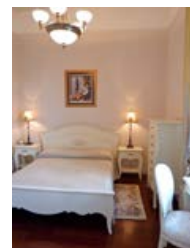


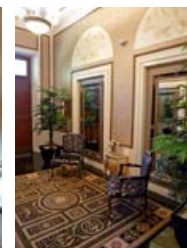
Model Suites showing complete furnishings package.



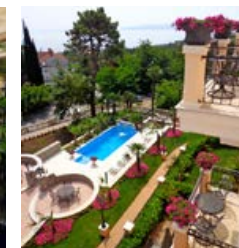
Living/Dining Area



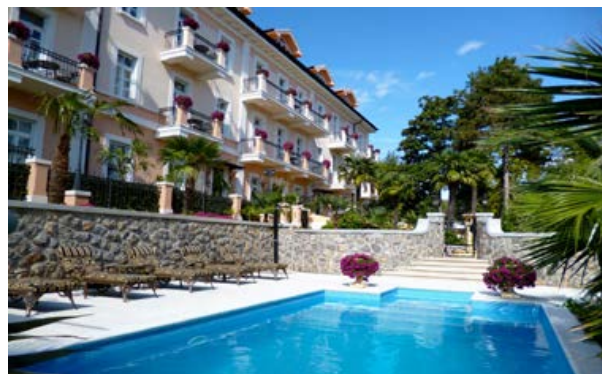
Bedroom



Lobby of Villa Belvedere



Balconies overlooking Gardens, Pool and Sea



Pool



Waterfall and Pergola

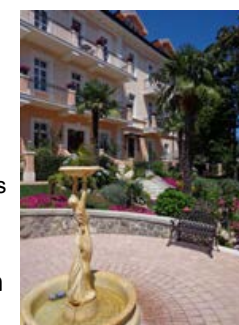
FOR SALE

Villa Belvedere Opatija Riviera, Croatia

**Unique Luxury Suites with Villa Lifestyle
on the Opatija Riviera**

Completely Renovated, set in a Beautiful Garden with Pool, Waterfall Formal Terrace, Fountain, Common Grill, Children's Playground and Fruit Garden. Including Private Parking, Boutique Hotel Style Interior and Management Services.

**Furnished Townhouse Suite with Private Garden
from 295,000 Euro**



Fountain



Common Grill and Lawn



Children's Playground



Fruit Garden



Terraces with Fountain

MOB: +385 98 923 5568

www.villa-belvedere-croatia.com

email: info@villa-belvedere-croatia.com

VILLA BELVEDERE

OPATIJA RIVIERA, CROATIA

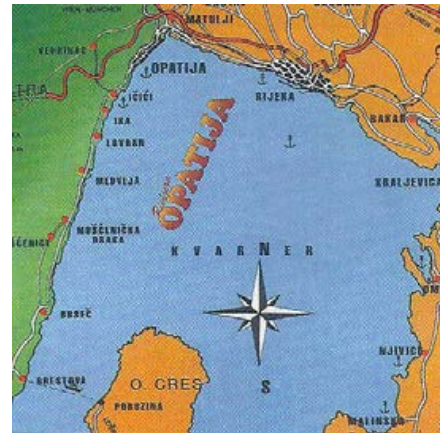


NEARBY AIRPORTS:

RIJEKA, HR:	45 MIN.
ZAGREB, HR:	90 MIN.
PULA, HR:	2 HR
TRIESTE, IT:	1.5 HR
VENICE, IT:	2.5 HR
LJUBLJANA, SLO:	2 HR



HIGHWAY CONNECTIONS TO CENTRAL EUROPE



KVARNER BAY AREA



OPATIJA

Why Invest in Real Estate in Croatia particularly in Villa Belvedere on The Opatija Riviera?

Location, Location, Location.....

CROATIA is on the **doorstep of Europe** and is poised to join the EU by 2012. When this happens property values, which have already appreciated a steady 10 to 20% per year, are expected to see another sharp rise. Croatia has certain important tax exemptions, which make it "The Best Country For Tax-Advantaged Residence & Real Estate Investment In Europe" by Escape Artist Magazine. www.escapeartist.com/efam/58Europe_best_living.html. With its **beautiful coast and country side as well as rich culture to explore** Croatia is a beautiful location for a Holiday or Retirement Home. See www.croatia.hr for more information on Croatia and see Croatia in The International Press in attachments to follow.

THE OPATIJA RIVIERA which is a collection of picturesque seaside towns linked by the romantic waterfront promenade "Lungo Mare", nestled at the base of Mt. Učka between the Istrian peninsula known as "The New Tuscany" and the top of the Archipelago of the Adriatic. The Opatija Riviera is particularly good area to invest as it has a long history of elite tourism established from the time of the Austro-Hungarian Empire. For this reason property values in this area are higher here than in many other regions of Croatia, ranging from 2,500 to 10,000 Euro/m² for apartments in Luxury Villas. The Opatija Riviera is **50 Km from the EU Border** and within a 500km drive from Milan, Munich or Vienna making it a popular weekend as well as a summer holiday vacation destination for patrons from Central Europe. It **offers a wide variety of cultural events and sports and leisure activities**. It boasts a 5 star ACI marina and is the most popular port for Central Europe to the Adriatic. In addition The Opatija Riviera is located a short drive from the City of Rijeka, the second largest city in Croatia and the one of the largest and busiest ports on the Adriatic. See www.opatija-tourism.hr for more information on the Opatija Riviera.

VILLA BELVEDER is located in the **Town of Lovran** on the Opatija Riviera **300m from the waterfront**. Renovated Villas close to the waterfront are the most sought after real estate on the Riviera. Supply is limited and demand is high. Villa Belvedere is the **ONLY** completely renovated multi unit Villa within walking distance of the waterfront in the marketplace. The town of Lovran which boasts a well preserved medieval center, impressive collection of Villas from the turn of the century, mild micro climate and exotic fauna has much to offer in its picturesque setting. Lovran **hosts a number of popular cultural events throughout the year and many useful amenities are within walking distance** making it an attractive choice for a Holiday or Retirement Residence. See www.tz-lovran.hr for more information on Lovran.



MOSCENICKA DRAGA



MEDVEJA



LOVRAN



IKA



ICICI



VOLOSKO

VILLA BELVEDERE

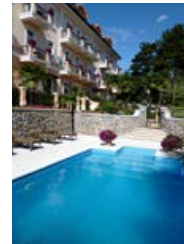
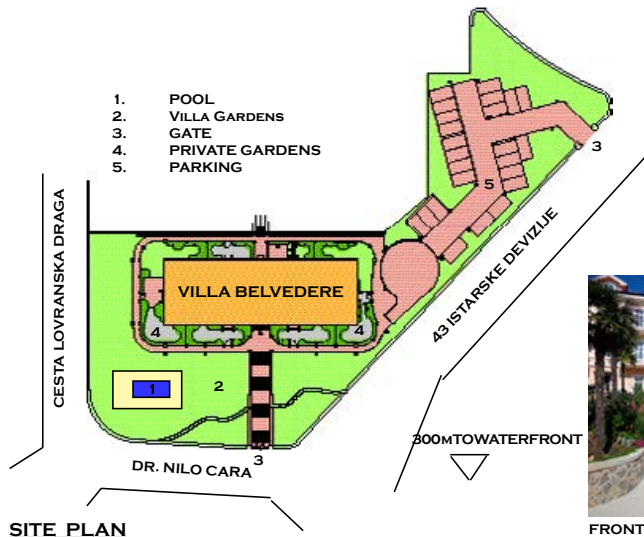
OPATIJA RIVIERA, CROATIA



LOCATION OF VILLA BELVEDERE



A VIEW FROM VILLA BELVEDERE



POOL



FRONT STAIR



PERGOLA



BBQ AND LAWN AREA



CHILDREN'S PLAYGROUND & FRUIT GARDEN



TERRACE



WATERFALL



FOUNTAIN



GARDEN, POOL AND SEA VIEWS

VILLA BELVEDERE

High quality property ownership with ease and enjoyment.

A Sound Investment on the Opatija Riviera.

VILLA BELVEDERE = LOCATION, DESIGN, AND SERVICE

Villa Belvedere is a rare opportunity to invest in a completely and tastefully renovated residential building from the Austro-Hungarian Empire era on the Opatija Riviera. The suites at Villa Belvedere were conceived with "Boutique Hotel" style design and services. Suites can be purchased fully furnished and the management company entrusted to maintain the property offer additional "Hotel Type" services, on an as needed basis, to make home ownership in Croatia convenient and pleasant, while also offering the potential of income through holiday rental. Villa Belvedere is the ONLY completely renovated historic Villa on the marketplace in which residential units are sold Freehold with clear title and all necessary permits.

LOCATION AND VIEWS

Villa Belvedere is located within walking distance to the picturesque medieval town of Lovran, beaches and the romantic Lungo Mare promenade of the Opatija Riviera. Most suites have beautiful sea views. Villa Belvedere is prominently positioned and surrounded by a fortified stone wall and mature parkland. Each suite will have allocated parking on site and storage lockers in the cellar.

BUILDING FEATURES AND DESIGN

The building features thick stone walls, high ceilings, and tall windows and doors. The interiors are bright and spacious, graced with refreshed elegant classical detailing. Original elements have been painstakingly restored while new features have been added in keeping with the era of the building. All suites feature wide plank Brazilian cherry flooring, crown moulding, picture rails, ceiling trim, rosettes and tall baseboard. Bathrooms are finished with honed walnut travertine tile and are completed with traditional fixtures and carved cherry cabinetry. Coordinated classical lighting fixtures are provided throughout all suites. The larger suites feature carved cherry fireplaces as the focal point of the living area. The optional furnishes package is featured in the model suite and described in this brochure.

BUILDING MANAGEMENT AND SERVICES

Villa Belvedere complete with park, private gardens and parking will be managed to preserve the "Boutique Hotel" feel of the property thus ensuring the standard of your investment as a primary or secondary residence. Additional optional services provided on an as needed basis include: Housekeeping, Laundry and Airport Transfer services. In addition the Management Company can manage rental of your property on your behalf. All suites come equipped with security system, video surveillance and emergency intervention response.

VILLA BELVEDERE

BUILDING DESCRIPTION



FORTEZZA GALLERY WHERE LOCAL BORN INTERNATIONALLY KNOWN ARTIST CHARLES BILLICH LIVES AND WORKS. BILLICH'S WORKS ARE FEATURED IN THE FURNISHING PACKAGE WWW.BILLICHGALLERY.COM



THE ENTRANCE TO THE LOCAL FRESH PRODUCE AND FISH MARKET



THE OLD TOWN CAFE FOR GOOD COFFEE, ICE CREAM AND PASTRIES



THE OLD TOWN SQUARE AND CHURCH



VILLA BELVEDERE
300 M FROM THE WATERFRONT



Ljekarna-Apotheka Farmacie-Pharmacy	Banka-Bank Banca-Bank	Market-Kaufaden Negrozo-Store	Turističke informacije Informazioni turistiche Tourist Information	Internet cafe
Ambulanta-Ambulanz Ambulatorio-Ambulance	Bankomat	Restoran-Restaurant Ristorante-Restaurant	Parkiralište-Parkplatz Parcheggio-Parking	Menjačnica-Wechsel cambio-Exchange of
Bolnica-Krankenhaus Ospedale-Hospital	Pošta-Post Posta-Post office	Otkaza-Kirche Chiesa-Church	Benzinska stanica Tankistelle	PP Lika - Spedite li natur park - Manage
		Distributore di benzina Petrol station		



RESIDENTIAL AREA BEHIND
VILLA BELVEDERE



FOOTBALL FIELD IN AREA BEHIND
VILLA BELVEDERE



NEIGHBOURHOOD MARKET NEXT TO VILLA BELVEDERE



THE HOSPITAL IN THE TOWN OF LOVRAN



THE OLD TOWN PORT



THE LUNGO MARE



HOTEL EXCELSIOR WITH INDOOR/OUTDOOR POOL
AND WATERFRONT TENNIS COURTS



THE MAIN TOWN BEACH "KVARNER"



THE SPA AT VILLA ASTRA

VILLA BELVEDERE

PLACES OF INTEREST IN LOVRAN AND IN THE NEIGHBOURHOOD



STAN 1 / TOWNHOUSE 1
CIRCA 64 M² / 640 SQ.FT

SPAV. SOBA / BEDROOMS = 1
GALERIJA / GALLERY
KUPAONA / BATHROOMS = 2
KAMIN / FIREPLACE
PRIVATNI VRT / PRIVATE GARDEN

SOLD

STAN 2 / TOWNHOUSE 2
CIRCA 70 M² / 700 SQ.FT

SPAV. SOBA / BEDROOMS = 2
KUPAONA / BATHROOMS = 2
KAMIN / FIREPLACE
VELEKI PRIVATNI VRT / LARGE PRIVATE GARDEN
POGLED NA MORE / SEA VIEW

SOLD

STAN 3 / TOWNHOUSE 3
CIRCA 80 M² / 800 SQ.FT

SPAV. SOBA / BEDROOMS = 1
GALERIJA / GALLERY
KUPAONA / BATHROOMS = 2
KAMIN / FIREPLACE
PRIVATNI VRT / PRIVATE GARDEN
POGLED NA MORE / SEA VIEW

SOLD

STAN 4 / TOWNHOUSE 4
CIRCA 80 M² / 800 SQ.FT

SPAV. SOBA / BEDROOMS = 2
GALERIJA / GALLERY
KUPAONA / BATHROOMS = 2
KAMIN / FIREPLACE
PRIVATNI VRT / PRIVATE GARDEN
POGLED NA MORE / SEA VIEW

SOLD

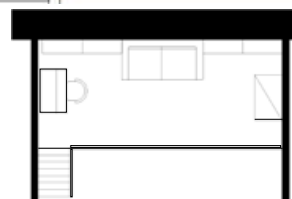
STAN 5 / TOWNHOUSE 5
CIRCA 70 M² / 700 SQ.FT

SPAV. SOBA / BEDROOMS = 1
KUPAONA / BATHROOMS = 2
KAMIN / FIREPLACE
VELEKI PRIVATNI VRT / LARGE PRIVATE GARDEN
POGLED NA MORE / SEA VIEW

SOLD

STAN 6 / TOWNHOUSE 6
CIRCA 64 M² / 640 SQ.FT

SPAV. SOBA / BEDROOMS = 1
GALERIJA / GALLERY
KUPAONA / BATHROOMS = 2
KAMIN / FIREPLACE
PRIVATNI VRT / PRIVATE GARDEN



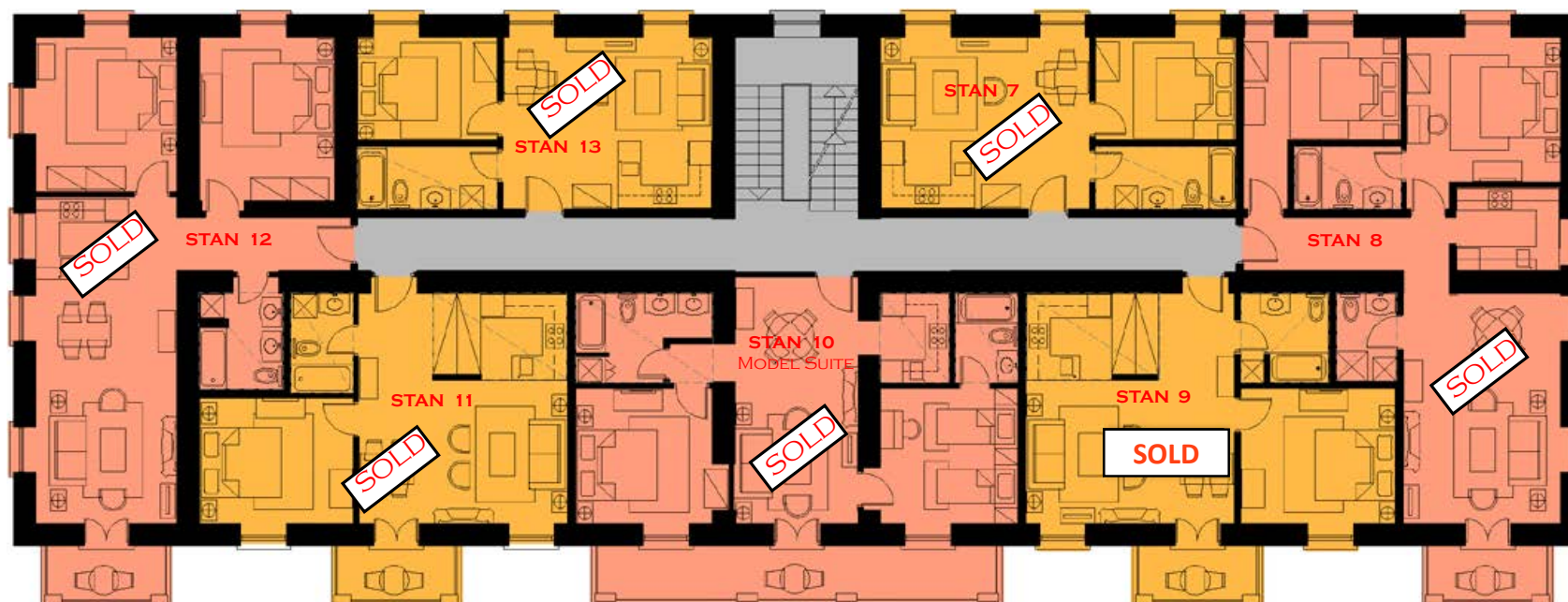
GALERIJA U STANOVIMA: 1, 3, 4 & 6
GALLERY IN SUITES: 1, 3, 4 & 6



STAN 3 SA PRIVATAN ULAZ I VRT
TOWNHOUSE 3 WITH PRIVATE ENTRY AND GARDEN

VILLA BELVEDERE

STANOVI 1 - 6, PRIZEMLJE / TOWNHOUSE SUITES 1 - 6, GROUND FLOOR



STAN 7 / SUITE 7
CIRCA 40 M2 / 400 SQ.FT

SPAV. SOBA / BEDROOMS = 1
KUPAONA / BATHROOMS = 1

STAN 8 / SUITE 8
CIRCA 80 M2 / 800 SQ.FT

SPAV. SOBA / BEDROOMS = 2
KUPAONA / BATHROOMS = 2
KAMIN / FIREPLACE
BALCON / BALCONY
POGLED NA MORE / SEA VIEW

STAN 9 / SUITE 9
CIRCA 65 M2 / 650 SQ.FT

SPAV. SOBA / BEDROOMS = 1+
POL GALERIJA / HALF GALLERY
KUPAONA / BATHROOMS = 1
KAMIN / FIREPLACE
BALCON / BALCONY
POGLED NA MORE / SEA VIEW

STAN 10 / SUITE 10 *
CIRCA 80 M2 / 800 SQ.FT

SPAV. SOBA / BEDROOMS = 2
KUPAONA / BATHROOMS = 2
KAMIN / FIREPLACE
VELIKI BALCON / LARGE BALCONY
POGLED NA MORE / SEA VIEW
* OGLEDIŠTAN / MODEL SUITE

STAN 11 / SUITE 11
CIRCA 63 M2 / 630 SQ.FT

SPAV. SOBA / BEDROOMS = 1+
POL GALERIJA / HALF GALLERY
KUPAONA / BATHROOMS = 1
KAMIN / FIREPLACE
BALCON / BALCONY
POGLED NA MORE / SEA VIEW

STAN 12 / SUITE 12
CIRCA 77 M2 / 770 SQ.FT

SPAV. SOBA / BEDROOMS = 2
KUPAONA / BATHROOMS = 1
KAMIN / FIREPLACE
BALCON / BALCONY
POGLED NA MORE / SEA VIEW

STAN 13 / SUITE 13
CIRCA 40 M2 / 400 SQ.FT

SPAV. SOBA / BEDROOMS = 1
KUPAONA / BATHROOMS = 1



POLGALERIJA U STANOVIMA 9 & 11

HALF GALLERY IN SUITES 9 & 11

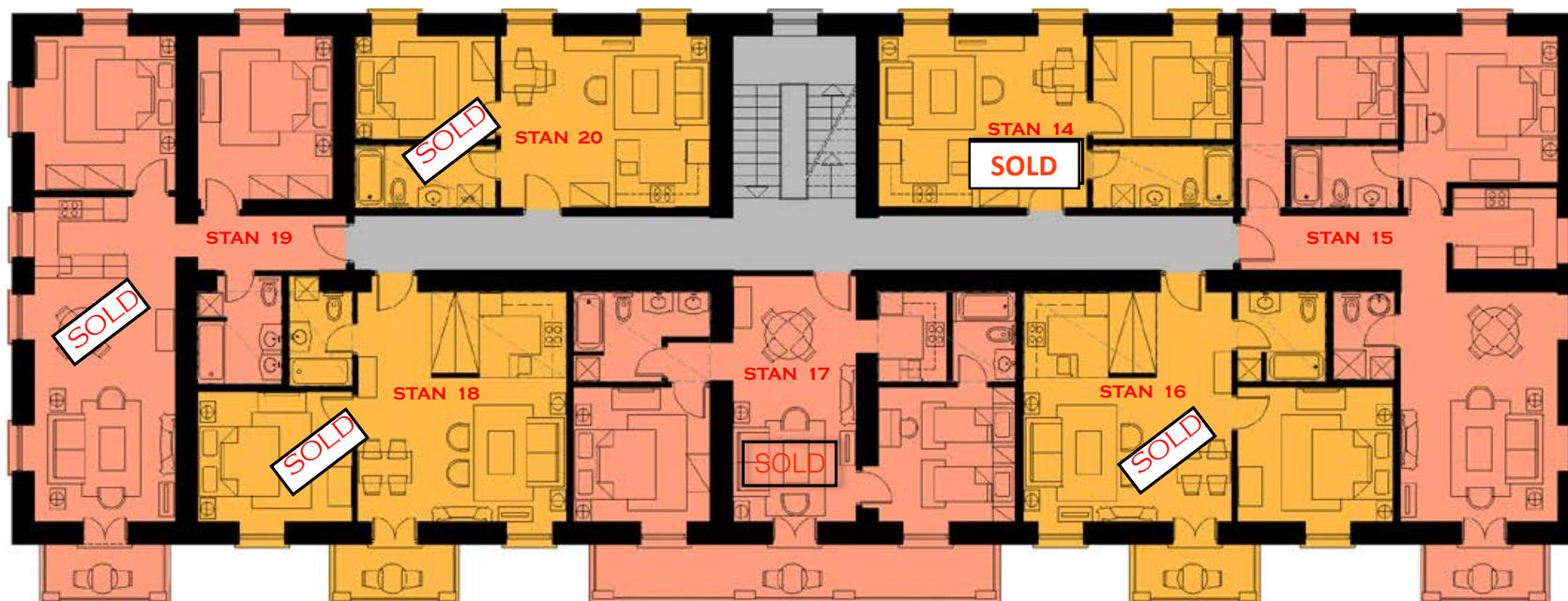


POGLED SA BALKONA

VIEWS FROM THE BALCONIES

VILLA BELVEDERE

STANOVIMA 7 - 13, I KAT / SUITES 7 - 13, 1ST FLOOR



STAN 14 / SUITE 14
CIRCA 400 M2 / 4000 SQ.FT
 SPAV. SOBA / BEDROOMS = 1
 KUPAONA / BATHROOMS = 1
SOLD

STAN 15 / SUITE 15
CIRCA 80 M2 / 800 SQ.FT
 SPAV. SOBA / BEDROOMS = 2
 KUPAONA / BATHROOMS = 2
 KAMIN / FIREPLACE
 BALKON / BALCONY
 POGLED NA MORE / SEA VIEW

STAN 16 / SUITE 16
CIRCA 65 M2 / 650 SQ.FT
 SPAV. SOBA / BEDROOMS = 1+
 POL. GALERIJA / HALF GALLERY
 KUPAONA / BATHROOMS = 1
 KAMIN / FIREPLACE
 BALKON / BALCONY
 POGLED NA MORE / SEA VIEW
SOLD

STAN 17 / SUITE 17
CIRCA 80 M2 / 800 SQ.FT
 SPAV. SOBA / BEDROOMS = 2
 KUPAONA / BATHROOMS = 2
 KAMIN / FIREPLACE
 VELIKI BALKON / LARGE BALCONY
 POGLED NA MORE / SEA VIEW

STAN 18 / SUITE 18
CIRCA 63 M2 / 630 SQ.FT
 SPAV. SOBA / BEDROOMS = 1+
 POL. GALERIJA / HALF GALLERY
 KUPAONA / BATHROOMS = 1
 KAMIN / FIREPLACE
 BALKON / BALCONY
 POGLED NA MORE / SEA VIEW
SOLD

STAN 19 / SUITE 19
CIRCA 77 M2 / 770 SQ.FT
 SPAV. SOBA / BEDROOMS = 2
 KUPAONA / BATHROOMS = 1
 KAMIN / FIREPLACE
 BALKON / BALCONY
 POGLED NA MORE / SEA VIEW
SOLD

STAN 20 / SUITE 20
CIRCA 40 M2 / 400 SQ.FT
 SPAV. SOBA / BEDROOMS = 1
 KUPAONA / BATHROOMS = 1
SOLD



POLGALERIJA U STANOVIMA 16 & 18
 HALF GALLERY IN SUITES 16 & 18



BALKON NA STAN 17
 THE BALCONY OF SUITE 17

VILLA BELVEDERE

STANOVIMA 14 - 20, II KAT / SUITES 14 - 20, 2ND FLOOR

BUILDING FEATURES:

WALLS: 55 TO 65 CM THICK LOAD BEARING STONE AND PLASTER WALLS
PROVIDING EXCELLENT SOUND AND THERMAL INSULATION
FLOORS: CONCRETE FLOOR CONSTRUCTION WITH SOUND INSULATION
INTERIOR WALLS WITH IN UNITS 4 LAYERS OF DRY WALL ON METAL STUD CONSTRUCTION BETWEEN UNITS 4 LAYERS OF DRY WALL ON METAL STUD CONSTRUCTION WITH BATT SOUND INSULATION.
ROOF: COMPLETELY NEW ROOF NEW TIMBER CONSTRUCTION PROTECTED WITH 90 MINUTE FIRE RATED DRY WALL SHEATHING INSULATION AND CLAY SHINGLES NEW ALUMINUM FLASHING, GUTTERS AND DOWN PIPE
WINDOWS: REFINISHED ARIS WINDOWS WITH NEW GLASS WEATHER STRIPING AND BRASS HANDLES
BALCONY DOORS: REFINISHED ARIS BALCONY DOORS WITH NEW GLASS, WEATHER STRIPING AND BRASS HANDLES
ROLETTE: NEW ELECTRICAL OPERATED ALUMINUM SHUTTERS ON WINDOWS AND BALCONY DOORS.
BALCONIES: NEW REINFORCED CONCRETE CONSTRUCTION WITH NEW WROUGHT IRON RAILINGS.
EXTERIOR FAÇADE: NEW 3 TONE FASADEX PAINT
ELECTRICAL
NEW ELECTRICAL LINES THROUGHOUT WITH SEPARATE METERS ABOVE STANDARD NUMBER OF ELECTRICAL OUTLETS THROUGHOUT ALL ROOMS.
ABOVE STANDARD TV, TELEPHONE AND INTERNET CONNECTIONS PROVIDED.
COMMON SATELITE TV ROUGH IN PROVIDED.
COUNTER HEIGHT DOUBLE ELECTRICAL OUTLETS PROVIDED IN ALL KITCHENS.
ELECTRICAL HEATING WALL UNITS PROVIDED AND INSTALLED.

PLUMBING / MECHANICAL

NEW PVC PLUMBING LINES THROUGHOUT WITH SEPARATE METERS AND AT ESTATE.
FAN DRIVEN VENTILATION PROVIDED FROM ALL BATHROOMS.
ROUGH IN PROVIDED FOR FAN DRIVEN VENTILATION FROM ALL STOVE TOP HOODS EXCEPT IN UNITS 5, 12 AND 19.

FIRE PROTECTION SYSTEM

FIRE EXIT LIGHTING SYSTEM.
FIRE HYDRANT SYSTEM.
FIRE ALARM SYSTEM.

SECURITY SYSTEM

VIDEO SURVEILLANCE SYSTEM ALL MAJOR ENTRY POINTS AND PARKING AREA ONCE COMPLETED.
INTERCOM SYSTEM AND ELECTRONICALLY CONTROLLED LOCKS AT ALL MAJOR ENTRY POINTS.

COMMON AREAS FINISHES

ENTRY HALL:

BLACK GRANITE FLOOR TILE AND AREA RUG
CEILING / WALL TRIM AND ROSETTES
WALL PAPER PANELING
RESTORED MASSIVE WOOD FRONT DOOR WITH ELECTRONIC SECURITY LOCK
TRADITIONAL STYLE COORDINATED LIGHTING FIXTURES
HIGH QUALITY WASHABLE 3 TONE PAINT BY CAPAROL

STAIRWAY:

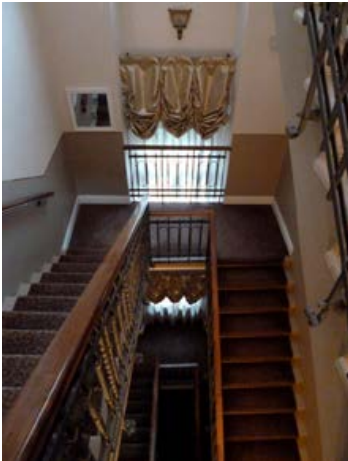
STONE STAIR WITH CARPET RUNNER
WROUGHT IRON GUARDRAIL WITH NEW WOOD HANDRAILS.

HALLWAYS:

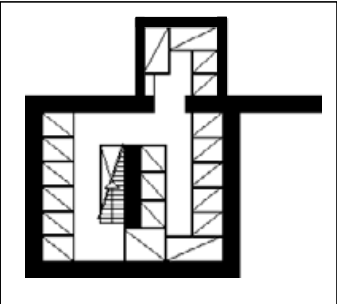
CARPET RUNNER
CEILING ROSETTES
WIDE CROWN MOULDING
PICTURE RAIL TRIM
TALL BASEBOARD TRIM
HIGH QUALITY WASHABLE 2 TONE PAINT BY CAPAROL



ENTRY LOBBY



MAIN STAIRWAY



EVERY SUITE INCLUDES A PRIVATE SECURE STORAGE LOCKER IN THE CELLAR



TYPICAL HALLWAY AND ENTRY DOOR TO SUITES

PRIVATE AREAS

IN LIVING / DINING, KITCHEN AND HALLWAYS:

WIDE PLANK BRAZILIAN CHERRY FLOORING
BLACK GRANITE THRESHOLD
CEILING TRIM & ROSETTES
WIDE CROWN MOULDING
PICTURE RAIL TRIM
TALL BASEBOARD TRIM
TRADITIONAL STYLE TALL INTERIOR DOORS WITH TRIM BY GAROFOLI
BRASS DOOR AND WINDOW HARDWARE
REFINISHED "ARIS" WINDOWS AND BALCONY DOORS
ELECTRICAL ROLETTE WITH REMOTE ON WINDOWS AND BALCONY DOORS
TRADITIONAL STYLE TALL INTERIOR STEEL SECURITY ENTRY DOORS WITH TRIM BY MASLEGNO
SECURITY SYSTEM WITH MOTION SENSORS AND REMOTE CONTROL
WALL MOUNT FORCED AIR ELECTRICAL HEATING UNITS
INSTALLED IN ALL BEDROOMS AND BATHROOMS.
CARVED CHERRY FIREPLACES SURROUND 8 MIFROH IN MAJOR LIVING SPACES WITH ELECTRICAL INSERT WITH REMOTE FOR HEATING IN SUITES GREATER THAN 40 M2
HIGH QUALITY WASHABLE 2 TONE PAINT BY CAPAROL
TRADITIONAL STYLE LIGHTING THROUGHOUT

BALCONIES:

STONE THRESHOLD TO BALCONY
WROUGHT IRON RAILING
PLANTER BOXES WITH PLANTS
WALNUT COLOURED HONED TRAVERTINE TILE

BATHROOMS:

WALNUT COLOURED HONED TRAVERTINE TILE AND CARVED BULL NOSE TRIM
TRADITIONAL STYLE CHROME FAUCETRY BY ROCCA
TRADITIONAL STYLE PORCELAIN TOILETS BY HATRIA
HYDRO MASSAGE TUBS BY KLOPA (IN SUITES GREATER THAN 40 M2)
SUITES LESS THAN 40 M2 ARE PROVIDED WITH TUBS BY KLOPA
TEMPERED GLASS SHOWERSHIELD ON ALL TUBS AND MASSAGE TUBS.
TEMPERED GLASS SHOWER ENCLOSURES ON ALL SHOWERS
CARVED CHERRY VANITY WITH GRANITE COUNTER TOP WITH UNDER MOUNT SINK
COORDINATING CARVED CHERRY MEDICINE CABINET.
ACCESSORIES: HED STORAGE SPACE WITH LIGHTING ABOVE ALL BATHROOMS
VENTILATION TO EXTERIOR
80L ELECTRIC BOILERS IN STORAGE AREA ABOVE BATHROOMS.

GROUND FLOOR UNITS

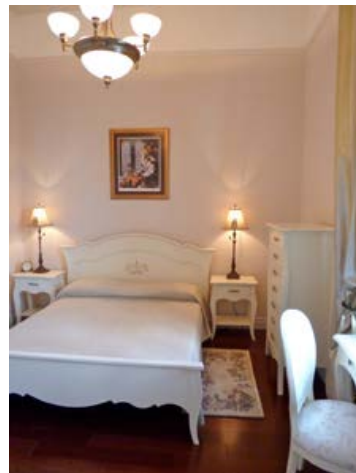
NEW CUSTOM WOOD ENTRY DOORS WITH WROUGHT IRON SECURITY GRILLS
CUSTOM WROUGHT IRON SECURITY GRILLS ON WINDOWS
TRADITIONAL STYLE EXTERIOR LIGHTING
STONE ENTRY STAIRS
PRIVATE GARDENS WITH WROUGHT IRON FENCE PRIVATE GATE AND POST LIGHTING
PRIVATE GARDENS PROVIDED WITH LANDSCAPE PLANTING
PRIVATE GARDENS PROVIDED WITH EXTERIOR WATER SUPPLY

VILLA BELVEDERE

STANDARD BUILDING FEATURES AND FINISHES



LIVING & DINING AREA



SECOND BEDROOM



KITCHEN



MASTER BATH

COMPLETE SUITE FURNISHINGS PACKAGE

TRADITIONAL STYLE INTERIOR DESIGN AND FIT OUT PACKAGE
AS SEEN IN MODEL SUITE #17

LIVING/DINING AREA: SOFA, LOUNGE SEATING & OCCASIONAL
TABLES

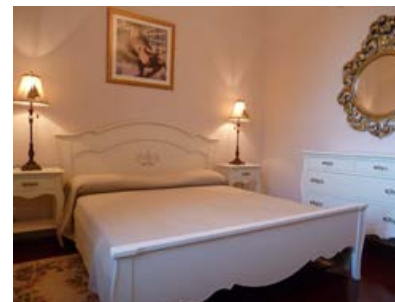
DINING AREA: DINING TABLE, SEATING AND DINING HUTCH

BEDROOMS: BED, ARMOIR, DRESSER, DESK, CHAIR, MIRROR

KITCHEN:
KITCHEN CABINETS
APPLIANCES: FRIDGE, COOKTOP, OVEN, DISHWASHER,
MICROWAVE, EXHAUST HOOD
BLACK GRANITE COUNTERTOP
TUMBLED STONE MOSAIC BACKSPLASH
TRADITIONAL STYLE FAUCET AND STAINLESS STEEL
UNDERMOUNT SINK.
IN CABINET AND UNDER CABINET LIGHTING
BATHROOM: WASHER/DRYER WITH STORAGE CABINET

ACCESSORIES: AS SHOWN IN MODEL SUITE #10

TV AND DVD PLAYER
CURTAINS
AREA RUGS
TABLE LAMPS
PILLOWS, BEDCOVERS AND BED LINEN
TOWELS
IRONING BOARD, IRON, VACUUM
ELECTRIC COFFEE MAKER, TOASTER & KETTLE
DISHES, CUPS, GLASSES, CUTLERY
POTS, PANS AND ACCESSORIES.
DINING AREA MIRROR
ARTWORK: PRINTS BY LOCAL ARTIST CHARLES BILLICH
(OPTIONAL)



MASTER BEDROOM

BALCONIES ON 1ST AND 2ND FLOOR: BISTRO SET
PRIVATE GARDEN, SINGROUND FLOOR DINING SET WITH
SUN UMBRELLA, LOUNGE FURNITURE, STAINLESS STEEL
BBQ.



BISTRO SET ON BALCONY



OUTDOOR FURNITURE IN TOWN HOUSE GARDEN



OUTDOOR FURNITURE IN TOWN HOUSE GARDEN

VILLA BELVEDERE

MODEL SUITE 10 SHOWING COMPLETE FURNISHINGS PACKAGE

STANDARD MAINTENANCE FEATURES

COMMUNICATION IN THE FOLLOWING LANGUAGES: CROATIAN, ENGLISH, ITALIAN, GERMAN, OR RUSSIAN.

ON-CALL 24 HR EMERGENCY SERVICE WHEN REQUIRED.

TELEPHONE, MOBILE, OR EMAIL COMMUNICATION WITH CARETAKER.

COMPLETE BUILDING AND UNIT INSURANCE.

WEEKLY CLEANING OF THE COMMON HALLWAYS

MONTHLY MAINTENANCE OF THE PRIVATE GARDENS, PARK AND PARKING AREA.

POOL MAINTENANCE

BUILDING MAINTENANCE OF FAÇADE, ROOF AND COMMON SPACES

SECURITY SYSTEM MAINTENANCE AND 24 HR INTERVENTION CONTRACT.

COLLECTION OF AND MANAGEMENT OF BUILDING MAINTENANCE FEES

PUBLISHING OF A YEARLY AUDIT REPORT

LIAISING WITH THE ELECTED OWNERS REPRESENTATIVE OF THE BUILDING

ADDITIONAL SERVICES AVAILABLE

UPON REQUEST AT SPECIFIED RATES:

HOUSEKEEPING OF SUITES

LAUNDRY SERVICES

AIRPORT TRANSFER SERVICE

RENTAL MANAGEMENT OF SUITES

MAINTENANCE/REPAIR OF UNITS AS REQUIRED.

AN ESTIMATE FOR MONTHLY FEES INCLUDING BUILDING, LANDSCAPING, & POOL MAINTENANCE INSURANCE, COMMON UTILITIES, AND SECURITY FEES FOR BUILDING AND UNITS.

*INCLUDING PRIVATE GARDEN MAINTENANCE FOR TOWNHOUSES 1 THRU 6

SUITE #	EUROS	EUROS
	16359	10503.11
	COMPLETE WITH CARETAKER	COMPLETE WITHOUT CARETAKER
SUITE 1	95.07	68.50
SUITE 2	135.63	99.51
SUITE 3	133.81	98.34
SUITE 4	127.51	94.29
SUITE 5	115.44	95.47
SUITE 6	76.16	69.73
SUITE 7	73.02	49.37
SUITE 8	122.82	81.34
SUITE 9	87.42	58.61
SUITE 10	112.75	74.88
SUITE 11	86.95	58.31
SUITE 12	116.12	77.04
SUITE 13	73.02	49.37
SUITE 14	73.02	49.37
SUITE 15	121.78	80.67
SUITE 16	89.32	59.83
SUITE 17	112.17	74.50
SUITE 18	89.20	59.76
SUITE 19	114.53	76.02
SUITE 20	79.55	53.56
SUITE 21	173.82	89.23
SUITE 22	181.01	93.84

INVESTMENT, HOLIDAY HOME, AND POTENTIAL SOURCE OF INCOME

DUE TO THE POPULARITY OF LOVRAN THROUGHOUT THE YEAR DURING THE FESTIVALS, CARNIVAL AND SUMMER SEASON IT IS POSSIBLE THAT YOUR SUITE CAN PRODUCE INCOME THROUGH HOLIDAY RENTAL DURING YOUR ABSENCE. THIS CAN BE ARRANGED FOR YOU THROUGH THE BUILDING MANAGEMENT COMPANY OR YOU CAN MANAGE THIS ON YOUR OWN AND ARRANGE HOUSEKEEPING THROUGH THE OPTIONAL SERVICES THE MANAGEMENT COMPANY OFFERS.

BELOW IS THE SCHEDULE OF RATES FOR PRIVATE ACCOMMODATION IN THE TOWN OF LOVRAN AS DISTRIBUTED BY THE LOCAL TOURISM OFFICE. VILLA BELVEDERE HAS NOT BEEN CLASSIFIED UNDER THESE STANDARDS BUT IT IS SAFE TO ASSUME AT LEAST A 4 STAR RENTAL RATE.

Lovran

Obiteljski smještaj - Familienunterkunft - Alloggio familiare - Family Accommodation

2009.

SOBE - ZIMMER - CAMERE - ROOMS		
dnevno po osobi - pro Tag pro Person - al giorno per persona - per night per person		
Category	I-VI & IX - XII	VII - VIII
***	10 - 18	15 - 23
**	10 - 13	15 - 20
*	10 - 11	10 - 18
APARTMANI - APPARTEMENTS - APPARTAMENTI PRIVATI - APARTMENTS		
dnevno - pro Tag - al giorno - per night		
Category	I-VI & IX - XII	VII - VIII
****	40 - 55	45 - 60
***	35 - 45	40 - 55
**	25 - 35	30 - 50
*	20 - 30	25 - 40
****	50 - 60	70 - 80
***	40 - 55	60 - 70
**	35 - 50	50 - 60
*	30 - 45	40 - 50
****	60 - 80	80 - 100
**	60 - 75	60 - 80
*	55 - 65	60 - 70
Residence tax		
01/01 - 30/04 & 16/10 - 31/12/2009 0,75 € (5,50 Kn)		
01/05 - 15/10/2009 1,00 € (7,00 Kn)		
Children up to 12 years - do not pay residence tax		
Children from 12 to 18 years - pay 50% of residence tax		
Breakfast + 5 - 8 € daily per person		
Extra bed + 9 - 10 € daily		

INFORMACIJE I REZERVACIJE - INFORMATION & BOOKING	
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ORIANA Trg slobode 8, 51415 Lovran Tel: 00385 (0)51 292 822, Fax: 00385 (0)51 294 141 e-mail: tourist.agency.orianagrl.t-com.hr	HILL Trg slobode 15, 51415 Lovran Tel: 00385 (0)51 29 37 00, Fax: 00385 (0)51 29 37 00 e-mail: hill@lovraniyahoo.com
ROAD Stari grad 13, 51415 Lovran Tel: 00385 (0)51 292 619, Fax: 00385 (0)51 260 101 e-mail: road@net.hr	

VILLA BELVEDERE

BUILDING MANAGEMENT AND ADDITIONAL SERVICES