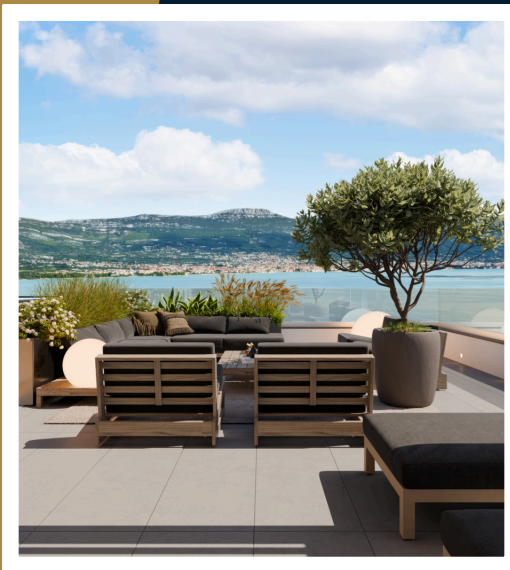




**We are a real estate company specializing in the Croatian market.**

Blue Mare Estate blends luxurious living with a compelling investment opportunity, supported by a professional property management and rental program.

Our dedicated aftersales concept ensures continued support beyond construction completion, so you're never left to navigate ownership alone. We're committed to making your investment journey seamless and rewarding.



## Contact Us

Marina Belas  
Office Department Trogir

Mob : +385 95 513 7999  
+385 95 514 9797  
[sales@blumarestate.com](mailto:sales@blumarestate.com)  
[www.blumarestate.com](http://www.blumarestate.com)



# Blue Mare Estate

AFTERSALES CONCEPT



## PM & MAINTENANCE

Our trusted **property management** team ensures your investment thrives with a comprehensive maintenance program.

For a affordable fee of €1.50/net m<sup>2</sup>/month including VAT, our PM oversees:

1. **Luxury-standard upkeep** of common areas, cleaning, routine repairs, and security.
2. **Transparent financial management** with a forward-looking reserve fund for major repairs. The reserve fund is funded by owner contributions for each building, with an extra €0.40/net m<sup>2</sup>/month.



## RENTAL SERVICE

### GUARANTEED RETURNS

Our expertly managed rental services are designed to deliver a guaranteed 4% gross return on your net purchase price. Why the net price? Because in a great investment set-up, that's all you need to pay!

### REVENUE SHARE

Revenue split: After an approximate 10% booking fee, the net revenue is split 60/40 (60% to owners, 40% to rental management), with the team covering cleaning, check-in/check-out, marketing, and more.

### OWNERS BENEFITS

Enjoy 2 weeks of personal use annually while your apartment generates income during peak seasons. The 4% return guarantee is subject to your personal use allocation.

### FUTURE VISION

Looking ahead, Blue Mare Estate is poised to tap into Croatia's growing health tourism sector, with plans to introduce year-round rental opportunities.

**We have developed a future-ready concept for 100+ investors.**



## SO WHY INVEST?

**Prime location:** Trogir & Čiovo's annual tourism growth and proximity to Split's airport ensure strong demand.

**Guaranteed returns:** A secure 4% gross return on net purchase prices, with potential for higher profits as the health tourism idea develops.

**Effortless ownership:** APM's professional management handles all operational details, from maintenance to rentals.

**Luxury Living** with Assisted Design: Choose from studios, one- to three-bedroom apartments, or exclusive penthouses, with professional furnishing assistance to create stylish, move-in-ready spaces tailored to your vision.

Seize this opportunity for profitability and peace of mind!