



INVESTMENT FOLDER

Spa & Lifestyle Resort and Residences

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Mixed-use Resort project for sale

Location: Tisno, near Šibenik, Croatia

The subject plot for resort development is located in the south of Croatia, on the territory of Šibenik-Knin County, which is located in the central part of the Croatian Adriatic coast.

Type of object:

Mixed-use resort (SPA, Health & Lifestyle resort comprising of a boutique hotel and residential units for sale)

Project holder: Aqua Relaxio d.o.o.

Asking price: on request

Transaction model offered to a strategic investor includes:

- Sale of the project situated on owned and leased land
- Concept & Feasibility study
- Architectural Concept Design & Cost Analysis



Current project status

The project envisages the building of the mixed-use resort complex on a land area of 163,479 sq m, comprising of:

- a high category hotel (4-5*) with 60-80 rooms
- additional facilities (restaurant, beach club, health center, SPA and other recreation facilities)
- real estate components for sale (75 residences and 25 villas)

The project complies with the Spatial Development Plan of Municipality of Tisno.

A Concept & Feasibility study and Architectural Concept Design & Cost analysis, have been drafted for this project.

The Main Design has not been drafted yet; therefore the application for procuring a building permit has not been done yet. This gives the freedom to the investor to adapt the project to his own preference.



Location & Region

Location & distances to major cities



Nearest airports:

- Zadar Airport ~ 60 km (regular flights to Zagreb and Pula);
- Dubrovnik Airport ~ 325 km (international flights);
- Split ~ 111 km (international flights);
- Zagreb ~ 330 km (international flights)



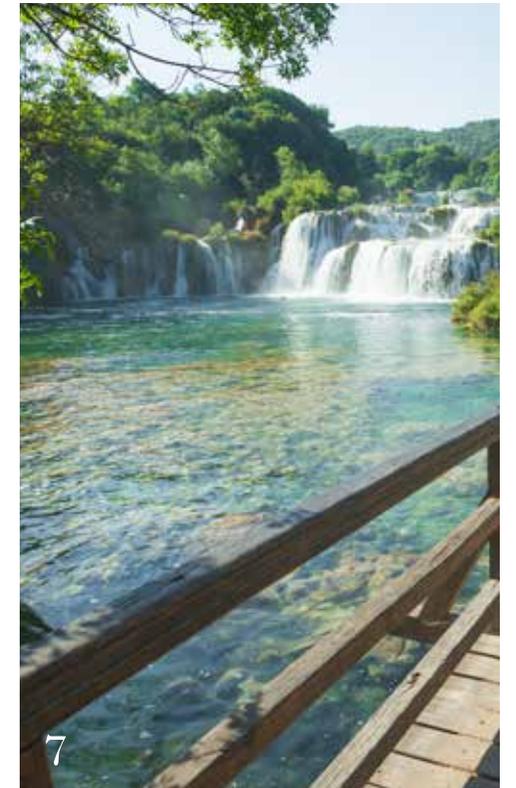
Šibenik is situated in the central part of the Croatian Adriatic Coast, in the picturesque and indented bay. It's known as a gateway to the Kornati Islands. Šibenik is the oldest native Croatian town on the eastern shores of the Adriatic sea.



Tisno was named after the Croatian ikavian word "tisno" which means strait, describing its location at the narrow strait separating the island of Murter from the mainland. A town with a rich heritage displayed in its Italianate buildings.

Activities, places, tips, maritime

Holidays become an unforgettable experience.
The location offers endless possibilities for active relaxation in summer.



1-2 enjoying Adriatic sea | 3 walks along the pinewoods coastline | 4 historical cities of Sibenik and Zadar | 5 traditional events (Tribunj donkey race) | 6 traditional Mediterranean food | 7 natural wonders of the area

Activities, places, tips, maritime



1 National Park Kornati | 2 National Park Krka | 3 gastronomy pleasures on Murter and Kornati islands | 4-6 sport activities | 7 sailing and yachting | 8-9 music festivals and cultural happening in the area (Ultra Europe, Outlook festival, Suncebeat and Barbarella, International Children's Festival Sibenik, Split Summer Festival,...)

Land plot: legal status, zoning map

Location:

- The subject site is located between Zadar and Šibenik, which are two very attractive and expanding tourism destinations in Croatia
- Tourism development-wise any attractive micro-location within this area has promising development potential

Elevation:

- There is a gradual elevation reaching 30 m - 40 m above sea level at the top of the site, in the direction from north to southeast.
- Currently, the site is mostly covered with typical Mediterranean mid-high vegetation.

Views, beach, noise:

- The site benefits from good views towards the sea to the north and north-west.
- The plot has direct access to the Jazine beach, which creates important added value for the guests. Since the beach is the part of the coastal area, the Client has to get a concession from the Ministry of Maritime Affairs, Transport and Infrastructure.
- There is no noise pollution.



Land plot: legal status, zoning map

- The land plot consists of 19 cadastral plots with a total area of 163,479 sq m (16,3 Ha where 6,9 Ha are owned by Aqua Relaxio d.o.o., and the rest is owned by the Republic of Croatia)
- The land plot is already split into two parts through a public road leading through the resort. All major buildings and real estate for sale have been planned in areas above the road, which are in possession of Aqua Relaxio d.o.o. Auxiliary components of the resort have been planned on long-term leased plots below the road.
- The Municipality Tisno is in the process of preparing project documentation for the dislocation of the road. The illustration shows the existing road (in purple color) and the new road (in orange color).
- Please note that not the total area of each plot owned by the Republic of Croatia will be used for the development of the resort; it depends on the final design of the resort. As per Detailed Facility program, the resort will be developed on the total gross area of 89,087 sq m, functions included in space & function program on the total gross area of 36,687 sq m, and specified program on the total gross area of 52,400 sq m.



Spa, Health & Lifestyle Resort & Residences



Inhabiting the landscape



Traffic at the resort

The resort can be entered through the main entrance control point and continue to the main outdoor parking area or to the indoor parking area (hotel and residence guests only).

Villas will have private parking at the villas.



There will be a golf cart or similar shuttle system transporting guests through the territory of the resort. The maximum possible separation of public and non-public roads and traffic flows.



Hotel for 60-80 rooms and suites

F&B Outlets

Main restaurant with outdoor terrace
Beach Cafe/Lounge - barefoot luxury concept, seasonal operation
Bar & Lounge
Gourmet shop for residences and villas

Recreation facilities

Health center of ca. 1000 m²
SPA & Fitness of ca. 1000 m² with a large outdoor infinity pool
Beach and pool
Water sports

Residential units for sale/
serviced by the hotel

75 residencies (Terraced townhouses)
25 private villas with their own gardens and pools

Space & Function program		Gross area (m ²)
Hotel	Hotel	11,035.00
	Delivery bay	450.00
	Loggias	832.00
	Terraces and balconies on building	1013.00
	Terraces on ground	400.00
	Outdoor pools	425.00
	Total Hotel	14,155.00
Residences	Residences & Shop	7,252.00
	Residences storages	1,022.00
	Terraces on building	3,869.00
	Residence pool	61.00
	Pool terrace	381.00
	Total Residencies	12,585.00
Villas	Villas	6,239.32
	Terraces on building	2,442.05
	Pools	600.95
Total Villas	9,282.00	
Beach Club	Beach Club - Restaurant & Lounge	165.00
	Watersport center	80.00
	Terraces on ground	300.00
	Semi-covered roof construction	120.00
Total Beach Club	665.00	
Pool technology		
	Hotel pools	
	Residence pool	
	Villas pool	
Functions included in the Space & Function programme		36,687.00

Specified program	Gross area (m ²)
180 Outdoor Parking	4,500.00
Landscaping	
Sports grounds	270.00
Paved area residences	2,551.00
Paved area hotel and Beach Club	1,234.00
Paved area villas	1,080.00
Paved area tourist zone	2,049.50
Green terraces residences	2,076.00
Garden villas	3,397.25
Unpaved landscape villas	4,290.00
Unpaved landscape 50% of total area	17,040.50
Arrival scenario hotel	800.00
Lungo mare	2,900.00
Beach	3,780.00
Traffic	
Internal roads incl. pavement within tourist zone	3,677.00
Old road refurbishment	3,025.00
Sun decks in water	
Specified programme total gross area	52,400.00

Hotel



Hotel facilities

Guest Rooms

Public Zones:

Guest services center
Lobby Lounge
Lecture room / Auditorium
Library
Shops & Show vitrines

Food & Beverage Outlets:

Educational kitchen
Phyto-Tea Bar
Roof Bar & Lounge with the terrace
Lounge & Bar on the beach (seasonal)

Health & Beauty Center

Spa & Fitness Center

Recreational Outdoor Facilities:

Pool and pool terrace
Beach club
Water sports center
Wellness park located on the slope between the hotel and the beach area offering romantic walkways, relaxing areas, and fitness parkour





A DELUXE AND HEALTH ROOM VARIANTS

B JUNIOR SUITE



C SPA SUITE



D SUPERIOR SUITE

Guestrooms	Deluxe room 40 m ²	Junior Suite 60 m ²	Superior Suite 80 m ²	Spa Suite 80 m ² (sauna, steam bath)	Total
Number of rooms	48	10	1	1	60
Number of beds	2	2	4	4	124

A close-up photograph of a woman lying on her back, eyes closed, receiving a facial massage. Her hands are gently cupping her face. The background is softly blurred with warm, bokeh light spots, suggesting a relaxing spa environment.

Operational concept:
Pillars of strategy for
a “seasonality adaptation”

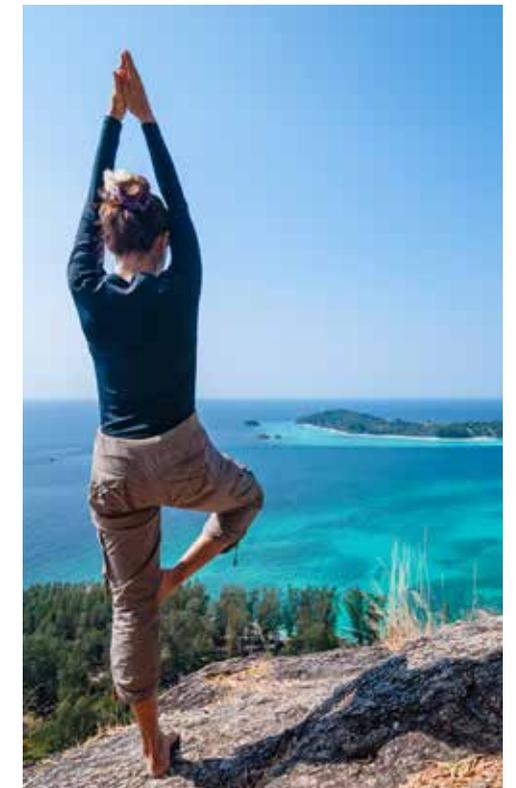


Operational concept: Basic products

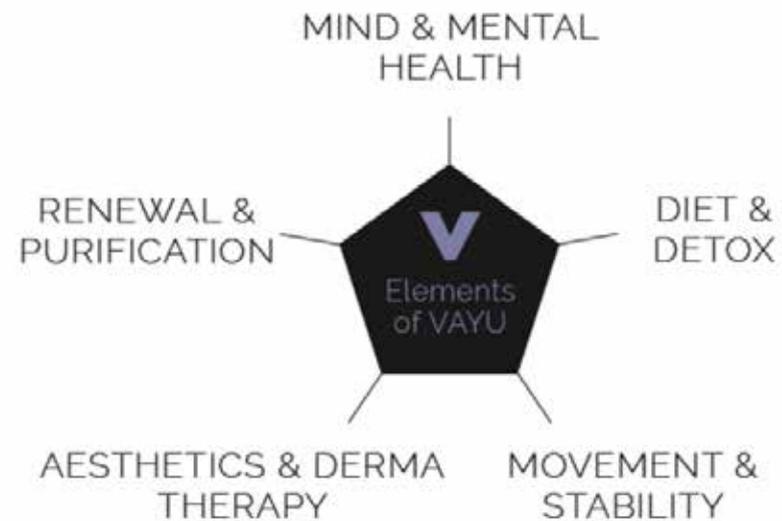
Sun & Beach leisure, SPA programs (high demand periods/summer)



Health programs and SPA programs (mid & low seasons)



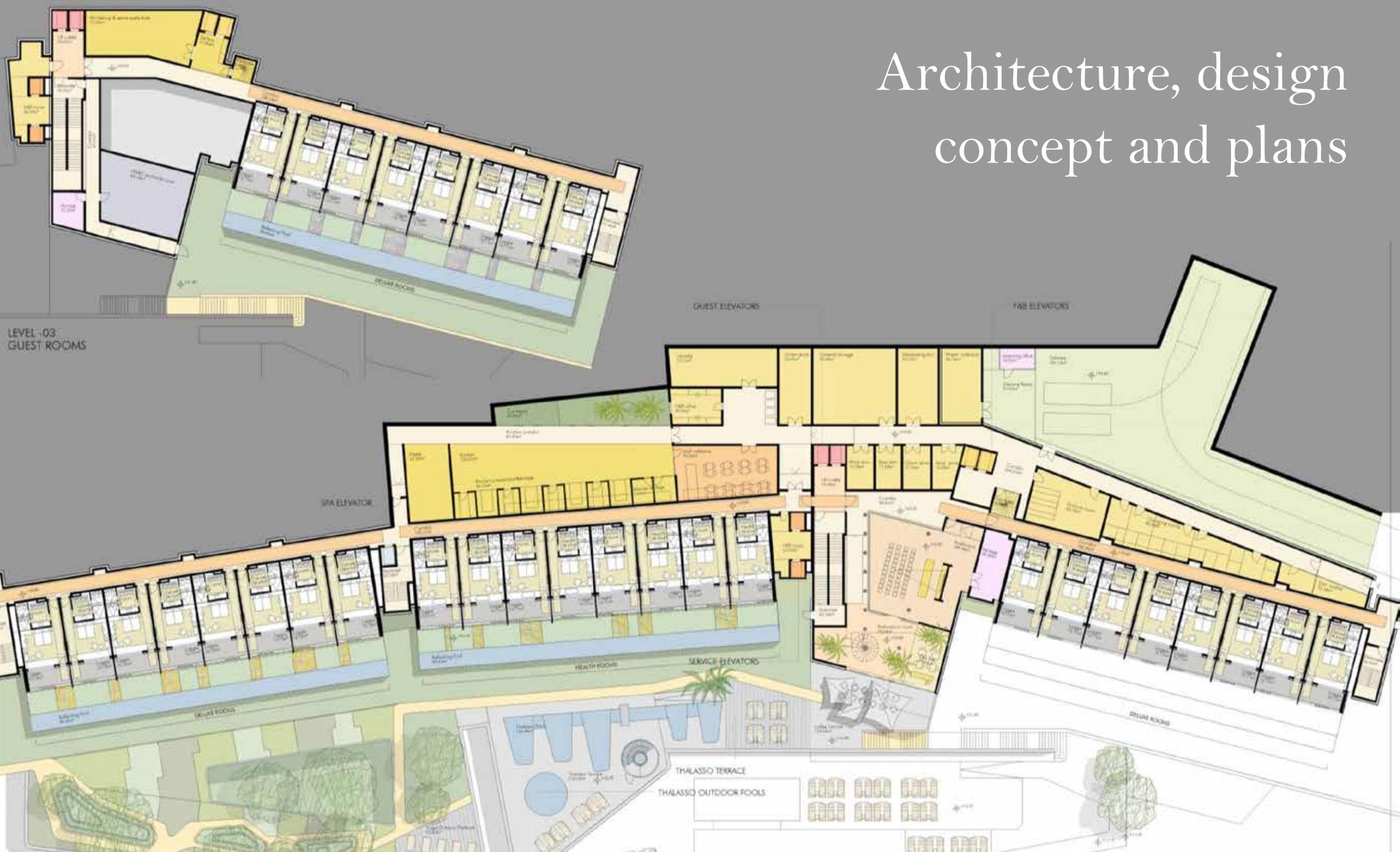
Pillars of medical concept



Health programs / Medical SPA as a proposed business driver to off-set the effect of seasonality

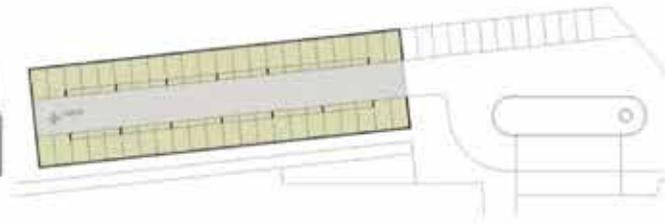
Innovative health & wellness concept and programs with an emphasis on preventive medicine, wellness, focus on detoxification, restoration of metabolic balance, stress management, fitness, increased activity, productivity, and improved quality of life.

Architecture, design concept and plans

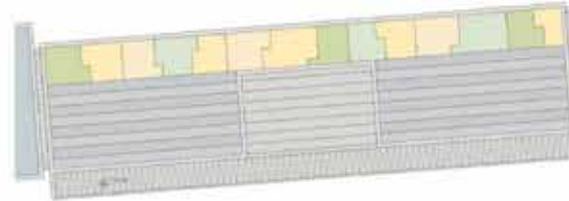


Hotel





PARKING GARAGE 44 CARS ON LEVEL 00
COVERED PARKING AREA 13 CARS



LEVEL 03
ROOF TOP LOUNGE



LEVEL 02
SUITES & HEALTH RESTAURANT



LEVEL 01
SUITES & RESTAURANT / A LA CARTE KITCHEN



SEA VIEW



Beach club



Beach club will consist of a group of sun decks and jetties (wooden platforms) along the waterfront, reaching into the sea with chaise longue and umbrellas, complete with a wireless high-speed internet connection.

There will be specially allocated areas for hotel guests and residents of residences and villas.

At the entrance area, there will be a lightweight construction with access control, info-point, changing rooms, showers and toilets, and a small staff room and storage for towels.

At the far end of the beach, there will be a Water sports center offering classic water sports.



The art of living ~ residential components





Residencies ~ townhouses with living terraces



Typology	Number of residencies	Living indoor area	Living terrace area
One-bedrooms	32	64 m ²	37 m ²
Two-bedrooms	32	83 m ²	52 m ²
Three-bedrooms	11	128 m ²	61 m ²
Total	75		

SECTION 1 +L01

Type C - 2nd floor Type B

- | | |
|------------------|--------------|
| 1 Bedroom | 1 Entrance |
| 2 Master bedroom | 2 Livingroom |
| 3 Bathroom | 3 Bedroom |
| 4 Wardrobe | 4 Bathroom |
| | 5 Kitchen |
| | 6 Dining |
| | 7 Utility |
| | 8 Wc |
| | 9 Terrace |
| | 10 Garden |
-
- | | |
|---------------|------------------|
| Area 58 m2 | Area 62 m2 |
| Terrace 37 m2 | Terrace 53 m2 |
| | Storage 52+16 m2 |



SECTION 1 L00

Type C - 1st floor Type B

- | | |
|--------------|--------------|
| 1 Entrance | 1 Entrance |
| 2 Livingroom | 2 Livingroom |
| 3 Utility | 3 Bedroom |
| 4 Wc | 4 Bathroom |
| 5 Kitchen | 5 Kitchen |
| 6 Dining | 6 Dining |
| 7 Terrace | 7 Utility |
| | 8 Wc |
| | 9 Terrace |
| | 10 Garden |
-
- | | |
|---------------|---------------|
| Area 64 m2 | Area 82 m2 |
| Terrace 37 m2 | Terrace 52 m2 |



Private villas



Spacious villas of four different types, unique and prestigious, offer the most luxurious and comfortable experience that resort can provide.

Each villa has a private garden, pool, individual parking.

Living space	Number of villas
Type 1A: 2 bedrooms (146,46 m ² living, 57,36 m ² terrace and 106 m ² garden)	10
Type 1B: 2 bedrooms (180,12 m ² living, 56,89 m ² terrace and 138 m ² garden)	5
Type 2: 3 bedrooms (227 m ² living, 156 m ² terrace and 210 m ² garden)	9
Type 3: 4 bedrooms (338 m ² living, 180 m ² terrace and 350 m ² garden)	1
Total	25

TWO-BEDROOMS VILLA_TYPE 1_146,50m²
GARDENS 106,40m²



GROUND LEVEL

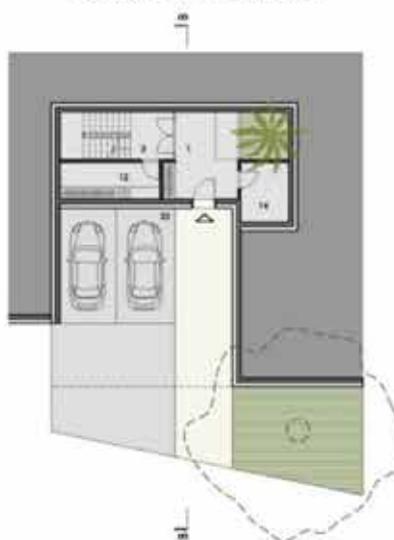


UNDERGROUND LEVEL



SECTION A-A

TWO-BEDROOMS VILLA_TYPE 2_180 m²
GARDENS 138,80m²



GROUND LEVEL



FIRST LEVEL



SECOND LEVEL



SECTION B-B



THREE-BEDROOMS VILLA_TYPE 3_270m²
GARDENS 210 m²



THREE-BEDROOMS VILLA_TYPE 4_227,20m²
GARDENS 210 m²



FOUR-BEDROOMS VILLA_TYPS 5_338,60m²
GARDENS 350 m²



UNDERGROUND LEVEL -01



GROUND LEVEL



FIRST LEVEL



SECTION E-E



Vision & Positioning



Proposed market positioning

- Upscale lifestyle resort with the wellness and light medical services, all-year-round operation. Annual occupancy of up to 50%.
- Residences and villas will be released for sale after the opening of the resort within a five-year period.
- Hotel services will be available for owners of residences and villas: restaurants, bars, spa, catering, babysitting, housekeeping, garden services - all against charges in the form of Owners Club system.
- A third-party rental program will be offered by the hotel for high occupancy periods.
- A possibility to become a member of one of the international marketing alliances for small hotels, like the "Small Luxury Hotels of the World" or "Hideaway hotels", etc. - partnerships and marketing platforms for small and unique owner-managed luxury hotels and resorts.



Real estate

- Hotel investment risk is supposed to be released by sales of the real estate within the hotel.
- Lack of supply and expected growth in demand for luxury second homes in the waterfront in Croatia.
- The lifestyle component of hotel-branded residences is key to buyers' decisions.

Further project information

- Development costs
- Concept study & Feasibility assumptions
- Architectural Concept Design & Cost Analysis and any further information

...are available on demand

