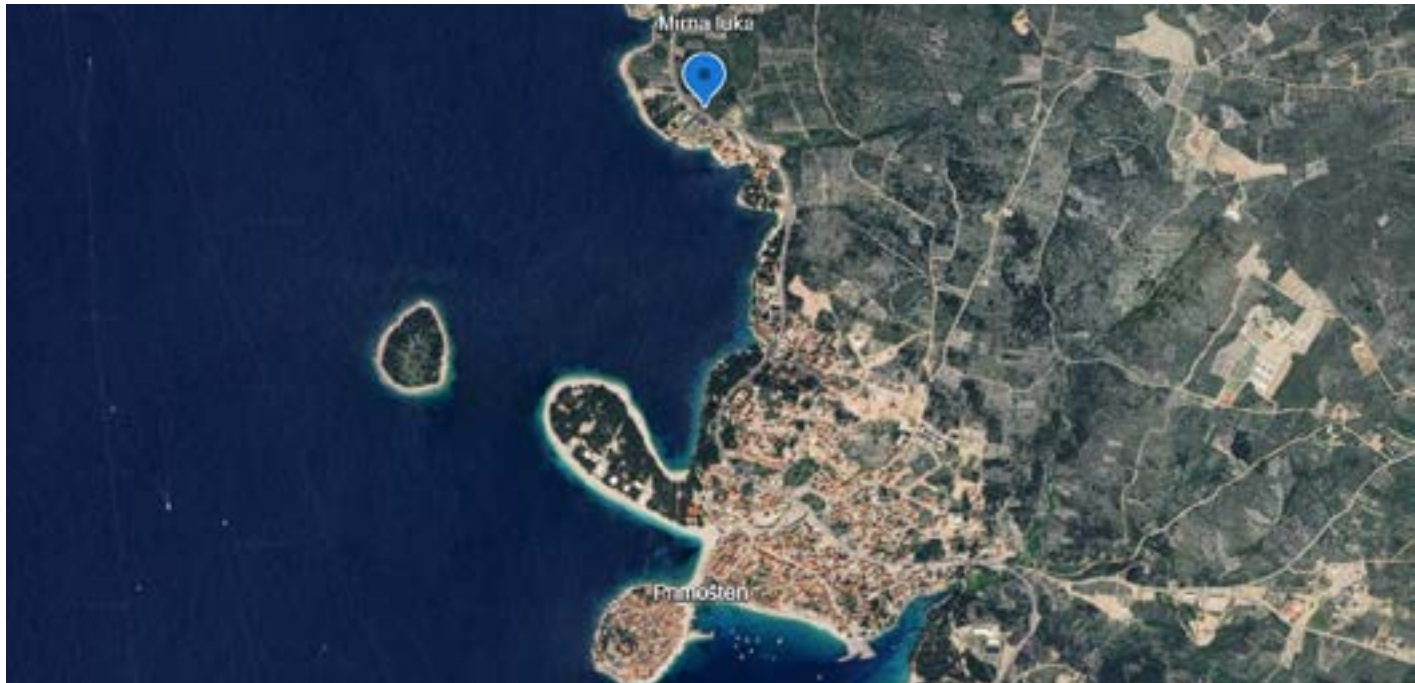




MIRNA LUKA



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O projektu

Stambeni kompleks MIRNA LUKA luksuzni je kompleks vila i stanova u Dalmaciji. Namijenjena je klijenteli koja traži luksuzne, moderne nekretnine od koji svaka ima okućnicu i prekrasan pogled na more i otoke. Ovaj VIP kompleks je idealno smješten na obali i ima pristup prirodnoj stjenovitoj plaži. Svoja vrata otvorit će u proljeće 2026. godine i sa svojih 2 luksuzne vile i 10 apartmana to je jedinstveni kompleks ove vrste na jadranskoj obali. Stambeni kompleks Mirna luka namijenjen je odmoru Vas, Vaših klijenata, obitelji, parova, poslovnih partnera, menadžmenta i članova njihovih obitelji. Cilj nam je sklopiti dugoročni partnerski ugovor s Vama na obostrano zadovoljstvo – Vi biste, osim povoljne cijene tijekom godina ostvarili kapitalnu dobit jer su sva predviđanja da će cijene na ovoj lokaciji i dalje znatno rasti. Uz to imate i mogućnost partnerstva sa lokalnim agentima koji bi za vas iznajmljivali nekretnine i tako ostvarili dodatne godišnje prihode. Nekretnine su sagrađene sukladno najvišim standardima, i svaka od jedinica ima zasebnu natkrivenu terasu, nenatkrivenu terasu, jacuzzi ili bazen, ljetnu kuhinju i zeleni vrt sa mediteranskim biljem.

About the Project

The residential complex MIRNA LUKA is a luxurious complex of villas and apartments in Dalmatia. It is intended for clients looking for luxurious, modern properties, each of which has a garden and a beautiful view of the sea and islands. This VIP complex is ideally located on the coast and has access to a natural rocky beach. It will open its doors in spring of 2026 and with its 2 luxury villas and 10 apartments, it is a unique complex of its kind on the Adriatic coast. The residential complex Mirna luka is intended for the vacation of you, your clients, families, couples, business partners, management and their family members. Our goal is to conclude a long-term partnership agreement with you to our mutual satisfaction – you would, in addition to the favorable price, realize a capital gain over the years because all predictions are that the prices in this location will continue to rise significantly. In addition, you have the option of partnering with local agents who would rent for you real estate and thus achieve additional annual income. The properties are built according to the highest standards, and each of the units has a separate covered terrace, uncovered terrace, jacuzzi or swimming pool, summer kitchen and green garden with Mediterranean plants.



Primošten

Grad Primošten smjestio se na otoku koji su njegovi stanovnici prije petsto godina spojili s kopnom kako bi lakše došli do svojih polja. Odatle potječe i ime grada - izvedeno je od dalmatinske riječi „ primostiti“. Okružen sa sedam otočića, Primošten je dar prirode koji nikoga ne ostavlja ravnodušnim.

Ono što nedarežljiva priroda nije dala, vrijedni su ljudi stvorili kako bi Primošten postao jedno od najatraktivnijih odredišta na Jadranu. Stare kamene kuće, crkve i uske uličice popločane kamenom (dalmatinska kala) savršen su spoj prošlosti i sadašnjosti. Nekad ribarsko mjesto, gradić se razvio u turistički raj na ovom dijelu Jadrana. Šarmu kojim odiše ovaj mali grad teško je odoljeti.

The town of Primošten is located on an island that its inhabitants connected to the mainland five hundred years ago in order to reach their fields more easily. The name of the city originates from there - it is derived from the Dalmatian word “to coax”. Surrounded by seven islets, Primošten is a gift of nature that no one likes leaves indifferent. What ungenerous nature did not give, hardworking people created so that Primošten became one of the the most attractive destinations on the Adriatic. Old stone houses, churches and narrow streets paved with stone (Dalmatinska kala) are a perfect combination of past and present. Once a fishing village, the town has developed into a tourist paradise on this part of the Adriatic. The charm of this small town is hard to resist.



Lokacija

Do kompleksa se dolazi glavnom jadranskom obalnom cestom (Jadranska magistrala) – pristupom Primoštenu sa sjeverozapada, do kompleksa ćete doći otprilike 1 km prije ulaza u grad.

GPS koordinate: 43.599851, 15.923167

Udaljenost kompleksa

- Plaža: 100 m (nekoliko minuta hoda)
- Centar: 1 km (15 minuta šetnje uz lungo mare)
- Aerodrom : Split 30km (30 minta vožnje), Zadar 100 km (50 minuta vožnje)

Nacionalni parkovi i parkovi prirode:

Slapovi Krke 50km, Kornati otočje 30 NM, Paklenica 120 km, Sjeverni Velebit 150 km, Plitvička jezera 200 km.

Gradovi:

Šibenik 30, km, Zadar 100 km, Trogir 30 km, Split 60 km, Dubrovnik 280 km



Location

The complex can be reached via the main Adriatic coastal road (Adriatic highway) - approaching Primošten from the northwest, you will reach the complex approximately 1 km before the entrance to the town.

GPS coordinates: 43.599851, 15.923167

Distance from the complex

- Beach: 100 m (few minutes walk)
- Center: 1 km (15 minutes walk along the lungo mare)
- Airport: Split 30 km, (30 minutes drive) Zadar 100 km (50 minutes drive)

National parks and nature parks:

Krka waterfalls 50 km, Kornati islands 30 NM, Paklenica 120 km, North Velebit 150 km, Plitvice Lakes 200 km.

Cities:

Šibenik 30 km, Zadar 100 km, Trogir 30 km, Split 60 km, Dubrovnik 280 km

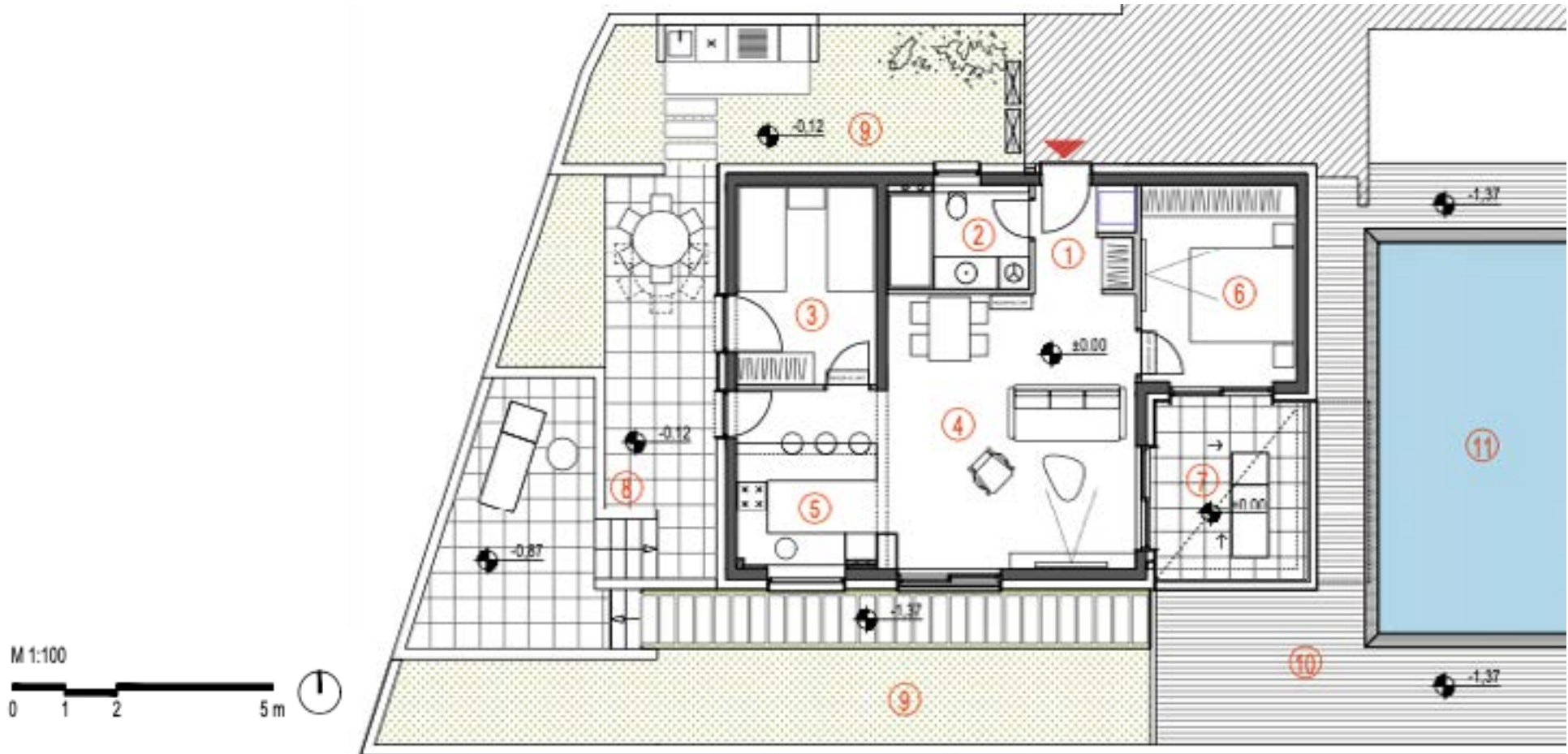
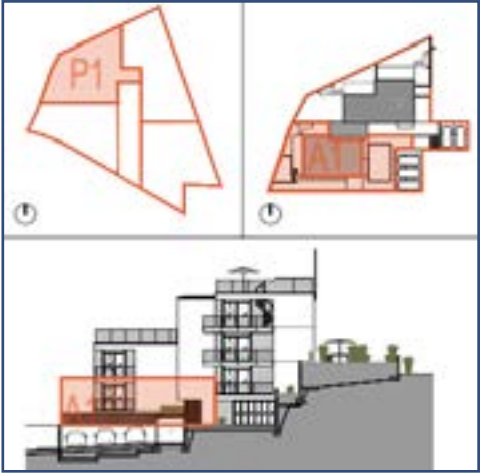


Apartmani P1 / Apartments P1



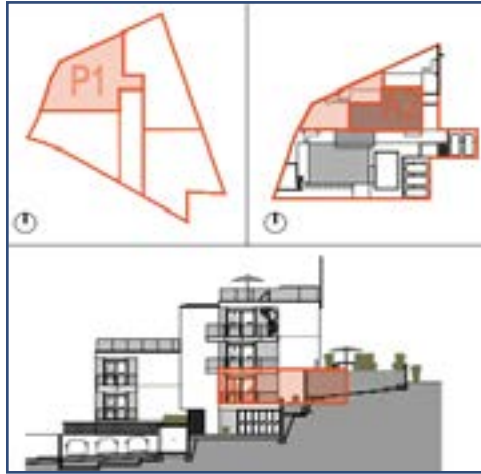
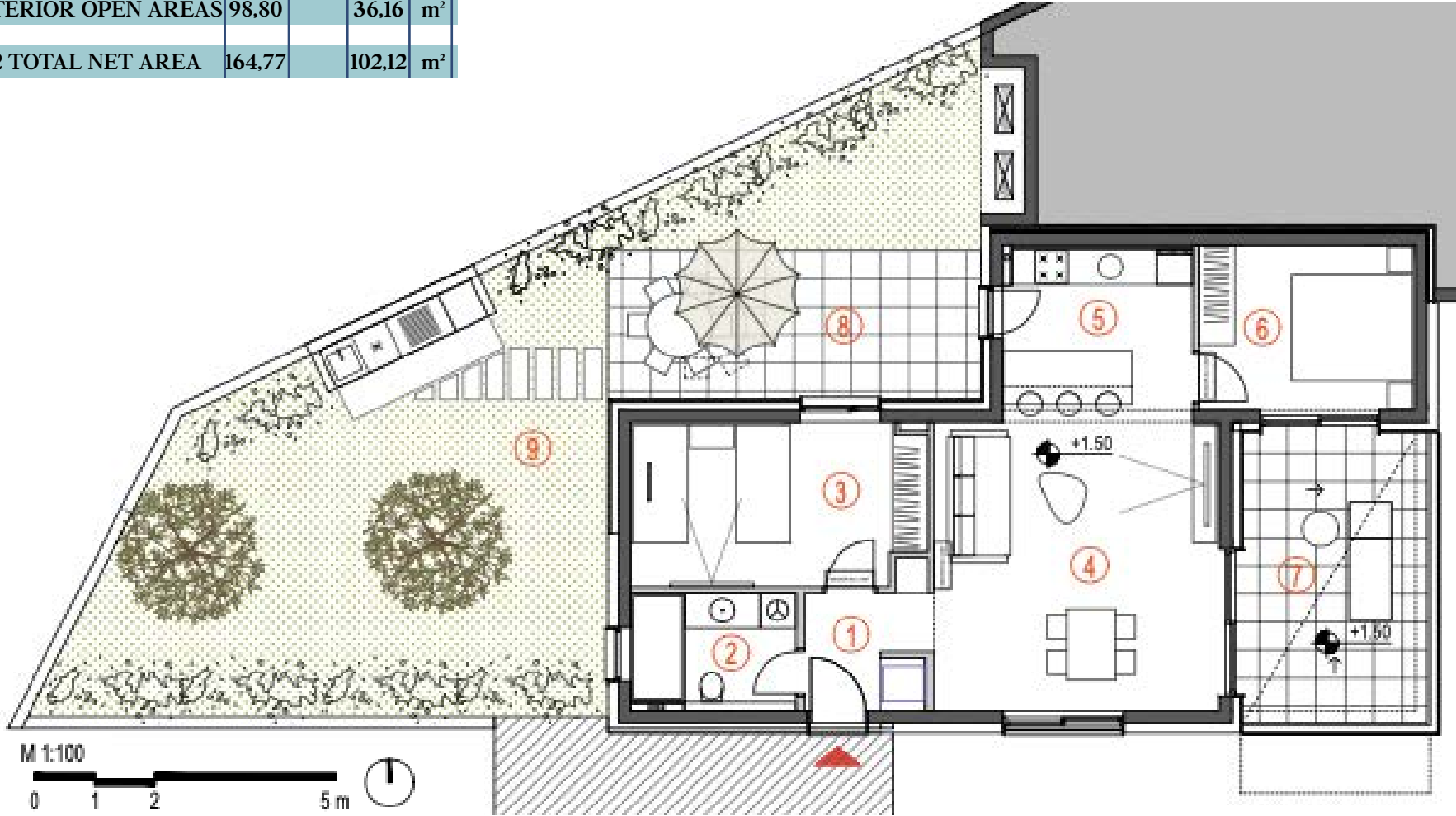
Apartman A1 / Apartment A1

1 Entrance area	3,78		3,78	m ²
2 Bathroom	5,50		5,50	m ²
3 Bedroom I	10,26		10,26	m ²
4 Dining area/Living room/Kitchen	24,82		24,82	m ²
5 Kitchen	9,73		9,73	m ²
6 Bedroom II	11,25		11,25	m ²
TOTAL NET FLOOR AREA	65,34		65,34	m ²
7 Covered patio	9,78	0,75	7,33	m ²
8 Uncovered patio	33,43	0,50	16,72	m ²
9 Garden	63,06	0,25	15,77	m ²
10 Sun deck	50,91	0,50	25,46	m ²
11 Pool	35,78	0,50	17,89	m ²
TOTAL NET EXTERIOR OPEN AREAS	192,96		83,16	m ²
APARTMENT A1 TOTAL NET AREA	258,30		148,50	m ²



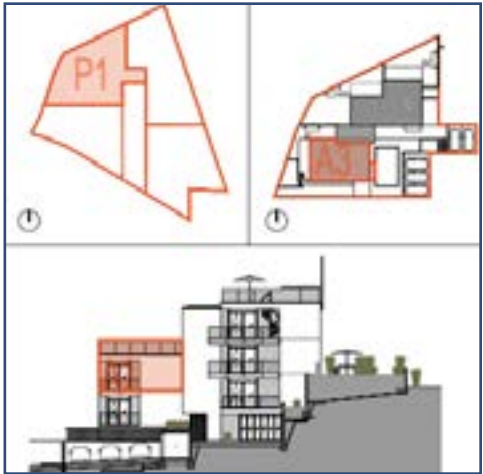
Apartman A2 / Apartment A2

1 Entrance area	4,30		4,30	m²
2 Bathroom	5,50		5,50	m²
3 Bedroom I	13,34		10,26	m²
4 Dining area/Living room/Kitchen	23,28		23,28	m²
5 Kitchen	9,45		9,45	m²
6 Bedroom II	10,09		10,09	m²
TOTAL NET FLOOR AREA	65,96		65,96	m²
7 Covered terrace	15,11	0,75	11,33	m²
8 Uncovered patio	15,62	0,50	7,81	m²
9 Garden	68,07	0,25	17,02	m²
TOTAL NET EXTERIOR OPEN AREAS	98,80		36,16	m²
APARTMENT A2 TOTAL NET AREA	164,77		102,12	m²



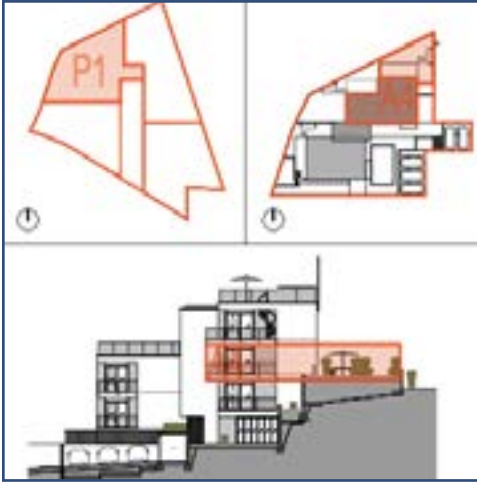
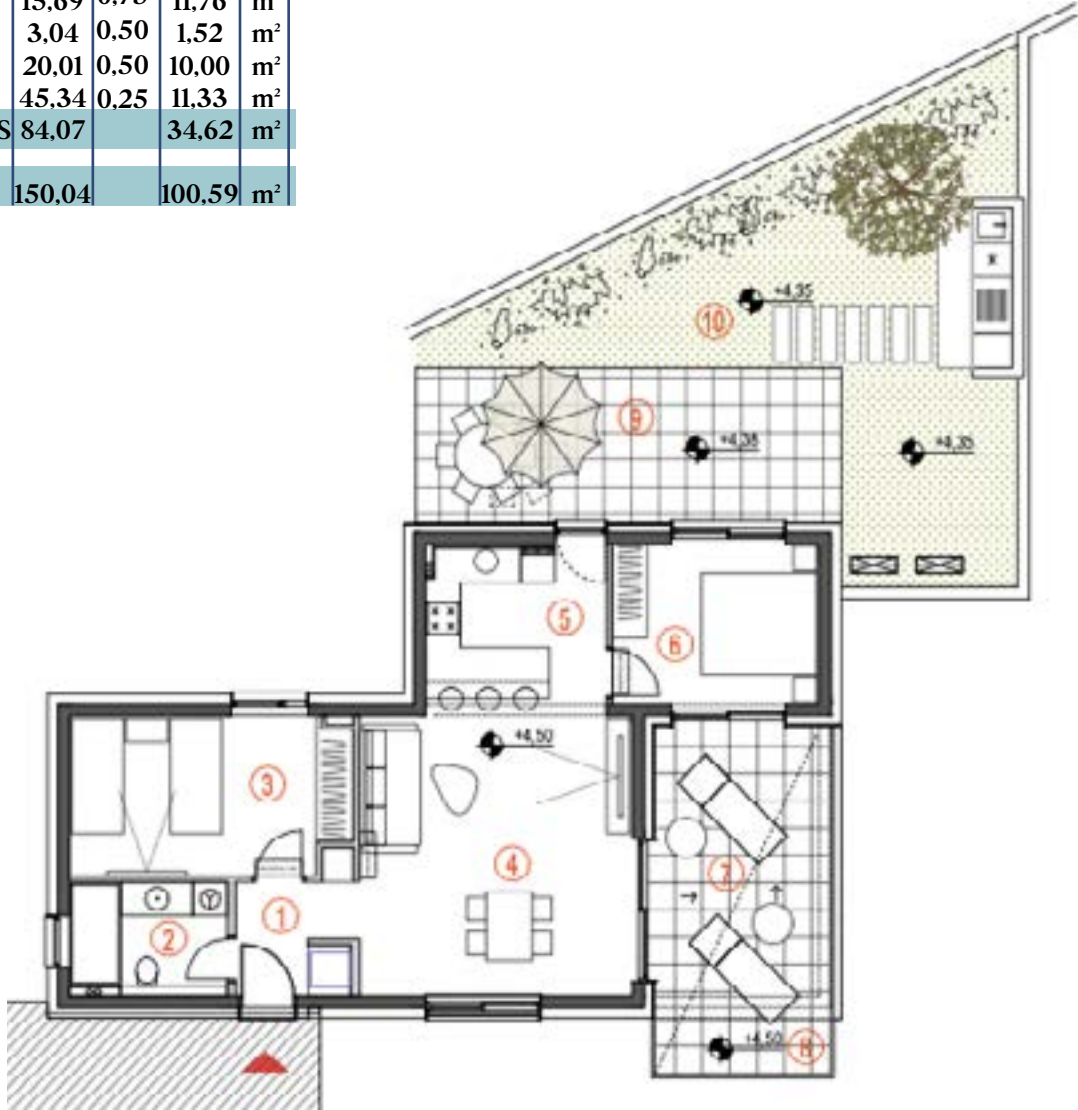
Apartman A3 / Apartment A3

1 Entrance area	3,78		3,78	m²
2 Bathroom	5,50		5,50	m²
3 Dining area/Living room	24,95		24,95	m²
4 Kitchen	9,73		9,73	m²
5 Bedroom I	10,26		10,26	m²
6 Bedroom II	11,25		11,25	m²
TOTAL NET FLOOR AREA	65,47		65,47	m²
7 Covered terrace	10,44	0,75	7,83	m²
8 Uncovered terrace	3,37	0,50	1,68	m²
9 Rooftop terrace	61,28	0,50	30,64	m²
10 Pool	23,87	0,50	11,94	m²
TOTAL NET EXTERIOR OPEN AREAS	98,97		52,09	m²
APARTMENT A3 TOTAL NET AREA	164,44		117,57	m²



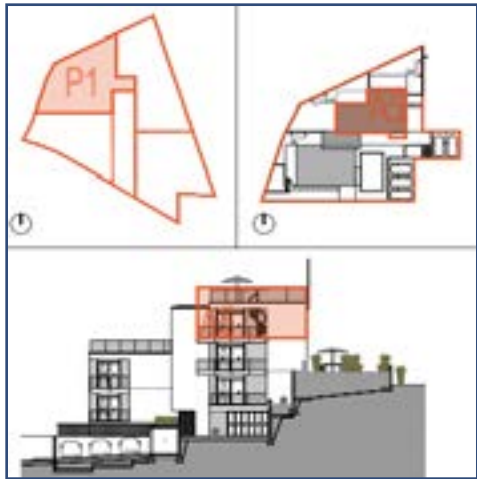
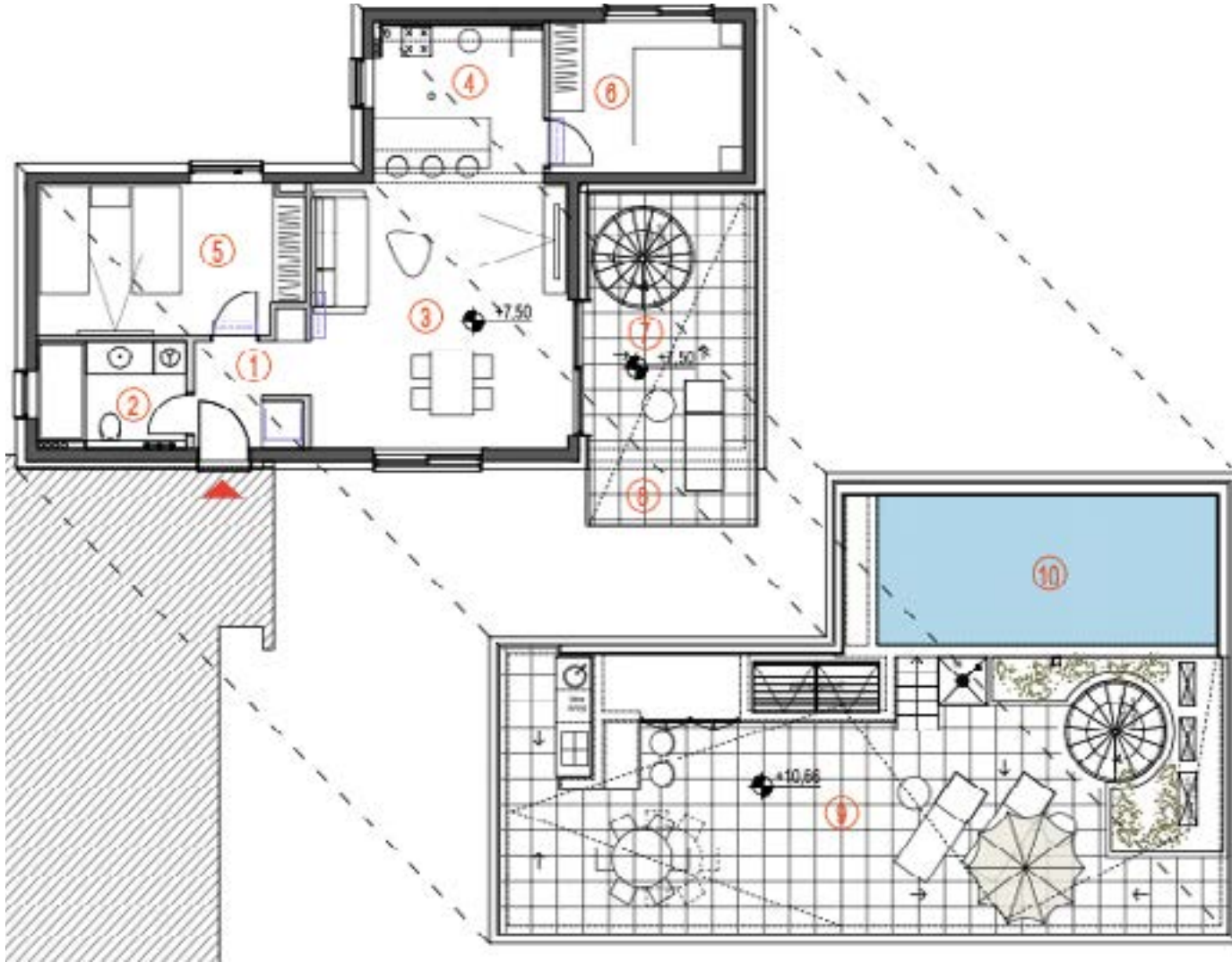
Apartman A4 / Apartment A4

1 Entrance area	4,30		4,30	m²
2 Bathroom	5,50		5,50	m²
3 Bedroom I	13,34		13,34	m²
4 Dining area/Living room/Kitchen	23,28		23,28	m²
5 Kitchen	9,45		9,45	m²
6 Bedroom II	10,09		10,09	m²
TOTAL NET FLOOR AREA	65,96		65,96	m²
7 Covered terrace	15,69	0,75	11,76	m²
8 Uncovered terrace	3,04	0,50	1,52	m²
9 Uncovered patio	20,01	0,50	10,00	m²
10 Garden	45,34	0,25	11,33	m²
TOTAL NET EXTERIOR OPEN AREAS	84,07		34,62	m²
APARTMENT A4 TOTAL NET AREA	150,04		100,59	m²

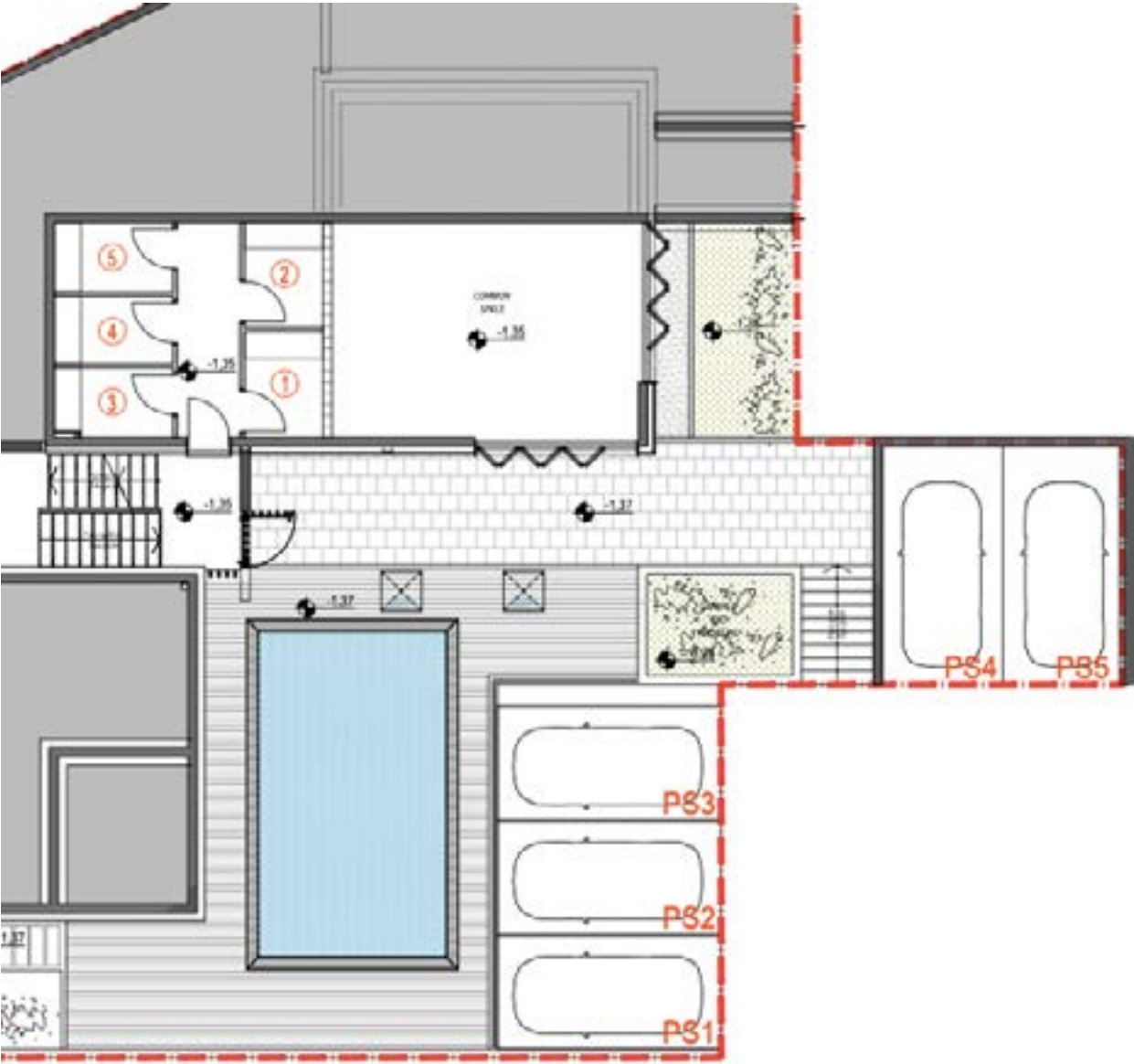


Apartman A5 / Apartment A5

1 Entrance area	4,30		4,30	m²
2 Bathroom	5,50		5,50	m²
3 Dining area/Living room	23,27		23,27	m²
4 Kitchen	9,12		9,12	m²
5 Bedroom I	13,34		13,34	m²
6 Bedroom II	10,09		10,09	m²
TOTAL NET FLOOR AREA	65,63		65,63	m²
7 Covered terrace	15,66	0,75	11,75	m²
8 Uncovered terrace	3,07	0,50	1,53	m²
9 Rooftop terrace	48,31	0,50	24,16	m²
10 Pool	23,20	0,50	11,60	m²
TOTAL NET EXTERIOR OPEN AREAS	90,24		49,04	m²
APARTMENT A5 TOTAL NET AREA	155,87		114,66	m²

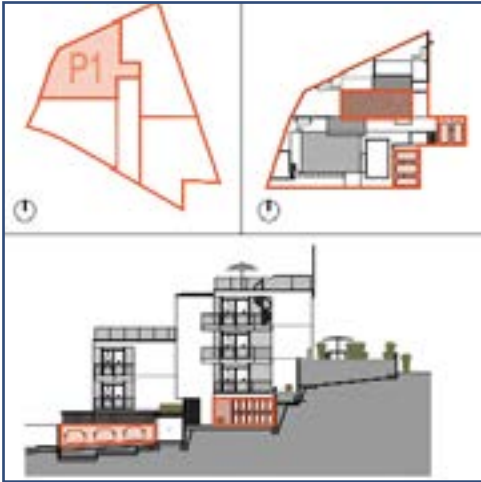


Skladište & Parking
Storage & Parking



STORAGE UNITS				
1 Storage unit apt. A1	4,20	1,00	4,20	m ²
2 Storage unit apt. A2	4,20	1,00	4,20	m ²
3 Storage unit apt. A3	4,20	1,00	4,20	m ²
4 Storage unit apt. A4	4,06	1,00	4,06	m ²
5 Storage unit apt. A5	4,19	1,00	4,19	m ²

PARKING SPOTS				
1 Parking spot 1	13,00	0,50	6,50	m ²
2 Parking spot 2	13,00	0,50	6,50	m ²
3 Parking spot 3	13,00	0,50	6,50	m ²
4 Parking spot 4	14,57	0,50	7,29	m ²
5 Parking spot 5	14,03	0,50	7,01	m ²

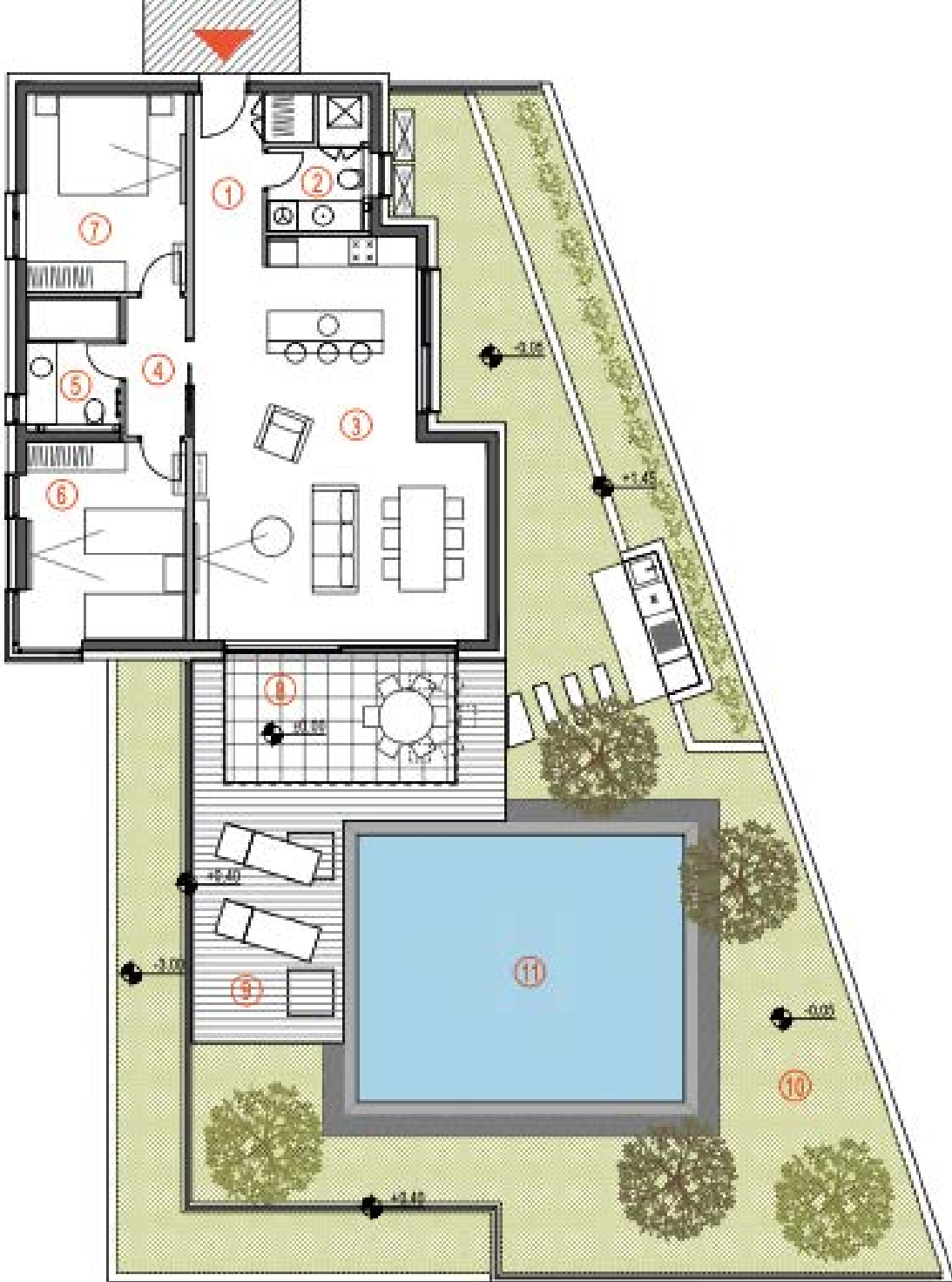
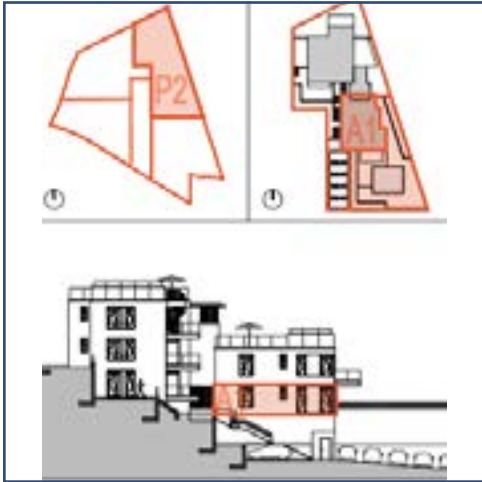


Apartmani P2 / Apartments P2



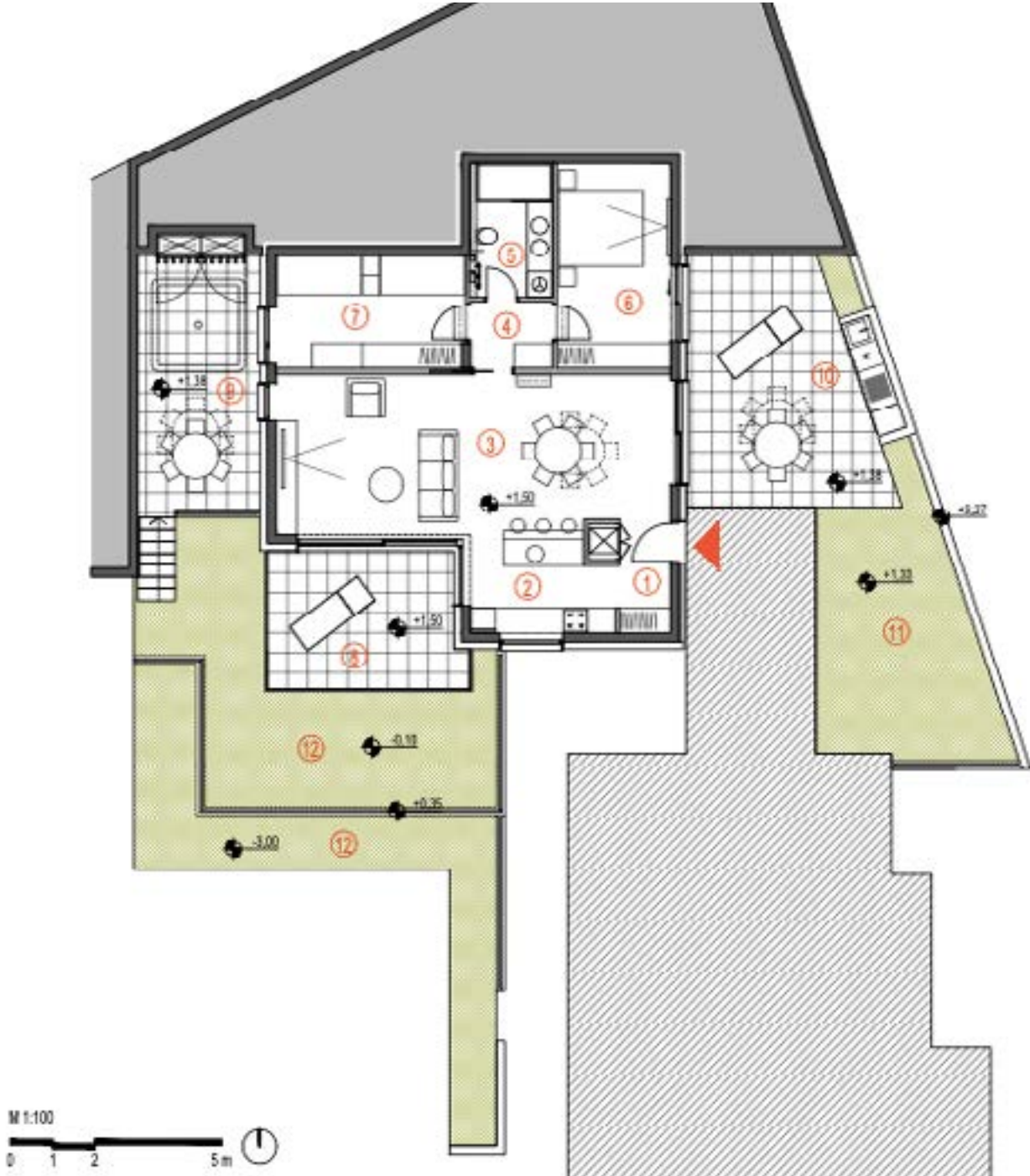
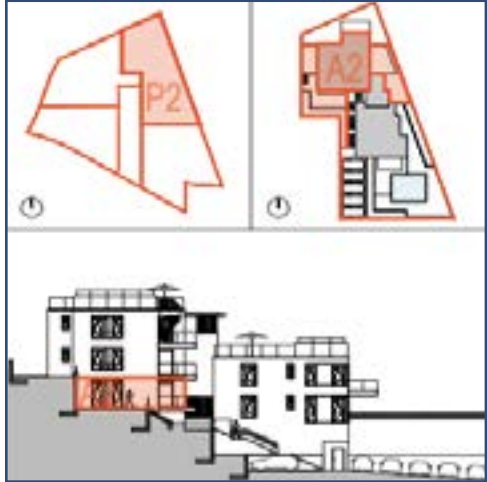
Apartman A1 / Apartment A1

1 Entrance area	5,87		5,87	m²
2 WC	4,48		4,48	m²
3 Dining area/Living room/Kitchen	41,25		41,25	m²
4 Hall	3,36		3,36	m²
5 Bathroom	4,84		4,84	m²
6 Bedroom I	12,80		12,80	m²
7 Bedroom II	12,80		12,80	m²
TOTAL NET FLOOR AREA	85,40		85,40	m²
8 Covered patio	11,75	0,75	8,81	m²
9 Uncovered patio	22,21	0,50	11,10	m²
10 Garden	136,67	0,25	34,17	m²
11 Pool	42,33	0,50	21,17	m²
TOTAL NET EXTERIOR OPEN AREAS	212,96		75,25	m²
APARTMENT A1 TOTAL NET AREA	298,36		160,65	m²



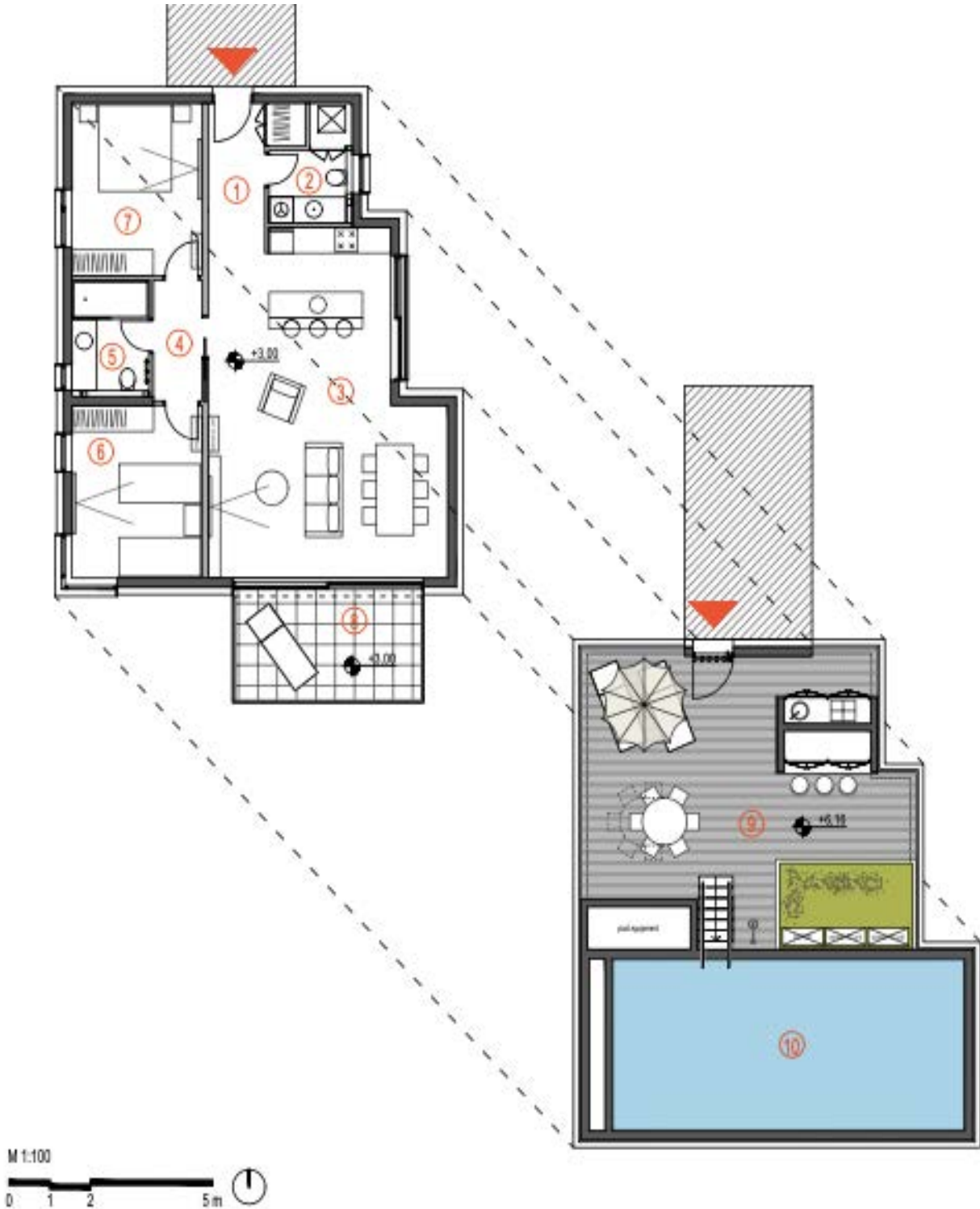
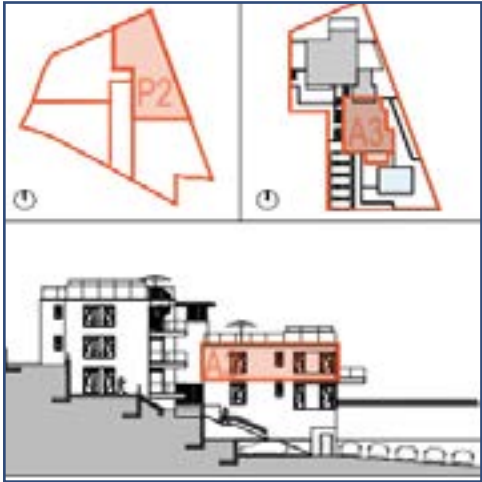
Apartman A2 / Apartment A2

1 Entrance area	3,88		3,88	m²
2 Kitchen	7,52		7,52	m²
3 Dining area/Living room	34,88		34,88	m²
4 Hall	3,12		3,12	m²
5 Bathroom	6,06		6,06	m²
6 Bedroom I	13,19		13,19	m²
7 Bedroom II	12,09		12,09	m²
TOTAL NET FLOOR AREA	80,73		80,73	m²
8 Covered terrace	14,95	0,75	11,21	m²
9 Uncovered patio I	17,58	0,50	8,79	m²
10 Uncovered patio II	26,46	0,50	13,23	m²
11 Garden I	23,84	0,25	5,96	m²
12 Garden II	52,58	0,25	13,14	m²
TOTAL NET EXTERIOR OPEN AREAS	135,41		52,34	m²
APARTMENT A2 TOTAL NET AREA	216,14		133,07	m²



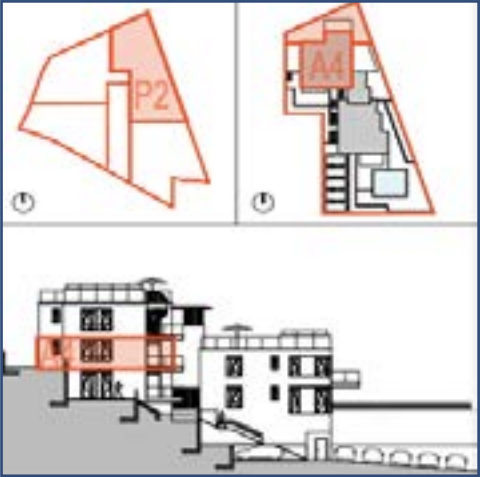
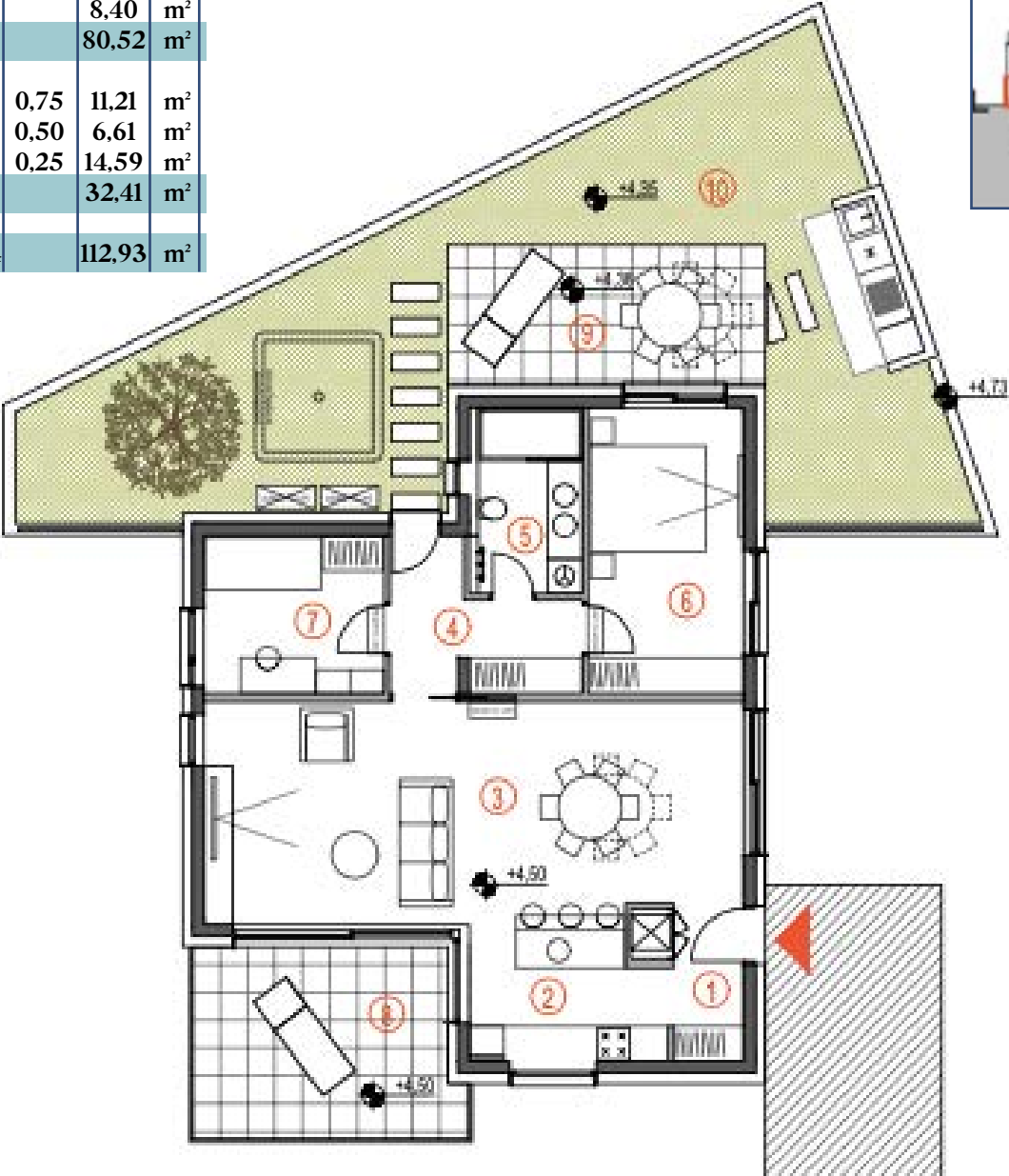
Apartman A3 / Apartment A3

1 Entrance area	5,87		5,87	m²
2 WC	4,48		4,48	m²
3 Dining area/Living room/Kitchen	41,25		41,25	m²
4 Hall	3,36		3,36	m²
5 Bathroom	4,84		4,84	m²
6 Bedroom I	12,80		12,80	m²
7 Bedroom II	12,80		12,80	m²
TOTAL NET FLOOR AREA	85,40		85,40	m²
8 Uncovered balcony	11,27	0,25	2,82	m²
9 Rooftop terrace	54,39	0,50	27,19	m²
10 Pool	34,13	0,50	17,06	m²
TOTAL NET EXTERIOR OPEN AREAS	99,78		47,07	m²
APARTMENT A3 TOTAL NET AREA	185,18		132,48	m²



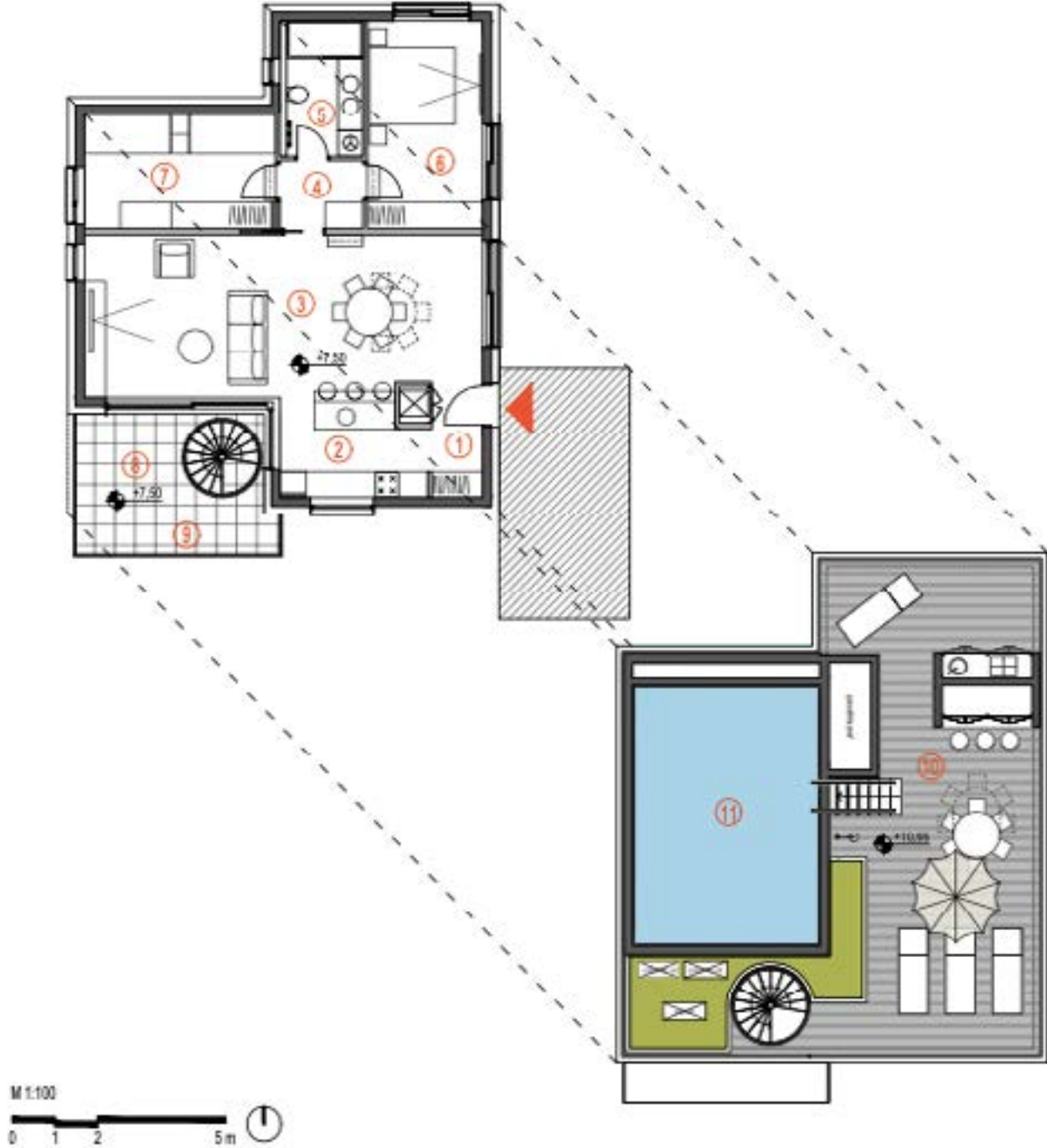
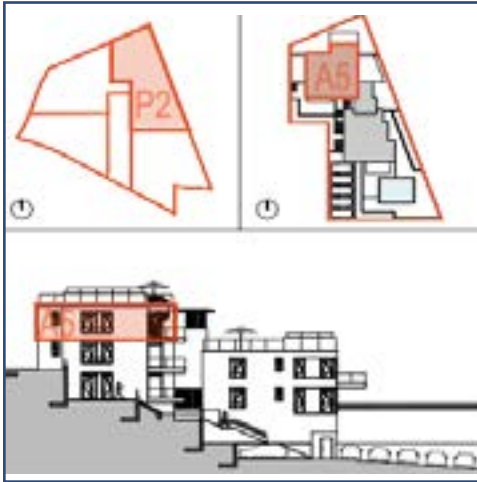
Apartman A4 / Apartment A4

1 Entrance area	3,88		3,88	m²
2 Kitchen	7,52		7,52	m²
3 Dining area/Living room	34,88		34,88	m²
4 Hall	6,61		6,61	m²
5 Bathroom	6,06		6,06	m²
6 Bedroom I	13,19		13,19	m²
7 Bedroom II	8,40		8,40	m²
TOTAL NET FLOOR AREA	80,52		80,52	m²
8 Covered terrace	14,95	0,75	11,21	m²
9 Uncovered patio	13,22	0,50	6,61	m²
11 Garden	58,34	0,25	14,59	m²
TOTAL NET EXTERIOR OPEN AREAS	86,51		32,41	m²
APARTMENT A4 TOTAL NET AREA	167,04		112,93	m²



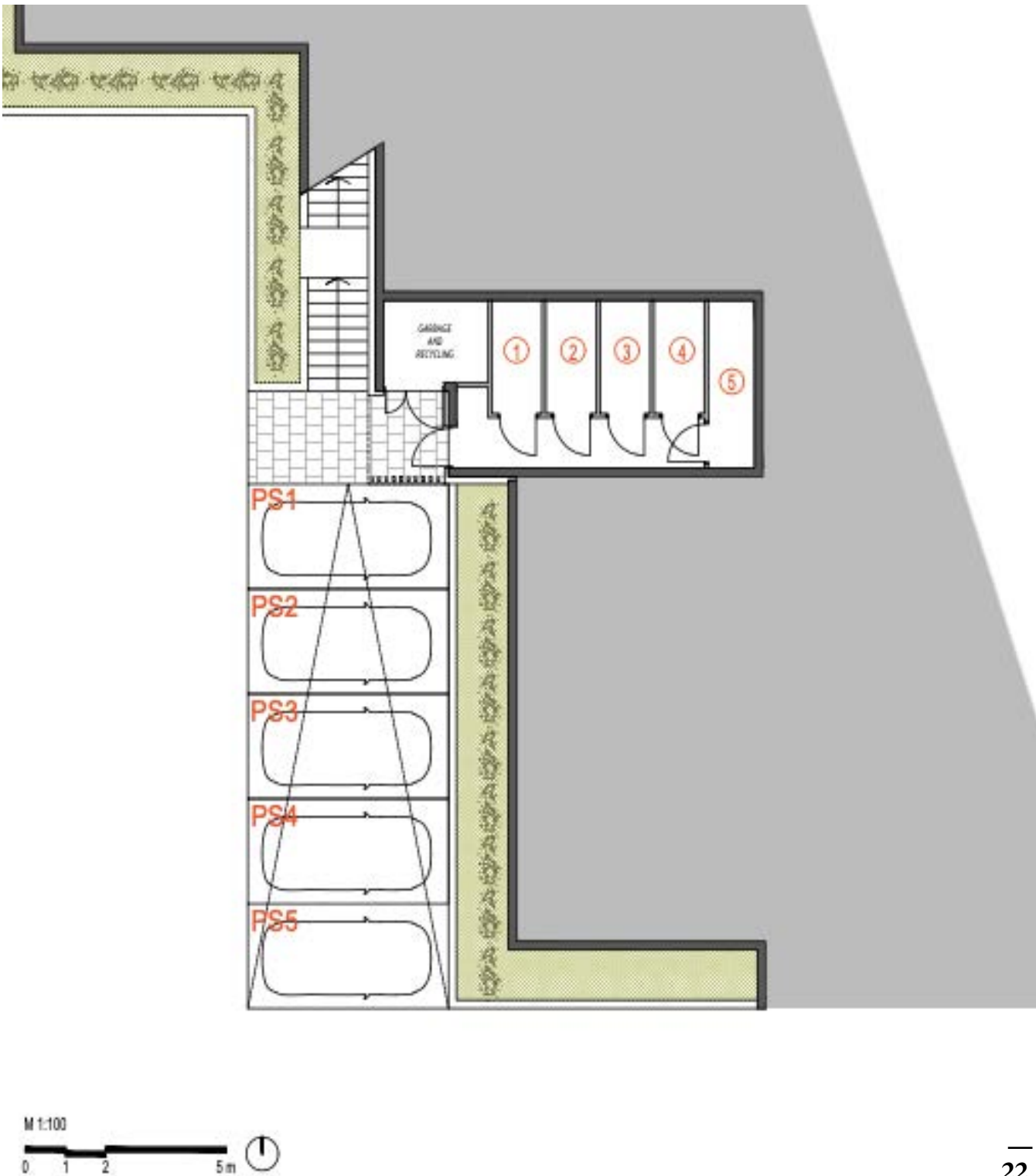
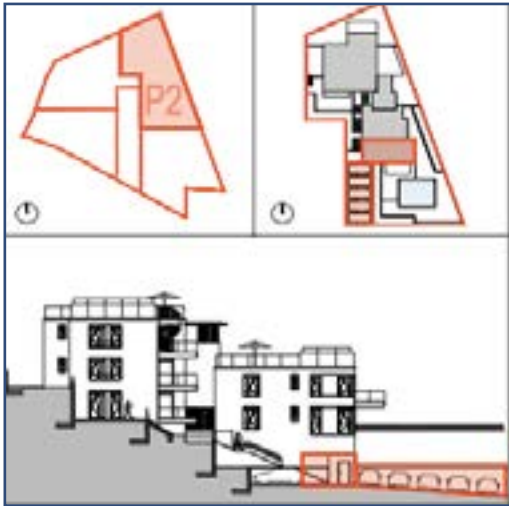
Apartman A5 / Apartment A5

1 Entrance area	3,88		3,88	m²
2 Kitchen	7,52		7,52	m²
3 Dining area/Living room	34,88		34,88	m²
4 Hall	3,12		3,12	m²
5 Bathroom	6,06		6,06	m²
6 Bedroom I	13,19		13,19	m²
7 Bedroom II	12,09		12,09	m²
TOTAL NET FLOOR AREA	80,72		80,72	m²
8 Covered terrace	10,34	0,75	7,76	m²
9 Uncovered terrace	4,61	0,50	2,30	m²
10 Rooftop terrace	69,00	0,50	34,50	m²
11 Pool	26,32	0,50	13,16	m²
TOTAL NET EXTERIOR OPEN AREAS	110,27		57,72	m²
APARTMENT A5 TOTAL NET AREA	190,99		138,44	m²



Skladište & Parking Storage & Parking

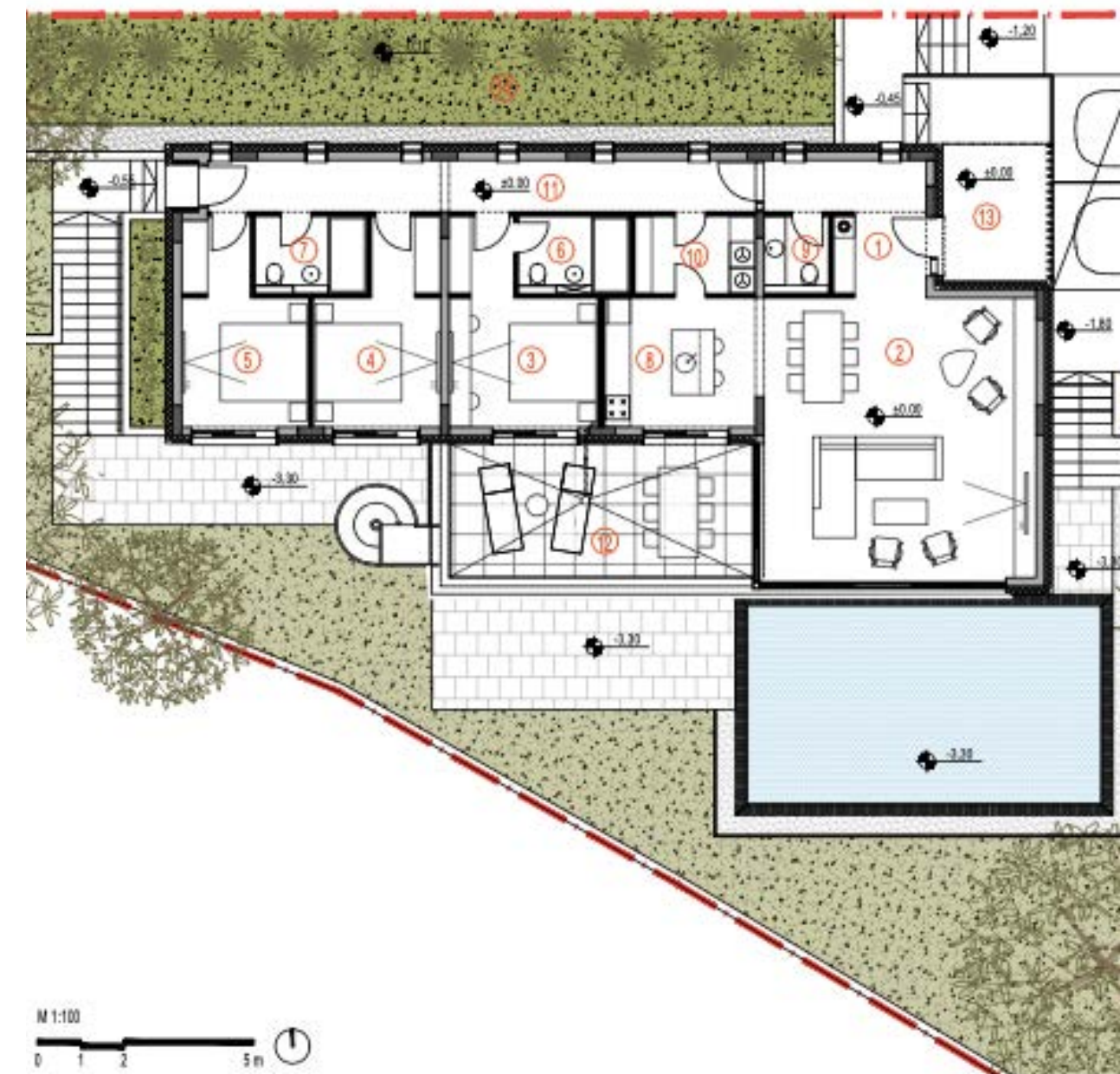
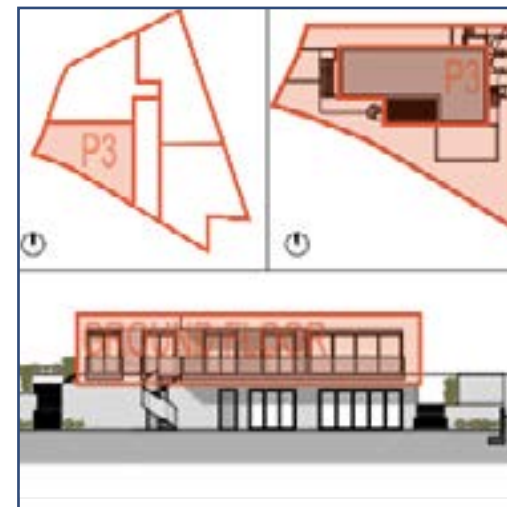
STORAGE UNITS				
1 Storage unit apt. A1	3,37	1,00	3,37	m²
2 Storage unit apt. A2	3,37	1,00	3,37	m²
3 Storage unit apt. A3	3,37	1,00	3,37	m²
4 Storage unit apt. A4	3,37	1,00	3,37	m²
5 Storage unit apt. A5	4,60	1,00	4,60	m²
PARKING SPOTS				
1 Parking spot 1	12,50	0,50	6,25	m²
2 Parking spot 2	12,50	0,50	6,25	m²
3 Parking spot 3	12,50	0,50	6,25	m²
4 Parking spot 4	12,50	0,50	6,25	m²
5 Parking spot 5	12,49	0,50	6,25	m²





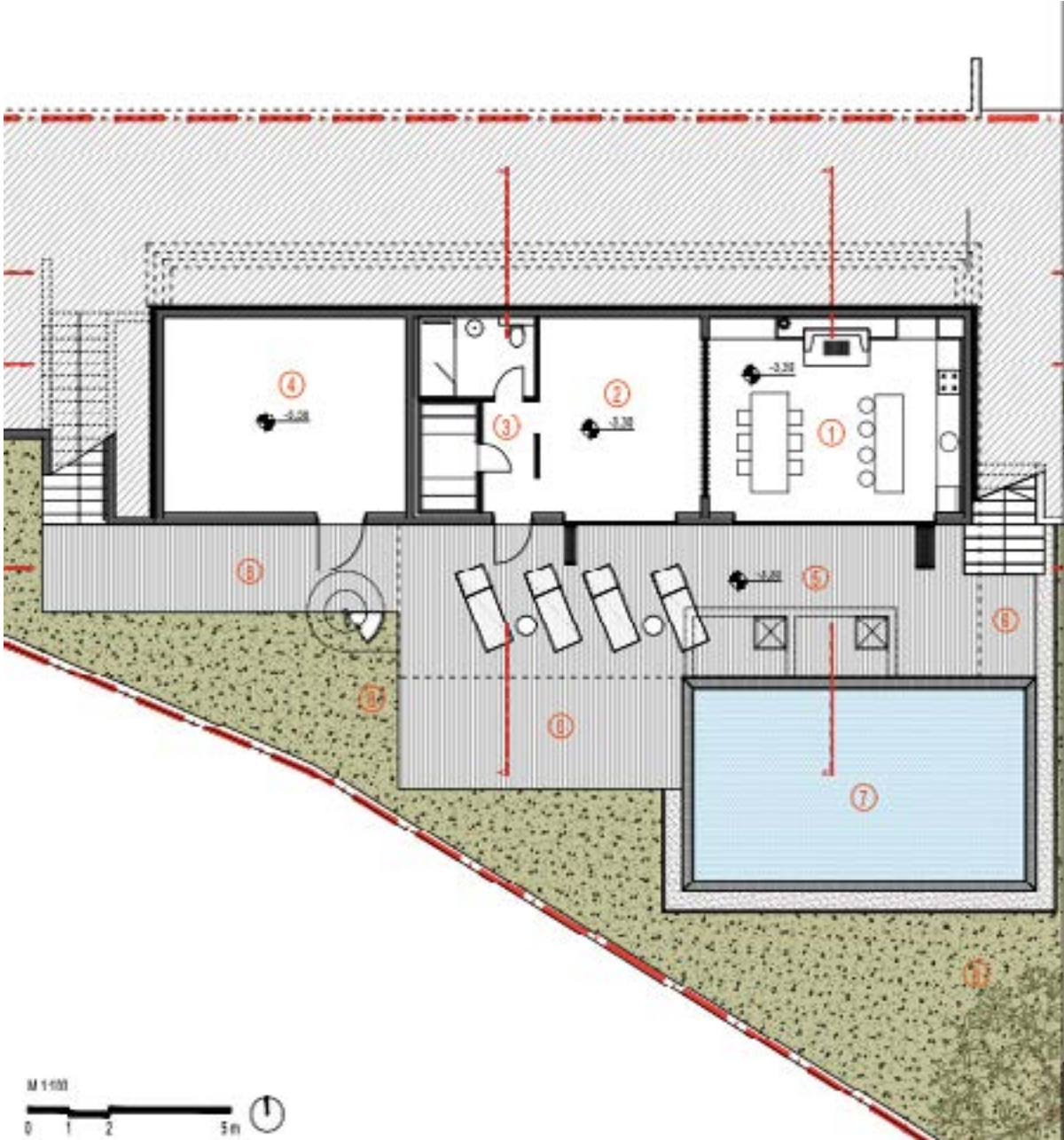
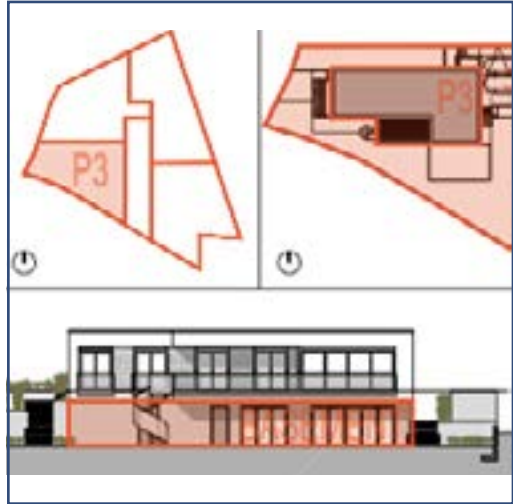
Prizemlje / Ground floor

1 Entrance area	8,82	1,00	8,82	m²
2 Dining area/Living room	40,95	1,00	40,95	m²
3 Bedroom/Wardrobe I	13,15	1,00	13,15	m²
4 Bedroom/Wardrobe II	11,83	1,00	11,83	m²
5 Bedroom/Wardrobe III	11,83	1,00	11,83	m²
6 Bathroom I	4,68	1,00	4,68	m²
7 Bathroom II	4,68	1,00	4,68	m²
8 Kitchen	10,50	1,00	10,50	m²
9 Toilet	2,70	1,00	2,70	m²
10 Laundry/Storage room	5,04	1,00	5,04	m²
11 Hall	15,44	1,00	15,44	m²
TOTAL NET FLOOR AREA			129,62	m²
12 Uncovered patio	26,04	0,50	13,02	m²
13 Covered patio	8,19	0,75	6,14	m²
14 Garden	91,39	0,25	22,85	m²
TOTAL NET EXTERIOR OPEN AREAS			42,01	m²
GROUND FLOOR - TOTAL NET AREA			171,63	m²



Podrum / Basement

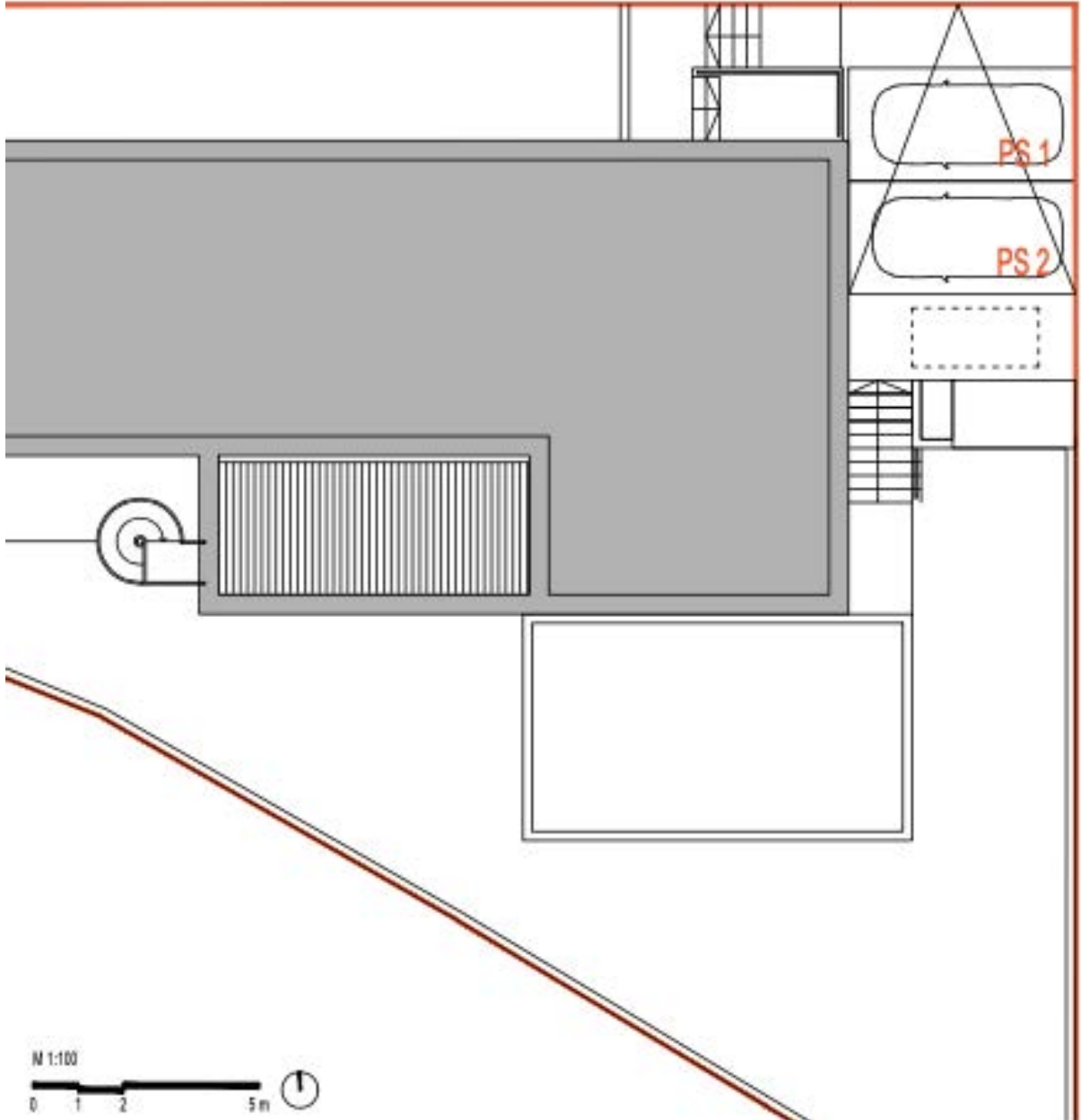
1 Kitchen/Dining room	28,79	1,00	28,79	m²
2 Fitness	18,72	1,00	18,72	m²
3 Bathroom/Sauna	12,88	1,00	12,88	m²
4 Storage/Technic	28,80	1,00	28,80	m²
TOTAL NET FLOOR AREA				89,19 m²
12 Covered patio	52,85	0,75	39,64	m²
13 Uncovered patio	42,30	0,50	21,15	m²
14 Pool	37,72	0,50	18,86	m²
15 Garden	156,40	0,25	39,10	m²
TOTAL NET EXTERIOR OPEN AREAS				118,75 m²
BASEMENT - TOTAL NET AREA				207,94 m²
HOUSE P3 - TOTAL NET AREA				379,57 m²



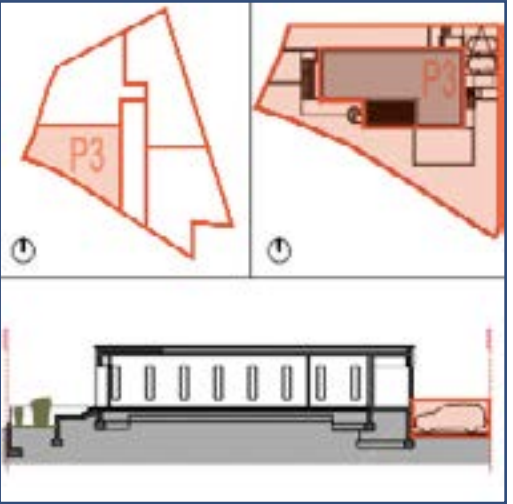
M 1:100
0 1 2 5m

Parking

PARKING SPOTS					
1 Parking spot 1	12,50	0,50	6,25	m²	
2 Parking spot 2	12,50	0,50	6,25	m²	



M 1:100
0 1 2 5m





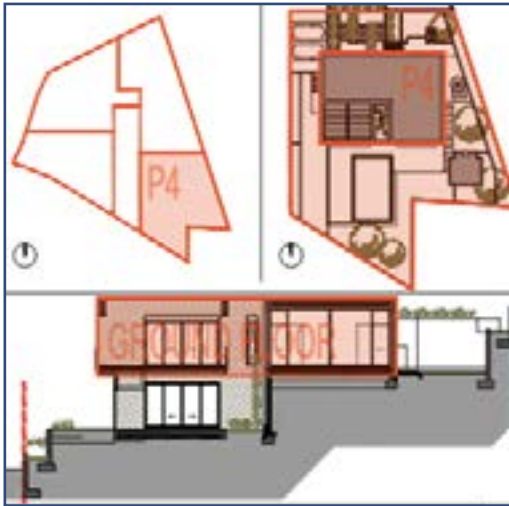
Obiteljska kuća P3 / Family house P3

Obiteljska kuća P4 / Family house P4



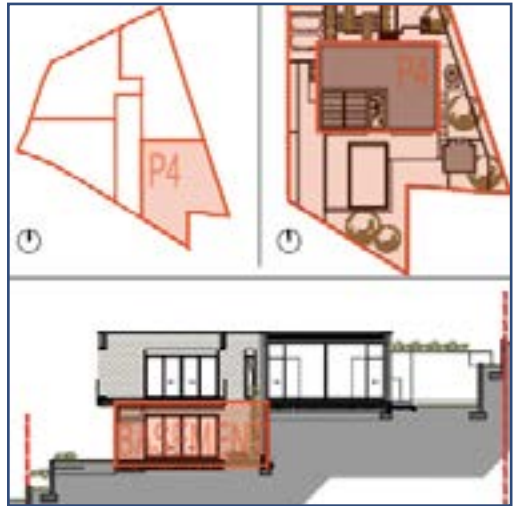
Prizemlje / Ground floor

1 Entrance area	5,51	1,00	5,51	m²
2 Dining area/Living room/Kitchen	44,47	1,00	44,47	m²
3 Bedroom I	16,35	1,00	16,35	m²
4 Bedroom II	13,95	1,00	13,95	m²
5 Bedroom III	13,95	1,00	13,95	m²
6 Bathroom I	4,59	1,00	4,59	m²
7 Bathroom II	5,31	1,00	5,31	m²
8 Hall	11,57	1,00	11,57	m²
9 Toilet	2,46	1,00	2,46	m²
10 Technical room	2,36	1,00	2,36	m²
TOTAL NET FLOOR AREA	120,52		120,52	m²
12 Covered terrace	31,86	0,75	23,90	m²
13 Uncovered terrace I	66,40	0,50	33,20	m²
14 Uncovered terrace II	15,42	0,50	7,71	m²
15 Garden	185,90	0,25	46,48	m²
16 Pool	47,08	0,50	23,54	m²
17 Summer kitchen	9,25	1,00	9,25	m²
TOTAL NET EXTERIOR OPEN AREAS	355,92		144,08	m²
GROUND FLOOR - TOTAL NET AREA	476,44		264,59	m²



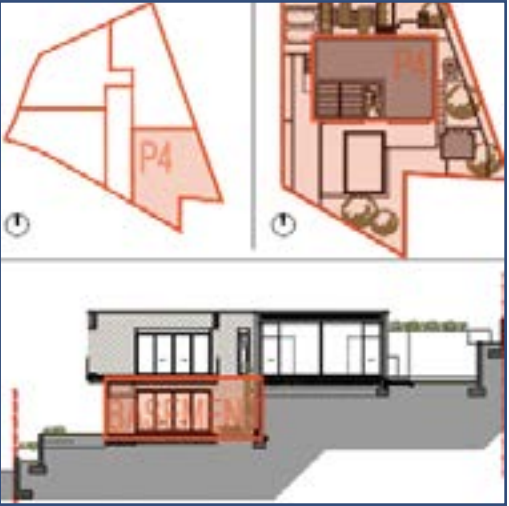
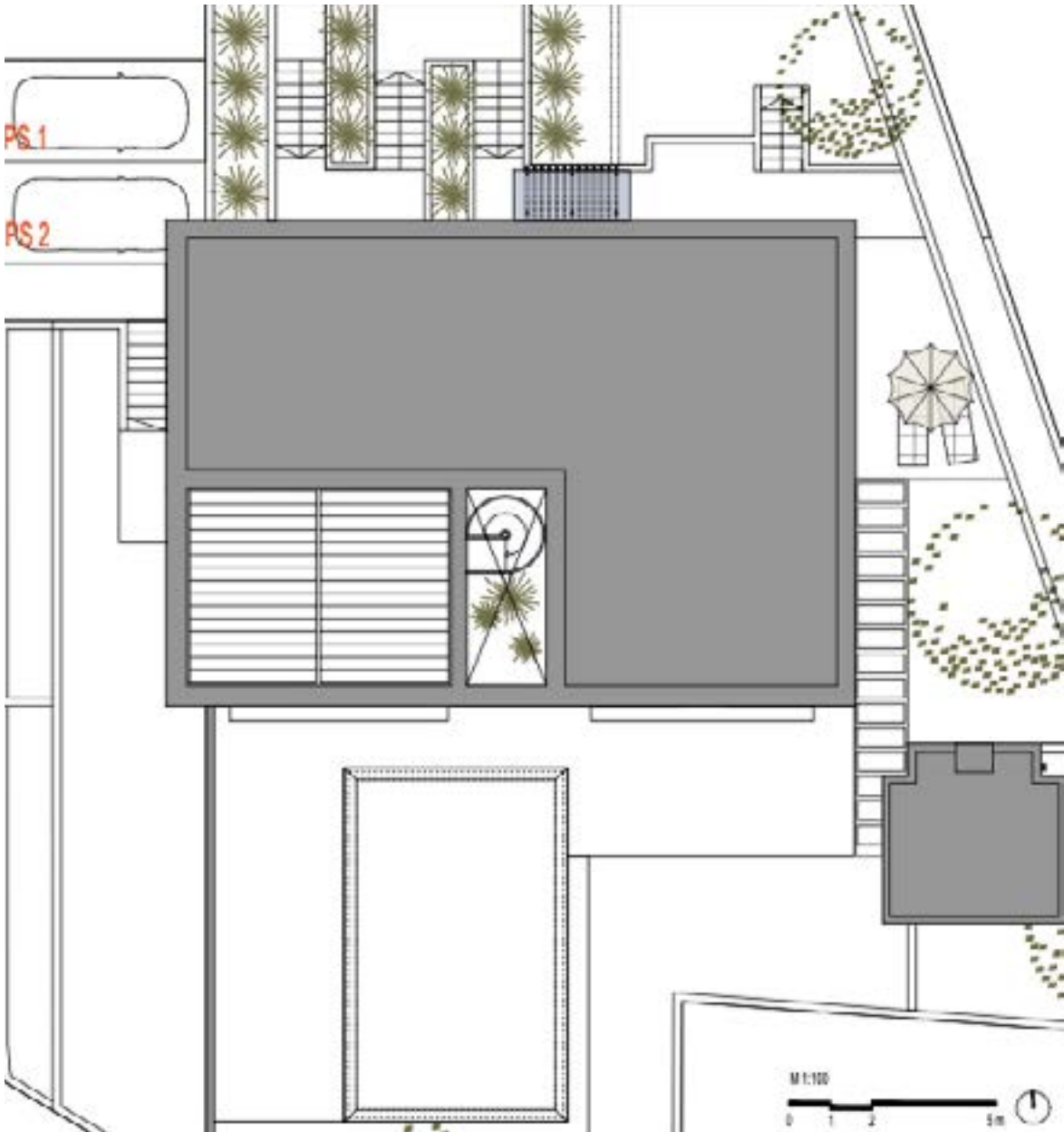
Podrum / Basement

1 Dining/Kitchen	31,58	1,00	31,58	m²
2 Hall	2,10	1,00	2,10	m²
3 Technical room	1,93	1,00	1,93	m²
4 Sauna	4,46	1,00	4,46	m²
5 Bathroom	4,47	1,00	4,47	m²
TOTAL NET FLOOR AREA	44,54		44,54	m²
12 Covered terrace	29,71	0,75	22,28	m²
13 Uncovered terrace	5,17	0,50	2,59	m²
15 Garden	88,70	0,25	22,18	m²
TOTAL NET EXTERIOR OPEN AREAS	123,59		47,05	m²
BASEMENT - TOTAL NET AREA	168,13		91,58	m²



Parking

PARKING SPOTS				
1 Parking spot 1	12,50	0,50	6,25	m²
2 Parking spot 2	12,50	0,50	6,25	m²





— Obiteljska kuća P4 / Family house P4 —



MIRNA LUKA