

STELLA MARIS COURT

Exclusive luxury seafront apartments and penthouses

Intellectual Property



Stella Maris Court gated community complex is a first-rate investment opportunity in Umag, on the Croatian Istrian peninsula. Stella Maris offers 47 bright and airy apartments and penthouses. These range from studios to three bedroom apartments and penthouses with private balconies, all in a modern and stylish complex. Residents also have exclusive use of the private roof-top swimming pool and a roof terrace with magnificent sea views. Access to the development is through a spacious central courtyard and there is private beach access.

As an investment product the apartment combine both security and high return potential. The extensive quality construction combined with excellent location ensures that the property benefit from a long run in the market for appreciation in value.

Investment Overview:

Price:	From 196,000 Euros
Deposit:	10,000 Euros
Completed:	2009
Apartment Size:	From 50/150 m ²
Rooms:	1, 2 or 3



Developer Summary:

- Established for a number of years
- Portfolio consists of over various houses and apartments in Istria, Croatia
- Very prominent in the construction of residential and commercial property
- Reputation throughout Croatia by observing deadlines whilst meeting exceptional quality standards



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Luxury contemporary complex is set on Umag's sunny waterfront offering excellent position near the old town centre. It provides a luxurious and modern standard of living in a secure development with caretaker, in a quiet bay in proximity to local marina, luxury golf and spa resorts and tennis ATP Tournament centre.

The local communities have numerous shops, bars, restaurants and taverns where you can enjoy the gastronomic delights and locally produced wines of this area, including the Istrian white truffles. Stella Maris Court is located near Stella Maris bay, a small and beautiful bay which has been described as a "pearl of the Istrian Riviera".

Location:

Located in Istria, at the Northern end of the sparkling Adriatic coast, beautiful apartment's complex with wonderful beach walking tracks and proximity of restaurants and side walk cafés.



In more detail:

Set on the waterfront of a small town Umag, originated from Roman times.

- Proximity to Pula Airport and Venice can be reached by hydrofoil
- Well connected by new motorway to Slovenia, Italy and Austria



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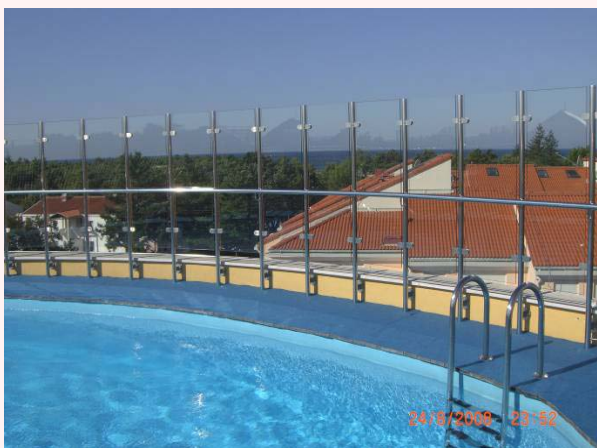
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Key features:

- 1, 2 or 3 bedroom apartment
- Living Room, satellite TV
- Open Space Kitchen
- Large Balcony
- Heating and Air Conditioning
- External Private Grounds
- Furniture Package (request)
- Parking Space
- Thermal insulation throughout
- Moorings available upon request
- Combination of traditional modern Mediterranean design



For more information on this property, please call us on
+44 (0) 20 8408 8787 or email us: info@ancro.net

Disclaimer: ANCRO takes reasonable care to ensure that all information contained in this document is accurate, however, we cannot guarantee its accuracy and we reserve the right to change the information at any time. The information provided is based upon the details provided by the developer.

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Istrian desirability:



Umag Riviera

Umag, small town and port on the north-western coast of Istria, presents Croatia's gateway to Europe'. It also has the reputation of the Istrian sports centre, since as the host of the ATP tournament for many years now; it attracts numerous top world tennis players.

Umag is also the first nautical gate from Central Europe to Croatia, located in an attractive bay with one of the most prestigious ACI marinas awarded with one of eleven blue flags for the European standard of swimming-beaches, Umag as a tourist destination is particularly proud of.

Its beneficial features were already recognized by the Romans who turned it into their summer residence. The magnificence and splendor of those times today is reflected in the many Venetian houses in the old part of Umag.



At a distance of only 40 kilometers from Trieste, 150 from Ljubljana, the capital of Slovenia and 50 NM from Venice, Umag is a favorite holiday destination with extraordinary excursion possibilities.

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Financial features:

Purchase price per individual apartment:	EUR
<i>Mortgage option</i>	YES
Capital and interest repayment mortgage of TBD% with an interest rate of TBD% and a TBD year term	
One off purchase costs	EUR
Deposit (TBD% of total price)	EUR
Mortgage broker arrangement fee: TBD % of loan	EUR
Closing costs of up to TBD% (stamp duty, tax, solicitor fee, notary fee, land registry)	EUR
Misc. costs i.e. travel	EUR
<u>TOTAL ONE OFF PURCHASE COST</u>	EUR
-	
or	
<i>Ongoing costs</i>	
Monthly mortgage repayment	EUR
Annual property insurance	EUR
Annual management and running costs (holiday usage)	EUR
TOTAL ANNUAL OUTGOING COSTS	EUR
<u>TOTAL MONTHLY OUTGOING COSTS</u>	EUR
or	
<i>Potential rental income – to be determined</i>	EUR.....

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