

Presentation of real estate

Land plots „RUDINE” – Kaštela, Croatia



APRIL 2019

REAM

Croatia

Basic info

- Full name: Republic of Croatia
- Inhabitants: 4,284,889 (2011.)
- Capital: Zagreb
- State: Member of European Union since July, 2013
- Currency: Croatian Kuna
- Official languages: Croatian (in ethnically mixed population Croatian Constitution insures usage of other languages – Italian, Hungarian, Serbian, ...)



Location

- Area: 56.542 km² (total of 89.810 km² incl. coastal sea)
- Length of borders / 2,379 km: with Bosnia and Herzegovina 1,012 km, Slovenia 670 km, Hungary 356 km, Serbia 318 and with Montenegro 23 km)
- Length of coastline: 1,777 km (over 6,000 km incl. islands)
- Climate: Mediterranean, Continental, Alpine

Economic info:

- GDP per capita: 14.372 USD (2016)
- recorded GDP growth in 11 consecutive quarters (data as of August, 2017)
- Other: Joined EU on July 1st, 2013.

Why invest in Croatia

- Excellent potential still insufficiently developed
- Strategic position in the midst of Europe insures Croatia to be ideal gateway to major markets
- Outstanding coastal line with over 1,000 islands situated in the heart of Mediterranean
- Excellent transport infrastructure (over 1,300 km of highway roads, over 2,900 km of railway and 6 international sea ports),
- Safety and stability: Stable political, business oriented environment
- Double taxation avoidance agreements with majority of EU countries
- Main trading partners: Italy, Germany, Bosnia and Herzegovina, Russia, Slovenia, Austria, Serbia, Montenegro and France



Member of
following:

- EU
- IMF
- IBRD
- NATO
- WTO (Geneva)
- WTO (Madrid)

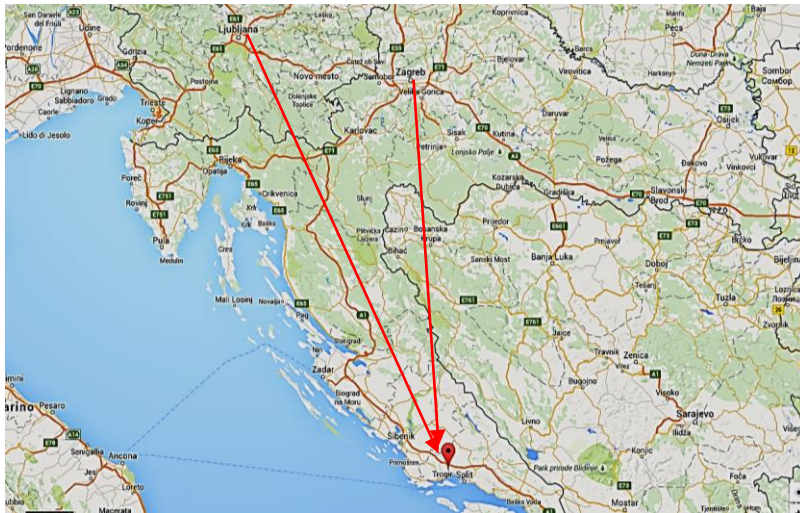
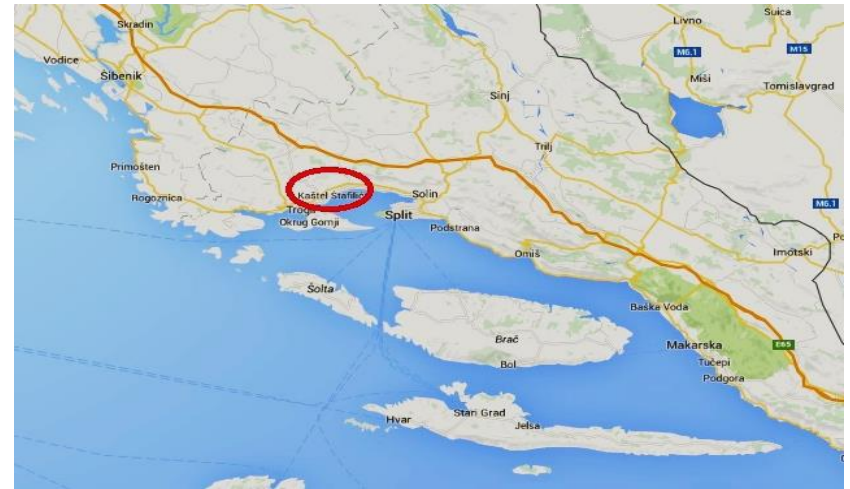
Why real estate in Croatia?

- 3 % Real Estate Transfer Tax if property is not subject to VAT taxation (VAT rate 25%)
- Recent analysis show rising interest and increase of activities in various market segments.
- Outstanding touristic potential with still underdeveloped accomodation capacities
- Currently limited major developements from international „players” present on the market
- Geographic position favourable for logistic / warehouse parks
- On February 1st, 2009. purchasers from EU membering countries have been granted equal rights as for Croatian citizens (only remaining limitation relates to purchase of agricultural land and nature parks under special legal protection). For purchasers from non-EU countries, rules of mutuality and reciprocity apply



Land plots „RUDINE”

- The respective land plots are located on the central Dalmatian coast in the city of Kaštela positioned between Trogir and Split.
- They are placed in unspoiled part of mid Dalmatia, only 2 km from the sea shore.
- Location is very well connected with Trogir and Split as well as other parts of the coast and overall Croatia, given that A1 highway junction is only 10 km away.
- Split International airport is only 5 km away



Land plots „RUDINE”

- This unique land plots are located only 2 km from the sea and offer a view of the surrounding coast and sea, including the magnificent Split archipelago. Mild climate and typical Mediterranean vegetation provide pleasant and relaxing atmosphere.
- Potential for development of residential villas or apartments for families as well as for touristic purposes.



Land plots „RUDINE”

- Location and address:
Rudine, 21212 Kaštel Novi, Croatia
- Ownership: Optima Leasing d.o.o. u likvidaciji,
LHB AG, OL Nekretnine d.o.o. u likvidaciji
- Total land plot size: 91.662 m²
- Zoning: According to provision from currently valid zoning plan, parcels are positioned in M1 – mixed, mostly residential area



- Distance from the sea: 2 km
- Distance from Split: 20 km
- Distance from Trogir: 10 km
- Distance from international airport: 5 km

- **Price: 3.600.000 EUR net**

Land plots „RUDINE”

PREGLED ČESTICA NA PODRUČJU k.o. Kaštel Novi - predio Rudine

zk.ul. br.	k.o.	Posjedovni list br.	zk.k.č.br.	Površina čestice u vlasništvu (m2)	GUP Kaštela - namjena	Porezni tretman PPN / PDV
Vlasnik zemljišta: Optima Leasing d.o.o. u likvidaciji						
675 1413 1415 2008 2009	Kaštel Novi 1 Kaštel Novi 2	3769	1482	1.886	M1 - UPU br. 4 (Rudine)	PPN
			1486	2.079		PPN
			1487	1.959		PPN
			1483/2	2.177		PPN
			1484/1	2.015		PPN
			1484/2	1.914		PPN
			1488/2	2.238		PPN
			1488/4	2.197		PPN
			1488/3	2.107		PPN
A. Ukupno "roza" blok (m2):				18.572		



- Presented info in accordance to publically available data.
- Based on owner`s knowlodge, available information and pursuant to the VAT act, for respective real estate no construction acts have been issued.
- Location information dated 11.03.2019., CLASS: 350-05/19-10/000076



Land plots „RUDINE”

PREGLED ČESTICA NA PODRUČJU k.o. Kaštel Novi - predio Rudine

zakup. br.	k.o.	Posjedovni list br.	zakup.č.br.	Površina čestice u vlasništvu (m2)	GUP Kaštela - namjena	Porezni tretman PPN / PDV	
Vlasnik zemljišta: LHB Aktiengesellschaft							
619	Kaštel Novi	4144	978	4.646	M1 - UPU br. 4 (Rudine)	PPN	
729		212	972/1	1.903		PPN	
		3659				PDV	
821				983/2		1.542	
2807		4144		971		3.336	PPN
2808				972/2		2.636	PPN
		3660					PDV
3307				985/2		3.900	
				979		1.936	PPN
				980		1.046	PPN
		4144		981		4.835	PPN
				987		7.948	PPN
				988		1.679	PPN
3556				989/1		1.498	PPN
3662			4112				
B. Ukupno "plavi" blok (m2):				991	1.625	PPN	
					38.530		



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- Location information dated 11.03.2019, CLASS: 350-05 / 19-10 / 000075

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zk.ul. br.	k.o.	Posjedovni list br.	zk.k.č.br.	Površina čestice u vlasništvu (m2)	GUP Kaštela - namjena	Porezni tretman PPN / PDV
Vlasnik zemljišta: OL Nekretnine d.o.o. u likvidaciji						
3599	Kaštel Novi	4376	1252	1.495	M1 - UPU br. 4 (Rudine)	PPN
			1255/2	3.200		
			1255/3	64		
			1257	9.234		
3600	Kaštel Novi	4376	1280/1	638	M1 - UPU br. 4 (Rudine)	PPN
			1280/2	264		
			1281/1	368		
			1286	494		
			1287	2.915		
3600	Kaštel Novi	1957	1288	10.428	M1 - UPU br. 4 (Rudine)	PPN
			1254	5.460		
2530			1254	5.460		PPN
C. Ukupno "crveni" blok (m2):				34.560		PPN



- Presented info in accordance to publicly available data.
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- Location information dated 19.03.2019., CLASS: 350-05/19-10/000077

Thank you.

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