

# New development

## Pag, Dalmatia



<b>Ref</b>	RE-LB-20038
<b>Type</b>	New development
<b>Region</b>	Dalmatia › Zadar
<b>Location</b>	Pag
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	10 m
<b>Floorspace</b>	43 sqm
<b>Plot size</b>	32 sqm
<b>No. of bedrooms</b>	2
<b>No. of bathrooms</b>	1

Tel: +385 91 357 3071 Viber, Whatsapp  
adrionikainfo@gmail.com  
[www.adrionika.com](http://www.adrionika.com)

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**Price**

€ 114 900

### **Absolutely unique offer at the market - 1st line resort holiday homes in Zadar area! ECO-concept resort of perfect waterfront location!**

It offers brand-new high-end sustainable prefab timber weekend villas by the sea based on an ROI-driven business model with possibility of renting via management company of the resort.  
Projected rentability is up to 9% per year.

Most of the villas have wonderful sea views! Some villas will benefit private swimming pool!  
Typical holiday home is of 43-45 sq.m. Boasting a private entrance, this air-conditioned holiday home features 1 living room with kitchen, 2 separate bedrooms and 1 bathroom with a walk-in shower and a hairdryer. Guests will find a stovetop, a refrigerator, kitchenware and a toaster in the kitchen. The holiday home also comes with a barbecue. The unit has a tea and coffee maker, sea views, a terrace and wine/champagne is offered for guests. The unit has 3 beds. Some feature a sauna.  
Land plot round the villas is 32-62 sq.m.

Price for a fully equipped and furnished house from €114,900 + VAT - €149,900 + VAT for phase I.  
Price range in phase II: €134,900 + VAT - €179,900 + VAT.

Note: The future owner acquires ownership only of the house. They must sign a 20-year lease agreement for the plot. An annual lump sum of €6,500 – €8,500 is paid, depending on the position.

Standard weekend homes include:

- Electric roller shades and pleated blinds on windows and doors
- Glass shower door in the bathroom
- Mini pool (in Villa-2 model)
- Outdoor solar shower
- Loft net
- Kitchen equipment: coffee machine, toaster, and water heater from SMEG
- Terrace furniture
- Bathroom and bedroom inventory, including sheets, covers, pillows, and more
- Kitchen inventory, such as cutlery, cooking sets, glasses, and more

Resort offers the following services:

- 24/7 Reception
- Coffee-beach bar
- Restaurant
- Food market & Zero waste store
- Electric charging station

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- Swimming Pool

### Services:

- In-house booking agency & booking-operation system with access
- Full-time employees: booking manager, resort manager, receptionists, and hospitality employees
- Regular maintenance of the house and full maintenance twice per year
- 24/7 security
- Parking space for each house

### Investment opportunity:

- ROI in up to 9 years (depending on the model of the house, equipment, and personal usage period)
- Legal guarantee
- Ten years warranty
- Lease of the land for 20 years with an option to extend

Resort offers turn-key renting solution for 22% of incomes:

- marketing activities
- reception of tourists, Check in/Checkout, with every time inventory check
- welcome pack for the guests at arrival
- cleaning and laundry of the mobile home per stay longer than 5 nights
- control of the mobile home upon takeover after the end of the lease
- supplement and preparation of the mobile home with consumables that under normal conditions cannot withstand the whole season (kitchen and floor cloths, small materials, cleaners, cleaning utensils, toilet paper, toilet brush, paper towels, ...)
- regular maintenance of the mobile home during the contract period in accordance with the agreed norms and in accordance with OI concept village standards, in order to maintain a uniform external and internal resort's appearance and functionality of the mobile home
- regular inspection of devices, systems, appliances and equipment in, on and near the mobile home
- the organisation of repairs of the mobile home, devices and systems in, on and the mobile home during the warranty period
- the preparation of reports on the condition of the mobile home to be submitted to the owner
- arranging the mobile home and its immediate surroundings
- active response (intervention) to technical problems
- control of the equipment and inventory of the mobile home according to the inventory list. The operator is liable for missing equipment up to the amount of the security deposit of the guest. In case of theft during the period when the mobile home is not rented to the guest or while it is not the subject of (repairing, cleaning, ...) works, the Operator is responsible to inform security service and authorities.

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- rental, organisation, management and care of booking software. The cost of including the mobile home in the booking software is free of charge for the Client.
- preparation of a report on occupancy in the rent season, financial calculation and payment of already completed leases for the month, previous to the month in which the report is made. The Operator delivers the report to the Client by the 25th (twenty-fifth) of the month.
- charging and collection of Guests' insurance fee
- coordination with insurance company in case of damage done to a mobile home

The phase I of the village is opening before summer 2024 (79 houses), phase II of the village is opening in year 2025 (30 more houses).

The photos are of sample ready resort of slightly different location in Zadar area.

Important: The future owner gets ownership of the mobile house only. And they have to sign a lease contract for the plot for 20 years.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.



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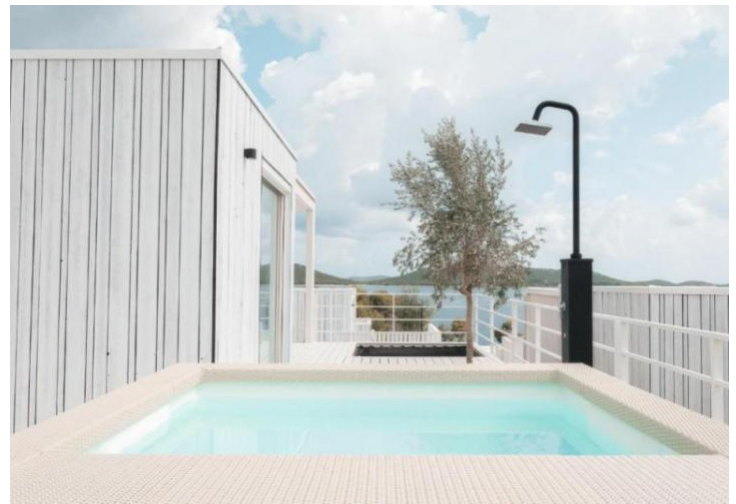


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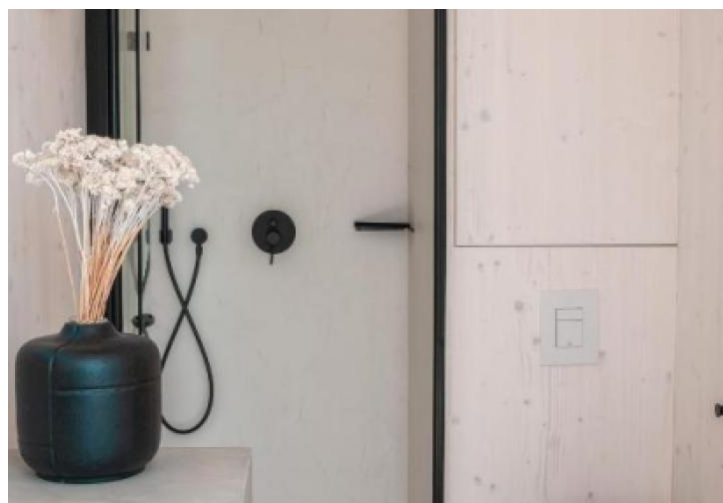
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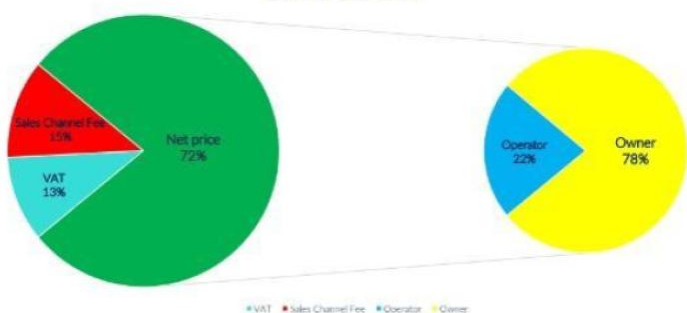


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REVENUE DISTRIBUTION



## TERMS AND CONDITIONS



### Operator fee

22% fee from netto booking price covers all the operations, services, basic maintenance, marketing and employees costs



### Booking Channel fee

Booking Channel fee up to 15% will be awarded to: Agency (Booking.com, Airbnb, Expedia, Vrbo,...), Mobile Home owner, Operator or other, who will sell the booking



### Setup

Free booking setup, photo/video material, inventory list, documented handover. We offer various standardised equipment packs



### Owner booking

Owner is welcome to use Mobile Villa for its holidays up to 4 weeks in high season (July and August) and w/o limitation in other months of the year with registered reservations in Central booking system



### Improve

We will take actions to achieve high standards for service and maintenance of your Mobile Home to preserve value



### Maintenance

Pre and After season maintenance included in Mobile Home lease agreement on discounted price



### Marketing

We take care of marketing, web site and cover all related costs



### Payment

Revenue calculation and belonging payments to owners are made every month



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## COMPLETE PROPERTY MANAGEMENT

Specialized in providing management and maintenance services of villas, will provide a stress-free and worry-free solution for Villa owners



### KEY HOLDING

We take care for all keys and cards. Villa's are equipped with electronic keylock.



### CLEANING

Regular and general cleaning of property.



### MAINTENANCE

Landscaping and garden maintenance.



### REGISTRATION

Registration to local authority.



### LANDSCAPING

Maintenance of property outside. Irrigation included.



### REPORTING

Regular monthly property inspection with reports.



### HOUSEHOLD

Purchase of household items.



### GUEST SERVICE

Emergency call service.



### ANNUAL

Review of property's user's manual.



### REPAIRS

Organisation and control of all works and repairs.



### INSURANCE

Arranging of necessary insurances (building, content, liability).

## COMPLETE RENTAL MANAGEMENT

Our management service allows renting, booking, taking care of the guests and the property, financial reporting in a professional and reliable way by implementation of RENTLIO Property Management Software (RENTLIO) and DUVE Guest Management Software (DUVE).

Platform: (DUVE)



### RECEPTION

Guide first point of contact, guests and general queries, check-in & check-out.



### DEPOSIT

Processing deposits and payments from guests.



### CALENDAR

Set-up and Management of availability calendar.



### REGISTRATION

Registration of guests with tourist authorities (e-visitor).



### DIRECTIONS

Provide guests with full directions to the property.



### COMMUNICATION

Direct connection with guests.



### INQUIRIES

Respond to all guest inquiries.



### GUEST SERVICE

Emergency call service.



### WELCOME PACK

Orientation welcome pack (keys, bottle of wine, etc.).



### CONSUMABLES

Supply necessities for guests.



### CHANGEOVER

Full property cleaning and changing of bed linen, towels.



### FINAL CHECK

On departure inspect property and check the inventory for losses and damages.