

PROPERTY MANAGEMENT



Phase 2 - season 2024

TERRA PARK



TERRA PARK HOLIDAY HOMES

Terra Park, one of the most attractive vacation spots in Croatia, is situated in the southwest part of the unique island of Pag, in a beautiful bay surrounded by nature. Located not far from the town of Novalja and thanks to its quiet and relaxed environment and excellent transport links, this complex is truly an ideal destination for escaping from everyday routine and enjoying the natural beauties on the most unusual Croatian island.



The special feature of this complex is the combination of a unique location and careful selection of the most modern, richly furnished holiday homes as well as the quality management of all business segments in the complex.

Your holiday home is located in an attractive campsite that provides all the necessary infrastructure, offers security and additional high-quality services. We take care of everything so that you and your family can easily enjoy your new address on the Adriatic Sea.

ADVISING ON
THE CHOICE OF
MODEL AND
EQUIPMENT



MONITORING
OF THE
PRODUCTION
PROCESS



OBTAINING
ALL THE
REQUIRED TECHNICAL
DOCUMENTATION



ORGANISATION
OF
SPECIAL
TRANSPORT



INSTALLATION



In the first phase of this project, we set up mobile homes that, with their attractiveness and specific way of setting it up, stood out from everything seen in other resorts until then. This time we raise the bar a notch or two.

First of all, the difference will be visible through the comfort of the interior and exterior space. Then the design, level of equipment, ecological and other functionalities and details that will make a difference now and for many years to come.



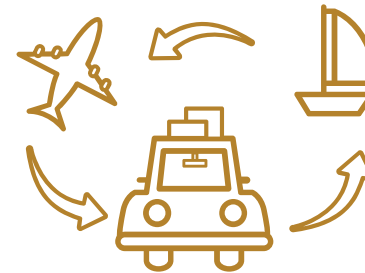
MEDIATION IN
FINANCING
AND INSURANCE



PROPERTY MANAGEMENT
AND MAINTENANCE SERVICES
(SERVICING, REPAIRS,
SPARE PARTS)



MEDIATION IN
CONCLUDING
PERMANENT CAMPING
AGREEMENTS



TRANSFER FROM/TO
THE AIRPORTS AND/OR
NEARBY TOURIST
ATTRACTIONS



BUSINESS OPERATIONS IN THE
TOURIST ACTIVITY OF REAL
ESTATE RENTALS ON BEHALF
AND ACCOUNT OF THE OWNER S



It is common for mobile homes to be placed on plots in rows next to each other. In our case, houses will stand alone in space, as far away as possible from each other, for maximum privacy and peace.

This area will be dotted only with footpaths and autochthonous horticulture. We'll install only 56 units on a total of 35.000 m² of space.

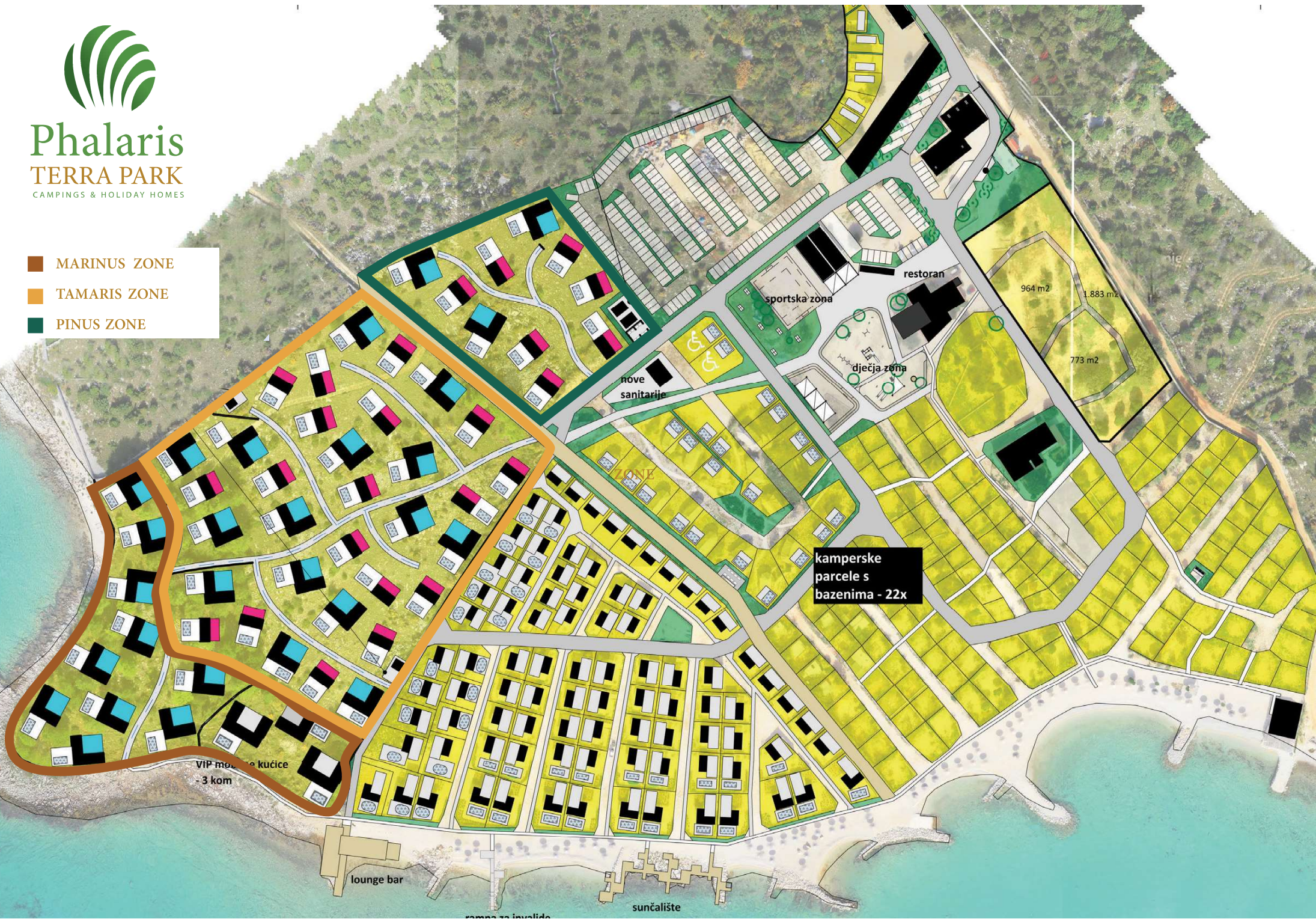


Phalaris

TERRA PARK

CAMPINGS & HOLIDAY HOMES

- MARINUS ZONE
- TAMARIS ZONE
- PINUS ZONE





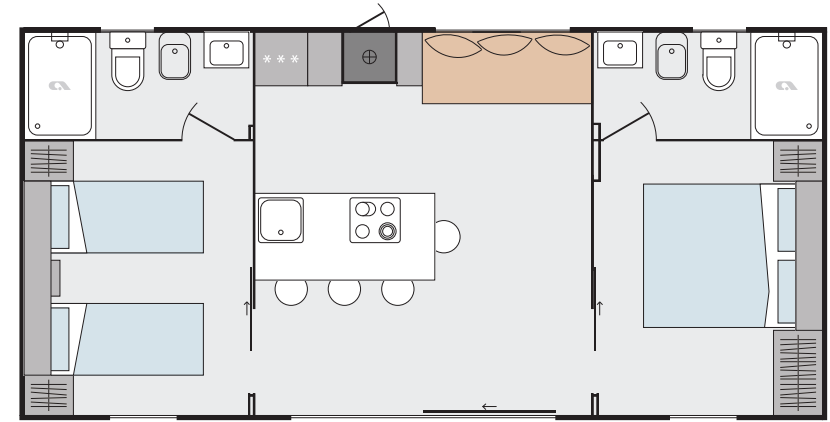
Phalaris TERRA PARK

The largest one-module houses
in Adria range

(40 m² inner and 36 m²
outdoor covered space)

- ☞ Attractive kitchen with island/bar
- ☞ Spacious living room with large sliding glass door which allows wonderful sea view
- ☞ The higher ceiling for extra comfort
- ☞ The latest interior design (catalog 2024)
- ☞ Rich additional equipment
- ☞ Stone-paved terrace and pergola with installed zip roll blinds
- ☞ Own heated pool 18m²





Includes:

- Adria VLine 905-B22 holiday home specially developed for this project
- Additional Terra Park 2024 equipment, pergola with solar panels and zip blinds, stone-paved terrace, heated pool
- Transport and installation
- VAT

Purchase price
"key in hand":

160.000 €

Includes:

- Usage of a maximum large plot in new Tamaris or Pinus zones, with stone-paved area of approx. 120 m²
- Secured parking space
- Unlimited use of electricity and water, connection to sewerage
- Unlimited use of fast WiFi internet
- Garbage and waste disposal
- Taking care of the environment and horticulture
- Reception and customer services
- Safety care during and outside the summer season
- 20-year guaranteed contract

Flat rate:

6.000 ili 7.000 €/year
(+ 2.000 €/year servicing and complete pool care)



Phalaris TERRA PARK

Completely new two-module Adria houses, the largest in Adria range
(more than 70m² inner and 46 m² outdoor covered space)

- ☞ The largest holiday homes/villas ever seen in Croatian camping sites
- ☞ Attractive kitchen with island/bar and installed wine bar
- ☞ The largest living room ever with 2 large glass doors which allows wonderful sea view
- ☞ The higher ceiling for extra comfort
- ☞ Master bedroom with large sliding glass door, TV, luggage bench, makeup table and mirror
- ☞ Multifunctional children's bedroom with fold-up bed
- ☞ The latest interior design (catalog 2024)
- ☞ The richest additional equipment
- ☞ Stone-paved terrace and pergola with installed zip roll blinds
- ☞ Own heated pool 18m²





Includes:

- ☞ The largest and most spacious Adria VLine 908-R32 holiday home/villa specially designed for this project, assembled of 2 modules with more than 70 m² altogether
- ☞ Additional Terra Park 2024 equipment, pergola with solar panels and zip blinds, stone-paved terrace, heated pool
- ☞ Transport and installation
- ☞ VAT

Purchase price
"key in hand":

210.000 €

Includes:

- ☞ Usage of a maximum large plot in new Tamaris or Pinus zones, with stone-paved area of approx. 130 m²
- ☞ Secured parking space
- ☞ Unlimited use of electricity and water, connection to sewerage
- ☞ Unlimited use of fast WiFi internet
- ☞ Garbage and waste disposal
- ☞ Taking care of the environment and horticulture
- ☞ Reception and customer services
- ☞ Safety care during and outside the summer season
- ☞ 20-year guaranteed contract

Cijena paušala:

6.000 ili 7.000 €/year

(+ 2.000 €/year servicing and complete pool care)



Expected ROI
12 - 16 %

BUSINESS OPERATIONS INTOURIST ACTIVITY OF PROPERTY RENTALS ON BEHALF AND ACCOUNT OF THE OWNER

MARKETING SERVICES AND
SALES OF HOLIDAY HOMES
FOR THE HOLIDAY MARKET



RECEPTION,
SUPERIOR
OPERATIONAL
SERVICES AND
GUEST FAREWELL

PREPARATION,
MAINTENANCE,
AND CLEANING
OF THE PROPERTY
FOR RENT



Terra Park Holiday Homes' core business is based on the complete management and maintenance service of your holiday home, swimming pool, and garden, and offers transfer services from/to the airports and/or nearby tourist attractions, national parks... And most importantly: when you are not using your holiday home, and you want to use the economic potential of your property, we offer the opportunity for our sales department to offer it and sell it on the tourist market.

Namely, using the latest technologies in the sales and marketing department of Terra Park, we can optimize prices daily to ensure the highest possible earnings for you. The daily rental price of your holiday home is formed based on the number of inquiries for the requested period and the availability of capacity. According to the concrete results achieved so far in Terra Park Phalaris, some of the existing units achieved prices of more than 530€ per day and in their 2nd season already achieved the predicted results for only the 6th season in the projected 10-year plan.

Terra Park's sales and marketing team is present at dozens of tourism fairs across Europe. We invest heavily in marketing and digital advertising, as well as in print advertising of leading European associations for the promotion of spending holidays in mobile/holiday homes. Our sales team efficiently and quickly manages the requirements for renting your property, and our expertise and many years of experience guarantee that your holiday home will achieve the best daily price on the market.

In addition to all the above, we take care of the guests on your property, provide them with a carefree vacation, and our operational team is at their disposal 24/7 for service information and possible complaints. We guarantee new investments in Terra Park Phalaris quality growth every year.

There is nothing left for you to do but check the account to which you receive the payments.

Contact:

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+385 95 905 9510

managed by:
EFFECTUS™

