

EXECUTIVE TEASER

# ALMISSUM RESIDENCES



OMIŠ RIVIERA | CROATIA

BOUTIQUE LUXURY RESIDENCE COLLECTION  
OFF-MARKET INVESTMENT OPPORTUNITY



## HIGHLIGHTS



€4.95M–€5.25M  
INDICATIVE PORTFOLIO  
VALUE



€5.52M  
INDIVIDUAL UNIT  
EXIT VALUE



UP TO €930K  
POTENTIAL EMBEDDED  
VALUE



4  
LUXURY  
RESIDENCES



12 x 5 m  
HEATED  
POOL



FULLY COMPLETED  
2024  
INDIVIDUALLY TITLED  
UNITS

## PROPERTY OVERVIEW

- Dočine I 3, 21310 Omiš, Croatia
- 1,107 m<sup>2</sup> land plot
- 736 m<sup>2</sup> total residential area
- 4 garages + 4 covered spaces
- Completed 2024
- Individually titled units
- Owned by KARLO LEONE d.o.o.

## OPERATIONAL PERFORMANCE

Boutique Hospitality Platform

- 90% OCCUPANCY
- UP TO €1,500 PEAK ADR
- 5/5 BOOKING RATING
- 10/10 GOOGLE RATING

### REVENUE DEVELOPMENT

2024	€100,000
2025	€170,000
2026 FORECAST	€230,000

## VALUE CREATION OPPORTUNITIES

- A** INDIVIDUAL UNIT SALES  
Up to €930K embedded value through individual exits
- B** LONG-TERM HOLD  
Hospitality income, capital appreciation and rental growth
- C** HYBRID STRUCTURE  
Retain selected residences and dispose individual units
- D** HOSPITALITY CONCEPT  
Luxury serviced residences, executive retreat or private members residence

## PRIME LOCATION

- 200 m TO THE BEACH
- 25 km TO SPLIT CITY
- 40 km TO SPLIT AIRPORT

*The Omiš Riviera offers strong tourism growth, limited premium inventory and excellent international accessibility.*

## TARGET BUYER PROFILE

- FAMILY OFFICES
- HOLDING COMPANIES
- REAL ESTATE FUNDS
- HOSPITALITY OPERATORS
- UHNW INDIVIDUALS
- STRATEGIC INVESTORS

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## CONFIDENTIAL OFFERING

This Investment Memorandum is confidential and intended exclusively for qualified investors. Additional information and data room access available upon request.