

# NEW LUXURY TOURISTIC DESTINATION IN EUROPE

READY FOR CONSTRUCTION ~ APPROVED ZONING PLANS

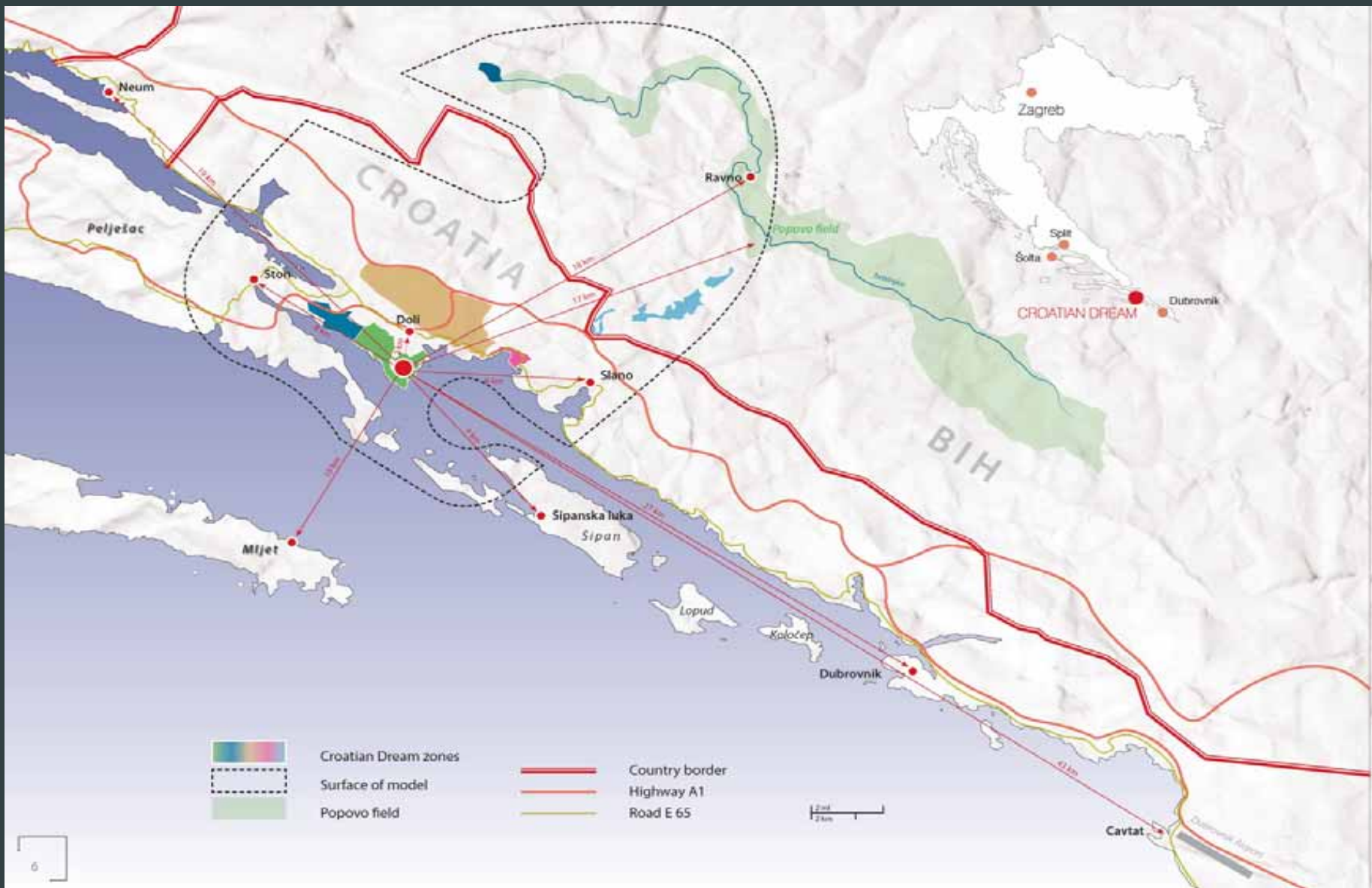
URBAN DEVELOPMENT PLAN APPROVED (UPU)



# PROJECT LOCATION

Croatia – 27 km NW of Dubrovnik







# CROATIAN DREAM

2.000 ha total area & 5 billion € total investment for all five zones

**ZONE 1** Luxury Hotels ~ Marina ~ Villas ~ Golf Course

**ZONE 2** Business zone ~ Vineyards ~ Olive groves ~  
Eco Villas ~ Thematic parks ~ Movie Studios

**ZONE 3** Airport ~ Industrial and Technology parks ~  
Golf courses

**ZONE 4** Academic and Sport areas

**ZONE 5** Residential zone ~ Food processing industry



# ZONE 1 “THREE SISTERS”

260 ha – larger than Monte Carlo







DUBROVNIK  
P · E · A · R · L  
New lifestyle destination



# DUBROVNIK PEARL **ZONE 1** “THREE SISTERS”

260 HA



TOTAL INVESTMENT ~ 920 million Euros

40 HA TOURISTIC ZONE T1 AND T2 ~ 3500 BEDS

- 7 hotels
- 221 villas
- 500 apartments
- Convention centres ~ Casinos ~ Restaurants
- High end shopping street
- Sport facilities ~ Cultural facilities

12 HA MARINA FOR MEGAYACHTS WITH 400 BERTHS

208 HA GOLF COURSE WITH 27 HOLES

**MASTER DEVELOPER IS LOOKING FOR PARTNERS AND  
BUYERS OF SUB-PROJECTS**



# DUBROVNIK PEARL **ZONE 1** “THREE SISTERS”

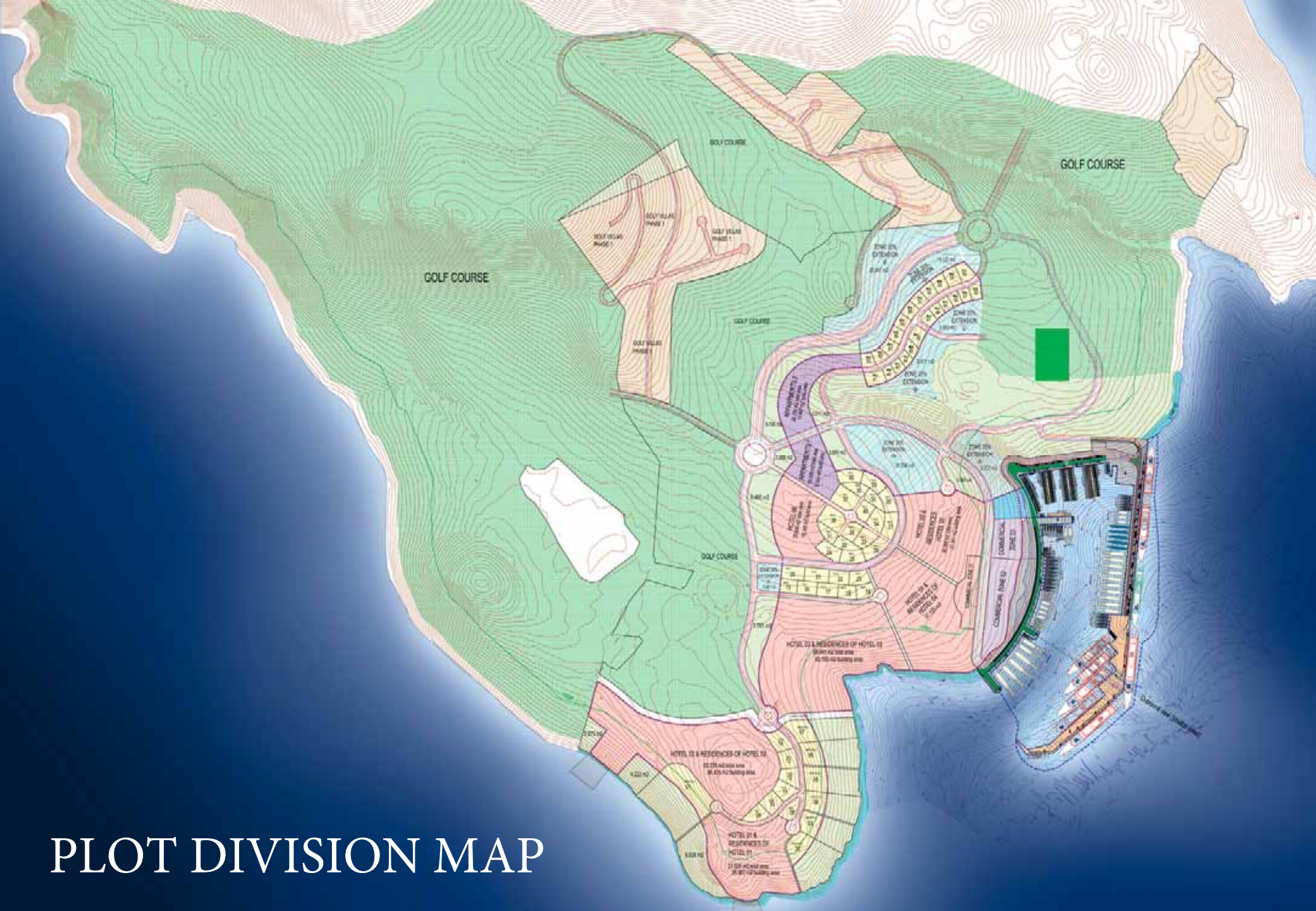
260 HA



## PROJECT READY FOR CONSTRUCTION

- Urban development plan is approved (UPU)
- Acquired land for project
- Commenced infrastructure works

**MASTER DEVELOPER IS LOOKING FOR PARTNERS AND  
BUYERS OF SUB-PROJECTS**



# PLOT DIVISION MAP



# COMMENCED WORKS ON INFRASTRUCTURE

construction of 15 km of new roads on site

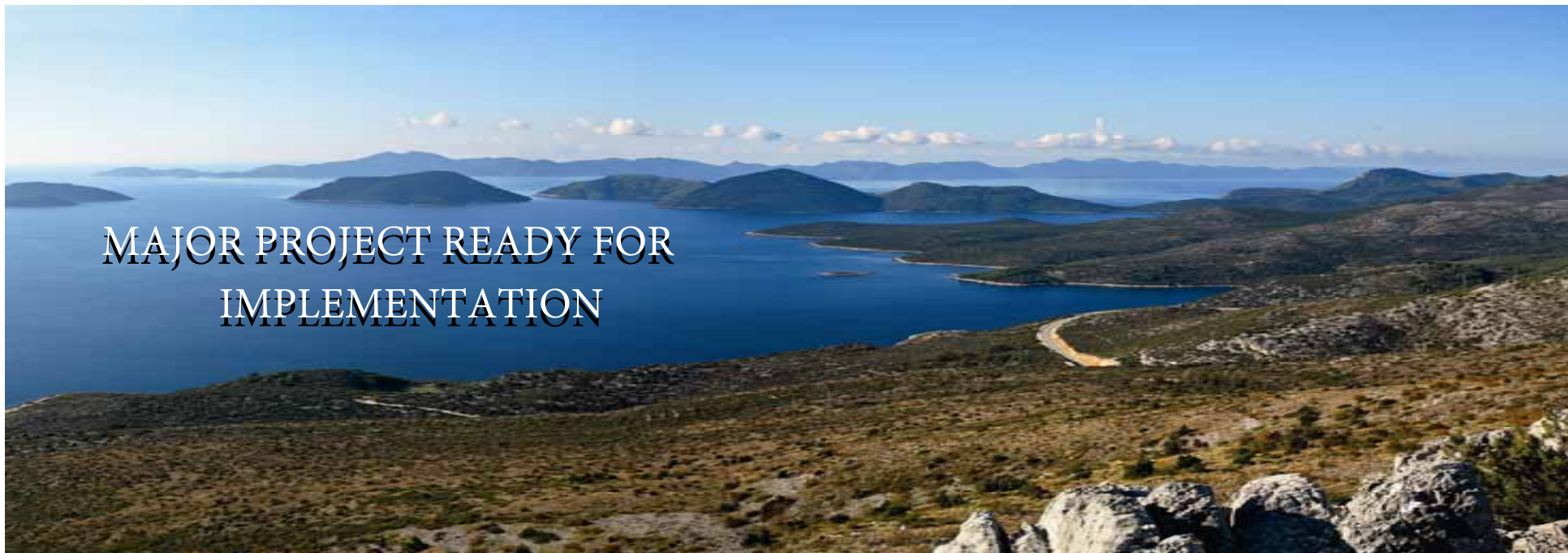




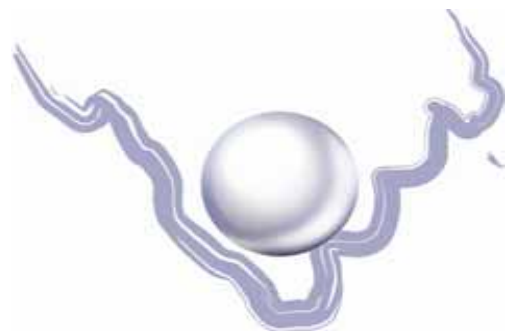
# COMMENCED WORKS ON INFRASTRUCTURE

construction of Show Room on site





MAJOR PROJECT READY FOR  
IMPLEMENTATION



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Part of  
CROATIAN DREAM