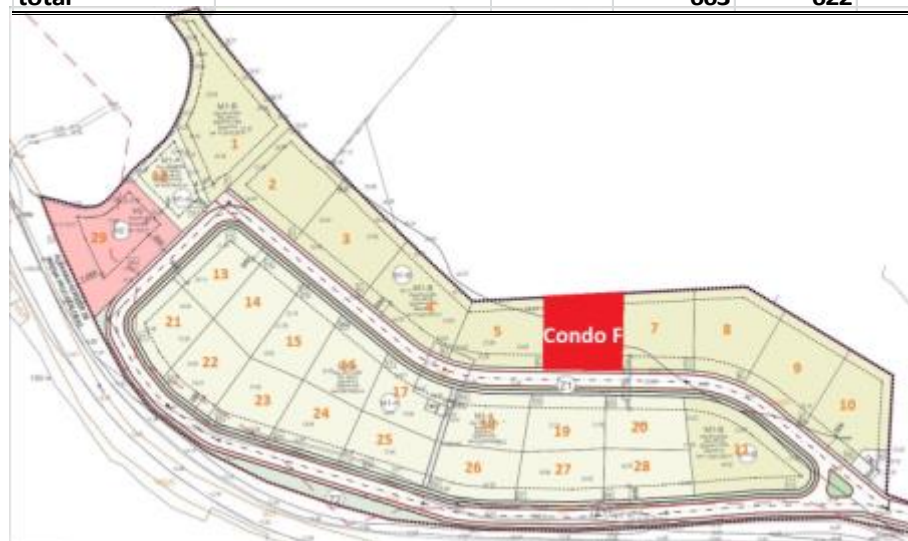
Plot size: 820 m<sup>2</sup>



# Condominium „F 6” (5443/25) summary



Condo F 6	floor	nr of rooms	Surface with balcony	Net Surface	Surface with 50% balcony	Bedroom 1	Bedroom 2	Bedroom 3	living room	kitchen	dining room	Bathroom 1	Bathroom 2	Bathroom 3	other rooms
Flat 1	groundfloor	4	92	78	85	13,82	11,54		13,59	10,94	13,08	3,90	3,90		7,19
Flat 2	groundfloor	4	92	78	85	13,82	11,54		13,59	10,94	13,08	3,90	3,90		7,19
Flat 3	first floor	4	92	78	85	13,82	11,54		13,59	10,94	13,08	3,90	3,90		7,19
Flat 4	first floor	4	92	78	85	13,82	11,54		13,59	10,94	13,08	3,90	3,90		7,19
Flat 5	second and third floor	5	147	89	118	10,49	8,08	10,29	16,09	8,84	8,80	4,80	3,51	3,51	14,58
Flat 6	second and third floor	5	147	89	118	10,49	8,08	10,29	16,09	8,84	8,80	4,80	3,51	3,51	14,58
Storage rooms	basement	6		34	34										34,00
Garage lots	basement	6													158,57
Garage lots	open space	6													
Common rooms	staircases, etc			98	98										98,37
<b>total</b>			<b>663</b>	<b>622</b>	<b>709</b>										



Plot size: 820 m<sup>2</sup>





# Condominium „G7” and „H8” already sold



# Condominium „I 9” (5443/33) summary



Condo I 9	floor	nr of rooms	Surface with balcony	Net Surface	Surface with 50% balcony	Bedroom 1	Bedroom 2	Bedroom 3	living room	kitchen	dining room	Bathroom 1	Bathroom 2	Bathroom 3	other rooms
Flat 1	groundfloor	4	95	81	88	13,86	10,92		13,27	11,20	14,36	4,46	4,32		8,51
Flat 2	groundfloor	4	96	81	88	14,00	10,92		13,27	11,20	14,36	4,46	4,32		8,51
Flat 3	first floor	5	117	103	110	13,86	10,92	21,87	13,27	11,20	14,36	4,46	4,32		8,51
Flat 4	first floor	4	96	81	88	14,00	10,92		13,27	11,20	14,36	4,46	4,32		8,51
Flat 5	second and third floor	5	153	95	124	12,90	10,73	7,62	16,68	9,07	9,36	5,12	3,69	3,45	15,97
Flat 6	second and third floor	5	153	95	124	12,90	10,73	7,62	16,68	9,07	9,36	5,12	3,69	3,45	15,97
Storage rooms	basement	6		38	38										37,63
Garage lots	basement	6													169,56
Garage lots	open space	6													
Common rooms	staircases, etc			107	107										107,09
<b>total</b>			<b>710</b>	<b>680</b>	<b>767</b>										



Plot size: 920 m<sup>2</sup>





# Condominium „J 10” (5443/34) summary



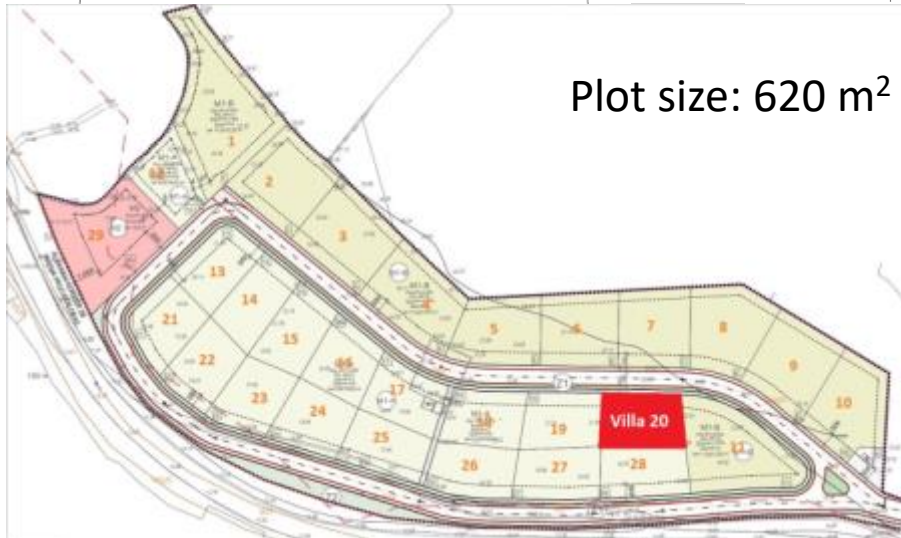
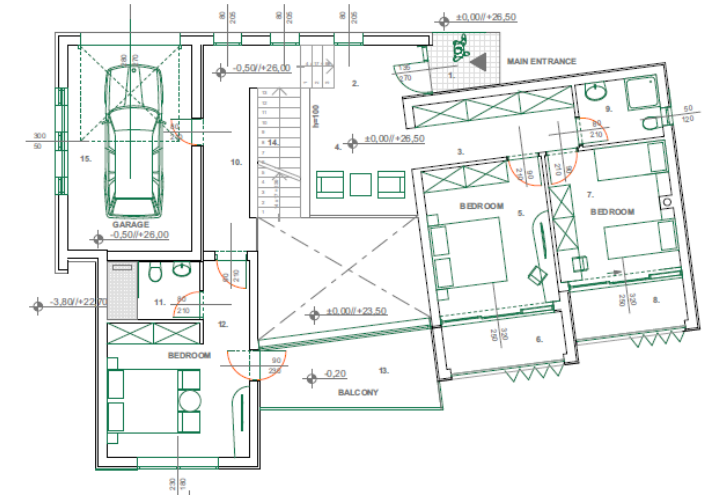
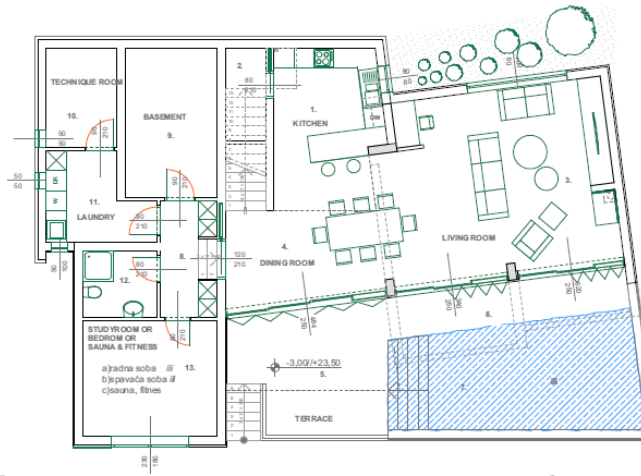
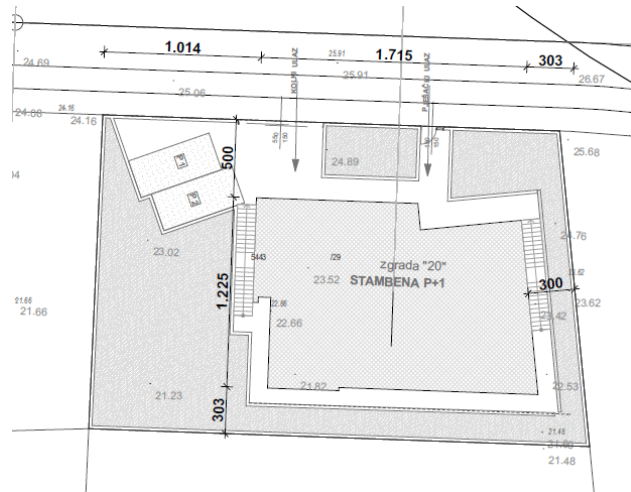
Condo J 10	floor	nr of rooms	Surface with balcony	Net Surface	Surface with 50% balcony	Bedroom 1	Bedroom 2	Bedroom 3	living room	kitchen	dining room	Bathroom 1	Bathroom 2	Bathroom 3	other rooms
Flat 1	groundfloor	4	93	85	89	10,46	17,57		14,96	10,73	15,41	6,15	4,70		5,51
Flat 2	groundfloor	4	97	89	93	16,89	12,78		13,97	17,19	0,00	6,40	5,12		16,43
Flat 3	first floor	4	93	85	89	10,46	17,57		14,96	10,73	15,41	6,15	4,70		5,51
Flat 4	first floor	4	97	89	93	16,89	12,78		13,97	17,19	0,00	6,40	5,12		16,43
Flat 5	second and third floor	5	154	108	131	11,70	7,27	12,21	21,63	9,60	12,19	3,52	5,18	4,95	20,18
Flat 6	second and third floor	5	159	102	130	11,08	10,53	9,55	20,83	9,16	16,47	3,92	3,92	4,25	12,50
Storage rooms	basement	6		34	34										33,58
Garage lots	basement	6													165,30
Garage lots	open space	6													
Common rooms	staircases, etc			52	52										52,33
<b>total</b>			<b>693</b>	<b>645</b>	<b>712</b>										



Plot size: 920 m<sup>2</sup>



# Villa „20” summary



Plot size: 620 m<sup>2</sup>

229 m<sup>2</sup> net surface

46 m<sup>2</sup> balcony

24 m<sup>2</sup> pool







<https://www.google.com/maps/@44.5535305,15.0404923,412m/data=!3m1!1e3>

Contact information: [info@prestigepark.eu](mailto:info@prestigepark.eu)  
[www.prestigepark.eu](http://www.prestigepark.eu)