

VILLAS IN ISTRIA



ATMOSPHERE , LUXURY AND AMAZING SEA VIEWS !

Rustic newly built villas with a private swimming pool, garden and stunning sea views

BEAUTIFUL 2 FLOOR VILLA WITH A GARDEN, POOL AND AMAZING SEA VIEW!



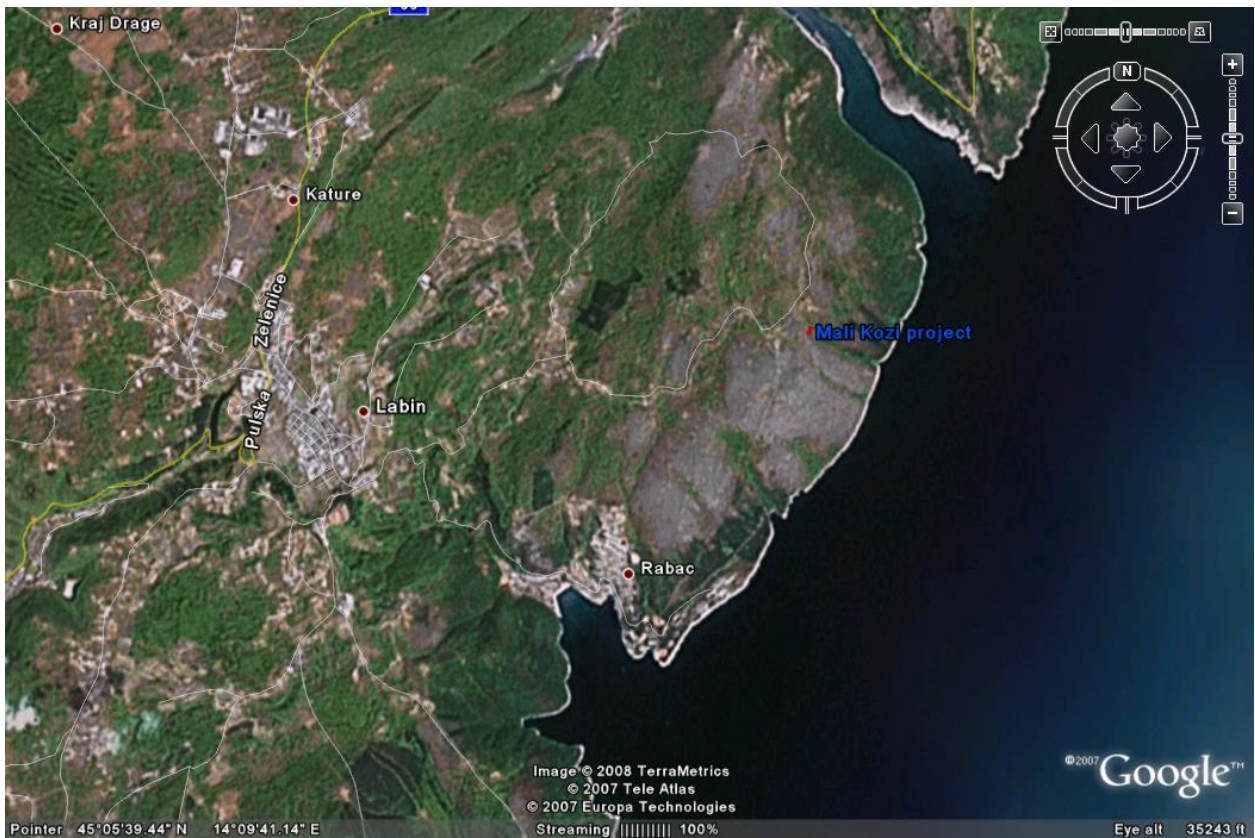
THE VIEW FROM THE TERRACE.....



THE BEACH NEAR VILLAS



Location:



Description:

15 charming villas that are currently under construction in a natural bowl in the hills of Mali Kosi with unobstructed sea view to the Mediterranean. You have a view from your own terrace over the Adriatic and the Kvarner bay. You can purchase your private villa (100% ownership over villa and landplot) and choose the standard finishings or choose your own. A comprehensive package of optional services are available to buyers, such as rental service and property management. The villa could be your new home, and/or you can choose to rent it out. The design and program of the villa and garden are based on thorough research to the best type of property for letting, making this villa a perfect means to create return on investment.

THE PLAN OF THE SITE





THE LOCATION:

THE HEART SHAPED PENINSULA OF ISTRIA

The Mali Kosi sea view resort is situated on the east coast of Istria. This heart-shaped peninsula in the north-west of Croatia is the most developed Croatian tourist region, with numerous coastal resorts and villages, 'Tuscan style' rolling hills, natural parks and ski-slopes nearby. Numerous cultures left their mark on the region, from Roman architecture (like the Amphitheatre in Pula with concerts year-round), to Austria-Hungarian empire and Belle Epoque pallazzi, to Italian charm...

.. and cuisine! Istria is home to the best white truffles in the world. The inland of Istria is full of vineyards.

The coastline of Istria is diverse: the west-coast boasts busy tourist destinations. Beautiful towns like Rovinj, Porec and Novigrad offer all a holiday should offer, including top Marina 's and charters. The coast is as pretty as the travel guides want you to believe it is. It offers both well kept beaches as deserted bays that people fall in love with, and return to every year. The 212 kilometers long south-east coast of the Istria Peninsula is known to be a rough coast (Costa Brava) with an elegant and more luxurious character, with many lively or deserted bays and beaches.



Surroundings:

One can find both nature and luxurious amenities within close reach; the Učka mountains offer an impressive backdrop for mountainbiking, hiking or tours through the wine valleys. Take the car and follow the truffels route and indulge yourself into the flavours of the inland region from lunch, to aperitivo to dinner. You can walk the coastal route from the villa to Rabac, or take the road to Labin. These towns offer all you look for to spend your lounging afternoons. The mundane seaside towns of Opatija and Lovran, with its many designer boutiques and 'old world' style art-deco teahouses make this part of Istria seen as a place of great allure. No mass tourism in this region, but just people who enjoy this kind of life, like you. Istria is home to the famous Brijuni golf course, on Tito's former private island. At this moment there are around 10 golf courses in development in the Istria peninsula, with a signature Jack Nicklaus golf course to be finished soon. It only makes the region more interesting for you, and for the value of your property.....



Contact us:
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Services:

A comprehensive package of services will be available to all buyers, such as:

Rental service: Owners can decide to enter into a rental contract with one of the major rental agencies in Croatia . There will be a separate letting agreement set up.

Management: If you wish you have a local professional take care of Key-holding (when your guests arrive), Keep an eye on your property (after storms etc.), Maintenance (communicate with owner if maintenance is needed), cleaning services (annual and periodically), Pool cleaning (annual and periodically), Garden maintenance (annual and periodically)

Insurance: A home-insurance (fire/storm) will be offered. The purchaser has to choose an additional inventory insurance if requested

Security: Croatia ranks among the safest countries in Europe with one of the lowest crime rates. However so far away from you home you would like to keep an eye on your property, for example after a storm. The developer provides for an optional outdoor camera to the front door that enables to view your property realtime on internet.

Re-sale: Should you wish to dispose of the property at a later date, our offices and international agency network are able to provide pro-active advice and assistance.

Furnishing: There will be two optional furniture packages available, especially designed to match the project: 'Modern Mediterranean' or 'Istria Seaside'. The packages will be installed in the house turn-key. Buyers can choose to take one of these packages provide or to define their own.

Additional: Buyers can choose from a package of optional extra's to add to the villa, such as a pool, fire place, Jacuzzi, natural stone façade...