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GARDEN OF EDEN

NOT CONTENT TO BECOME A FLEETING HOLIDAY TREND, CROATIA OFFERS BLISSFUL SUNNY DAYS, AZURE SEAS, MOUTH WATERING CUISINE AND A GREAT SECOND PROPERTY LOCATION, SAYS **CASPER GREY**

If you are one of the many people who aspire to own a beautiful second home in a stunning Mediterranean destination then you really should be considering Croatia.

Just 15 minutes from the UNESCO world heritage old town of Dubrovnik, lies Dubrovnik Sun Gardens; a fully integrated 22 hectare destination resort on the Adriatic coast. Set on a hillside sloping down to the water's edge, over 200 fully-appointed residences offer sweeping panoramic views over the Adriatic and Elafiti islands.

As one of the most comprehensive developments on the Croatian coast, Dubrovnik Sun Gardens offers a rare opportunity to purchase completed, resort-based real estate in a stunning seafront location, on the doorstep of one of the world's most famous cities.

Known as 'The Residences at Dubrovnik Sun Gardens', the development offers 207 professionally managed residences comprising one and two bedroom apartments. Situated in a dedicated village setting within the resort, the charming Mediterranean homes

range from 44 to 107 square metres and have either sea or courtyard views. Each unit comes with its own furnished terrace area which is the perfect place to enjoy evening aperitifs listening to the chorus of cicadas and watching the sun set over the calm sea.

With a history that dates back as early as 1512, the site of Dubrovnik Sun Gardens has a storied past. In the early 16th century, Florentine statesman Piero Soderini was driven into exile by the Medici family and is reputed to have settled in the stone castle (palazzo)



which can still be seen today in the grounds of the resort. Almost 500 years later, conflict again settled on the area when the Croatian War of Independence took hold. During this time Dubrovnik was subjected to a siege that lasted many months and the Dubrovnik Sun Gardens Resort was badly damaged, burned and looted.

The luxury integrated resort as it stands today opened in July 2009 and is owned by developer Jupiter Adria. Jupiter Adria, which was founded in 2006, is the leading investor in Croatian leisure resort real estate and is developing three other golf and spa projects in the country.

Unlike other real estate for sale in the area, Dubrovnik Sun Gardens affords owners the appealing benefit of having full access to a range of facilities and services right on the doorstep. Whether a family with young children, a young professional

couple or indeed retirees, Dubrovnik Sun Gardens resort ensures that it caters for every conceivable taste with a world-class spa, sports centre, 13 bars and restaurants, mature manicured gardens, a market parade of shops, three swimming pools, private beach, small marina and round the clock concierge assistance.

Each of the homes has been designed in a light, contemporary style and furnishings are serene, minimalist and inherently practical. Fully equipped, open-plan kitchen and dining areas have all the necessary appliances, spacious bathrooms have rainfall showers, while living areas have comfortable sofas and 32" flat screen LCD televisions. Larger apartments offer additional en-suite bathrooms. The flooring is solid oak and there is well-designed storage throughout as well as wi-fi access in each residence and throughout the resort.

During the summer season (1 June to 15 September) owners can use their residences for five weeks, leaving the on-site management company responsible for renting out the property for the rest of the season. This therefore makes Dubrovnik Sun Gardens not only a great lifestyle purchase but also an appealing investment opportunity with the chance to reap the rewards of a strong rental yield. All residences are professionally marketed, and with the resort operating at full capacity from mid-June to mid-September, the potential to generate strong revenues are high. Owners are entitled to 50 per cent of rental revenue received by the operating company.

Larger two bedroom residences with premium panoramic sea views start at €608,000. ■

www.dubrovniksungardens.com

