

ROTONDA INN

Intellectual Property



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

Investment Overview:

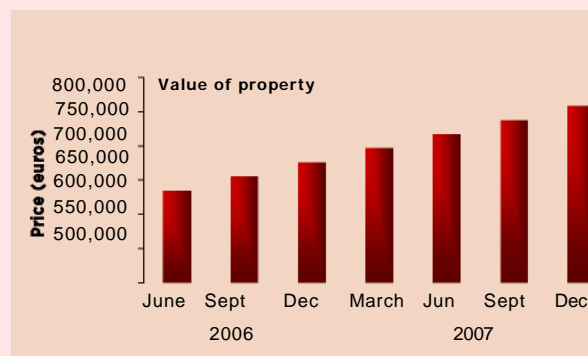
Price: from 215,000 euros

Deposit: from 20,000 euros

Completion: June 2010

Reservation fee: £1,000

Cooling off period: 21 days



Developer Summary:

- Established in Croatia 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 in Istria, Croatia
- Have earned an enviable reputation throughout Croatia by observing deadlines whilst meeting exceptional quality standards
- Partnership with Slovenian bank; who is gaining prominence through its readiness to invest in tourist and infrastructure projects



to be stone houses". (Source: Buying a Property in Eastern Europe)

Market Comments:

- "The most popular investments seem

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The beautifully restored landmark building of Rotonda Inn is set on Novigrad's sunny waterfront offering excellent views of the coast and the old town centre. It provides a luxurious and modern standard of living in smart self-catering apartments with all the conveniences of a hotel. Ranging from luxurious penthouses with balconies overlooking the coast to larger several bedroom apartments.

Location:

Located in Istria, at the Northern end of the sparkling Adriatic coast, beautiful apartments complex with wonderful beach walking tracks to the wide selection of restaurants and side walk cafés



In more detail:

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

- 65 km from Pula Airport and 180 km from Venice Airport
- 12 km from Kempinski nearest golf course



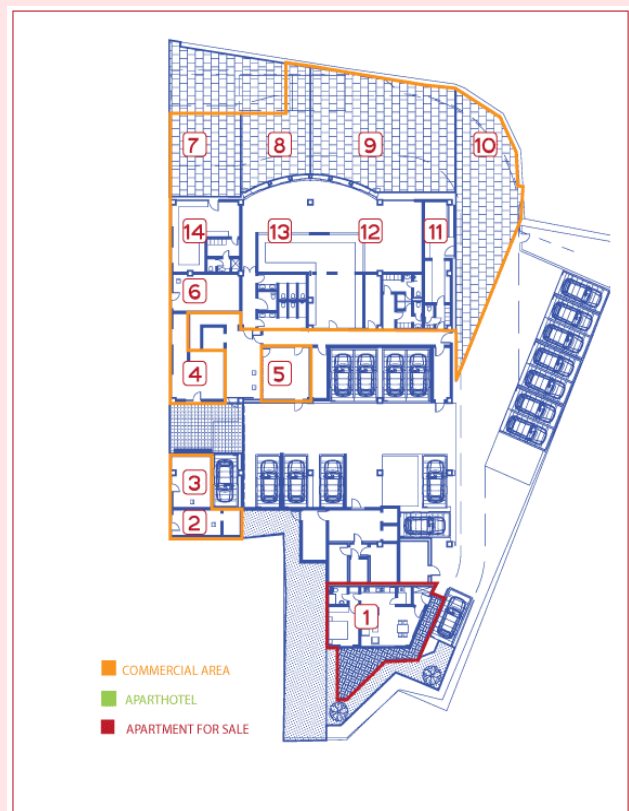
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Key features:

- 1, 2 and 3 bedrooms apartments
- Reception, restaurant, wellness, private swimming pool, beach
- Combination of traditional Mediterranean design
- Thermal insulation throughout, satellite TV
- Apartment sizes from 45 m²



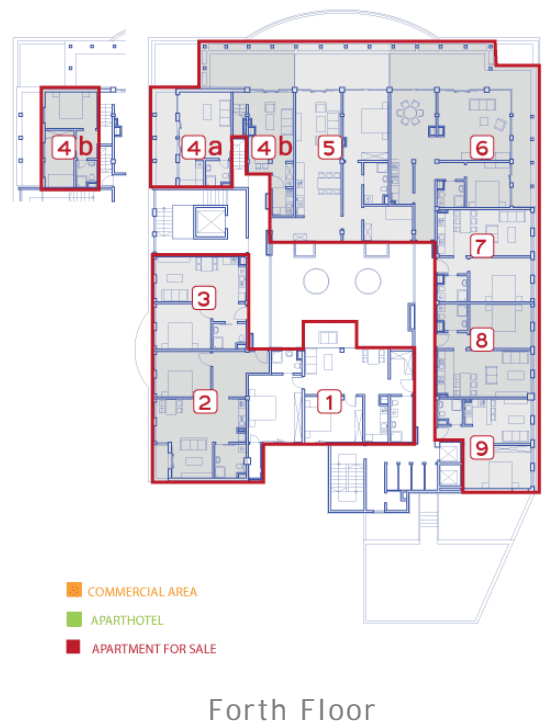
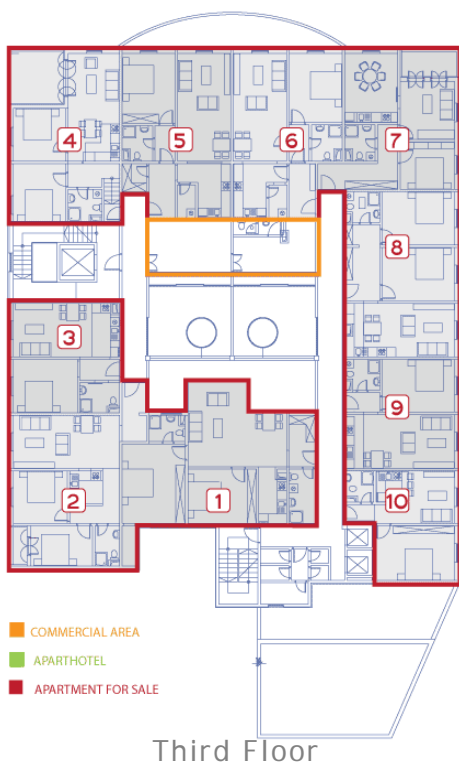
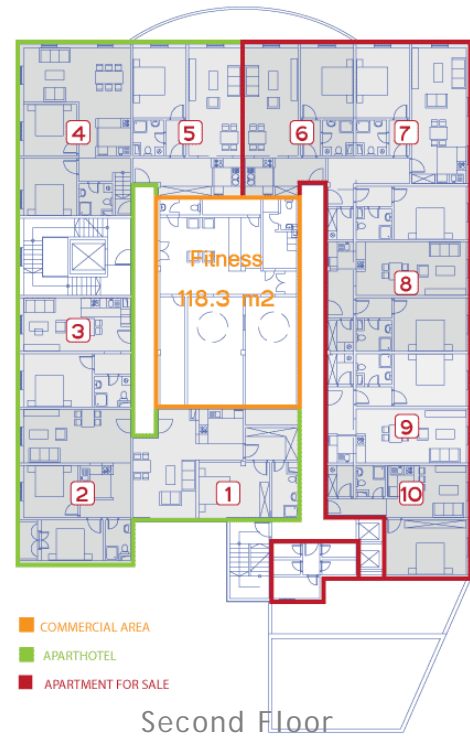
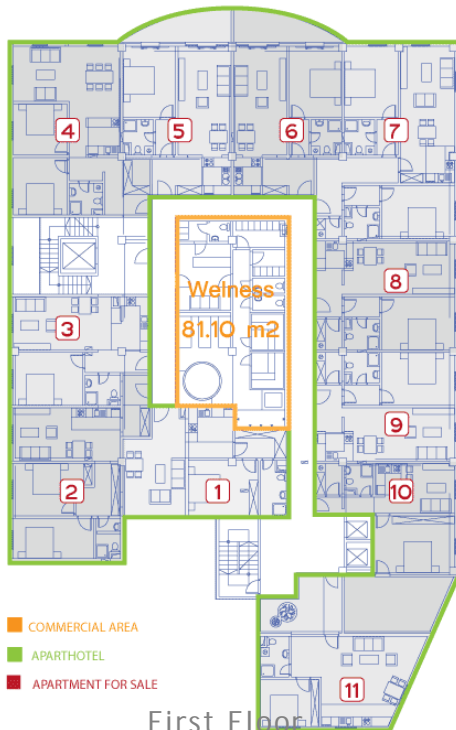
Ground Floor

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

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Floor plans:



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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>	EUR
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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