

Blue Mare Estate

DREAM LIFESTYLE AT YOUR FINGERTIPS

7



The sea is a cure for everything...

Croatian coast for a dream life

The Croatian coast is one of the last untouched Mediterranean gems, **where natural beauty blends with rich cultural heritage and a timeless way of life.** It stretches for kilometers of crystal-clear Adriatic Sea, dotted with charming islands, hidden bays, and beautiful beaches that offer privacy and exclusivity.

Here, the Mediterranean rhythm of life is more than just a daily routine - It is a philosophy that celebrates simple pleasures. Mornings begin with the scent of fresh coffee and a gentle sea breeze; days pass with exploring hidden corners of the coast or relaxing on luxurious beaches, while evenings bring unforgettable gastronomic delights and socializing to the sound of the waves.

Croatia is not just a destination for vacation - it is an **opportunity for a new lifestyle.** Here, you can indulge in the luxury of top restaurants, explore ancient stone cities filled with history, or surrender to the charms of sailing and discovering Dalmatian islands. Croatia is more and more recognized as a safe and promising location for investments, whether it is buying real estate or developing tourism. In Croatia, life is truly lived to the fullest - **a blend of tradition, luxury, and untouched nature** makes it the perfect place for creating unforgettable memories and enjoying every moment.



Stories woven into every stone...

Trogir - cultural heritage that lasts forever

Trogir is a true architectural gem located on a small island between the mainland and Čiovo, connected by stone bridges and filled with stories that go back thousands of years. Its Old Town, protected by UNESCO, is **one of the best-preserved historical centers in Europe**, where every narrow street, old palace, and main square reflect the rich history and cultural heritage of the Mediterranean. This city has been shaped over the centuries by Illyrians, Romans, Venetians, and Habsburgs, leaving behind a unique combination of architectural styles. Its landmarks testify to its past - from the impressive Cathedral of St. Lawrence with the famous portal by Master Radovan, through the Kamerlengo Fortress which offers a spectacular view of the sea, all the way to charming squares and museums that reveal the history of this magnificent city. In addition to its cultural heritage, Trogir also offers modern luxury. Its waterfront promenade is filled with high-end restaurants, elegant cafes, and boutiques, and it is located in a nearby marina that attracts sailors from around the world. Sandy and pebbly beaches around the city, like closeness to Čiovo, offer a perfect balance between exploring history and enjoying the Mediterranean sun.

Located in an ideal position, just **30 minutes from Split**, Trogir offers a blend of historical charm and modern luxury, making it one of the most attractive destinations for living, vacationing, and investing on the Adriatic.



Where the soul finds peace, and time passes slowly...

Čiovo - a reachable oasis of peace

Čiovo is a place where natural beauty meets the common sense of a perfect location. Located just next to Trogir and connected by a bridge to the mainland, this island offers peace and privacy while allowing fast and easy access to key destinations in Croatia and the region. **Split Airport**, one of the busiest on the Adriatic, **being just 15 minutes of driving distance from Čiovo**, allows arrival from any part of Europe within a few hours. The highway connecting Dalmatia and the rest of Croatia provides easy access to Zagreb (by being three and a half hours of driving distance away), and you can also quickly access Dubrovnik and Krka National Park.

Furthermore, Čiovo's unique position offers exceptional flexibility - you can enjoy swimming in the warm Adriatic one moment and be on the snowy slopes of ski resorts in Bosnia and Herzegovina just a few hours later. This combination of coastal luxury and closeness to mountain destinations is very rare in the Mediterranean, making Čiovo an ideal place for those who want the best of both worlds. Although Čiovo is close to all major transportation hubs, the island still retains an authentic Mediterranean charm. Olive groves, pine forests, and peaceful bays create a sense of calmness and privacy, while the closeness to Trogir and Split ensures access to all the necessary contents, from restaurants and shops to cultural events and nightlife. Whether you are coming for a vacation or seeking a long-term investment, Čiovo offers a perfect balance between accessibility and exclusivity, natural beauty and modern comfort.



A sense of security and peace....

Investing in leisure and vacation from your dreams

Investing in a **Blue Mare** apartment or a penthouse by the sea is not just a financial decision - it is an investment in a better quality of life.

Having your apartment by the sea means luxurious vacations without planning and reservations. Imagine mornings with coffee on your spacious terrace overlooking the sea, lazy days filled with swimming and strolls along the coast, and evenings with fresh fish, a glass of wine, and the sound of the waves. Here, every moment is lived to the fullest, whether you are enjoying you're the peace of your space or exploring nearby cities and natural beauties.

By investing in real estate on Čiovo, you create a place for precious moments with your family and friends. Apartments are ideal for family gatherings, relaxation and creating memories.

In addition to exclusive locations, closeness to Split and Trogir offers rich cultural, gastronomic, and social options (offers). You can spend your mornings in a peaceful bay, the afternoons exploring historical landmarks, and evenings in a high-end restaurant by the sea.

This is not just a property - it is a lifestyle full of luxury, freedom and pleasure.



The journey is the goal...

A smart investment with a secure return

Buying a **Blue Mare** apartment on Čiovo is not just fulfilling your dream of having your corner by the sea but is also a smart financial decision that can bring significant returns on investment. Tourism in Croatia is growing year by year, and luxury accommodation demand has never been higher. Guests from all around the world come here seeking high-quality, modern apartments that offer an authentic Mediterranean experience.

Here, home (apartment) owners have the opportunity for a stable income through tourist rental thanks to **high occupancy rates during the season and beyond**, all because of extended season and growing interest in staying on the coast throughout the year. In addition to enjoying your apartment whenever you want, your property can also generate passive income, providing you with **long-term security and financial stability**. The long-term value of real estate on the Adriatic coast continues to rise, making this investment not only profitable but also secure.



Wrapped in carelessness ...

You enjoy, we take care of everything

Investing in real estate does not have to mean taking on all the responsibilities that come with its maintenance and management. Our team provides full-service management of your investment, allowing your carefree enjoyment of your apartment, while we take care of everything else.

From professional advertising on leading platforms and managing reservations to welcoming guests, maintaining the apartment, and ensuring a spotlessly clean home - **we take care of everything**. We handle daily tasks such as cleaning, repairs, and administration, while you can enjoy a safe and stable return of your investment. With us, your apartment is not just a home but also a successful business.



Quality is a standard, not a luxury...

From a project to perfection

Each **Blue Mare** apartment is built to the highest standards of quality, with carefully selected materials and superior architectural solutions. Our architect experts and designers are dedicated to creating functional and aesthetically pleasing spaces, while strict and precise construction supervision ensures the finest execution of every detail.

Using modern construction techniques and innovative solutions, we ensure the energy efficiency and longevity of your apartment. High-quality (building) construction materials guarantee excellent thermal and sound isolation, while carefully designed interiors and exteriors create a harmony between the modern design and the natural beauty of the natural environment. Each space is carefully optimized to provide maximum functionality and comfort, allowing **the perfect blend of luxury and practicality.**



Perfection in every detail...

Top-notch design inside and out

Our apartments are not just visually attractive from the outside; they are equally impressive on the inside. The architecture combines modern lines with Mediterranean charm, while outdoor spaces exude elegance and carefully crafted aesthetics. However, the true value of a luxury home is reflected in the interior details, where every element contributes to a sense of exclusivity and sophistication.

Spacious rooms filled with natural light, carefully chosen floors, and high-quality finishing materials create a sense of luxury in every corner of the apartment. Large glass surfaces provide an unobstructed view of the sea and its surroundings, while spacious terraces offer a perfect place for relaxing and enjoying the outdoors. Each unit in **Blue Mare** is designed to make every person feel comfortable and inspired, whether spending the time alone at home or in the company of friends and family.



True beauty comes from within...

Interior design - a blend of aesthetics and functionality

The interior of each apartment is carefully designed to provide a perfect balance between aesthetics and practicality. The interior design combines modern design with the warmth of natural materials, creating a space that is both luxurious and comfortable. Every detail, from the floor and lighting to the furniture and decorations, is carefully chosen to provide a sense of exclusivity and harmony. The open concept of the living room connected to the kitchen and dining room allows fluid and spacious feeling of space, while bedrooms are designed as peaceful retreats with an emphasis on comfort and elegant finishing touches. Bathrooms are designed in the style of luxury wellness centers, with top-notch ceramics and elegant finishing touches.

Special attention is paid to ergonomics and functionality of the space, ensuring maximum comfort for everyday life. Whether it is about smart lighting systems, modern kitchen appliances, or high-quality textiles that complement the space. Each element is designed to achieve a perfect living environment.



Calms the mind and nourishes the soul...

View of the sea from every corner

Imagine waking up to the sound of the waves with the view of the endless blue of the Adriatic Sea. Morning coffee on your spacious terrace becomes a ritual of peace and enjoyment while the sun slowly rises above the horizon. The terraces of our luxurious apartments offer a spectacular view of the sea, the coast, and nearby islands, and the light of the sunset creates unforgettable scenes that will surprise you every day.

Whether you spent quite evening with the glass of wine under the stars or organise gatherings with friends and family, the spacious outdoors ensure a perfect atmosphere for every moment. Enjoy the fresh air of the sea, feel the gentle breeze, and free yourself from daily stress as you watch yachts passing through (the Adriatic) from your terrace. Here, you will find that priceless sense of freedom and luxury that is a rarity.



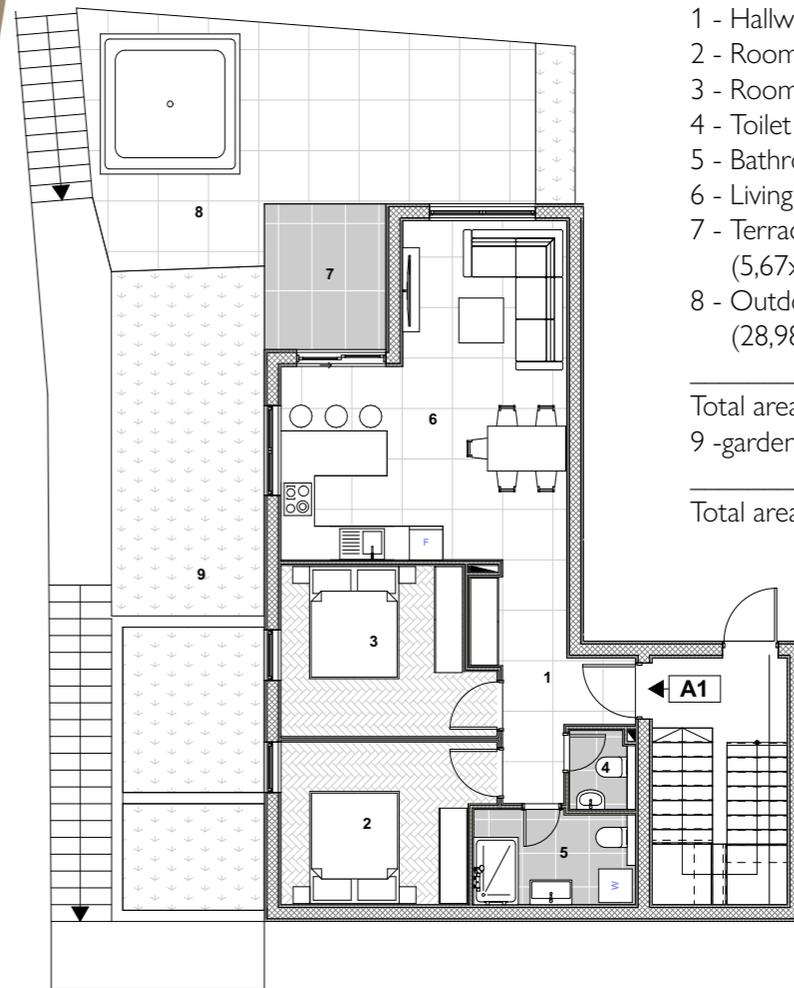
A home that tells only your story...

Apartment 1 - elegance and comfort

Spacious and modernly designed, this apartment offers the perfect blend of luxury and warmth of home. Light colors, carefully chosen materials, and a generous layout of space ensure the feeling of ease and comfort. Large glass walls provide plenty of natural light while the open living area creates a comfortable atmosphere for relaxation and socializing.

The terrace of this apartment offers a priceless view of the sea, making it the ideal place for enjoying morning coffee or having a romantic evening to the sound of the waves. Whether you are looking for a perfect home or an exclusive property for investment, this apartment provides an exceptional quality of life.





1 - Hallway	7,43 m ²
2 - Room	10,29 m ²
3 - Room	10,67 m ²
4 - Toilet	1,60 m ²
5 - Bathroom	4,80 m ²
6 - Living, dining, kitchen	25,55 m ²
7 - Terrace (5,67x0,75)	4,25 m ²
8 - Outdoor terrace (28,98x0,25)	7,25 m ²

Total area:	71,84 m ²
9 -garden (31,28x0,10)	3,13 m ²

Total area:	74,97 m ²
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P7
Apartment A1
 Lower
 ground floor



Wealth lies in the small things...

Apartment 2 - elegance and functionality

This studio apartment combines sophistication and functionality in a compact yet luxurious unity. A cleverly designed layout allows maximum use of space, while modern design and top-quality materials create a pleasant ambiance.

The open concept connects the living area, sleeping section and kitchen into a harmonious whole, providing a sense of spaciousness and comfort. The bathroom, equipped with top-notch ceramics and modern fixtures, gives the impression of a private wellness center, while the spacious terrace offers a clear view of the Adriatic - a perfect spot for relaxation to the sound of the waves and fresh Mediterranean air.

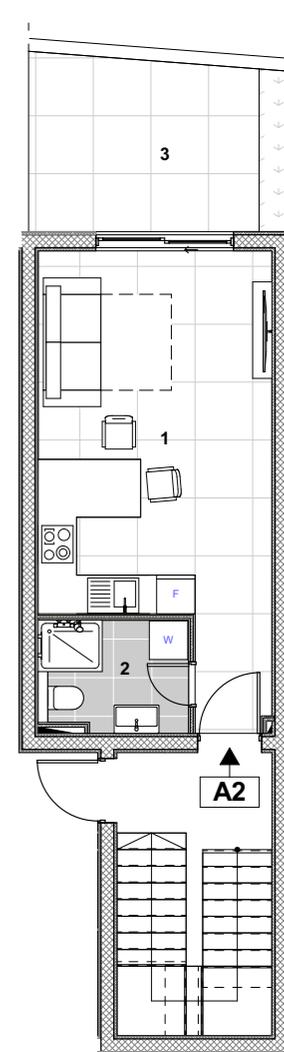




- 1 - Bathroom 4,05 m²
- 2 - Living, dining, kitchen 23,34 m²
- 3 - Outdoor terrace 2,40 m²
(9,60x0,25)

Total area: 29,79 m²

P7
Apartment A2
Lower ground floor





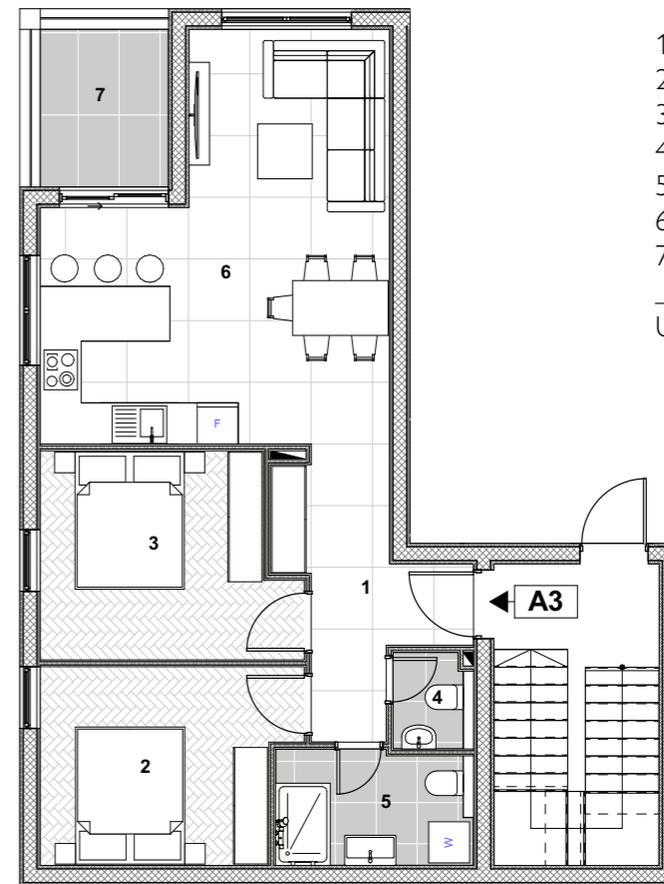
A high-end lifestyle...

Apartment 3 - Luxury and comfort

An ideal blend of modern design, spaciousness and comfort creates a perfect home for relaxation and enjoyment. Located in the heart of the Mediterranean ambiance, this apartment provides an impressive view and a sense of privacy, with impeccably designed interiors that radiate elegance. Every room is filled with natural light, thanks to large glass surfaces connecting the interior to the outdoors. The open concept of the living area and kitchen creates a bright and pleasant space, while bedrooms are designed as calm oases with an emphasis on comfort.

The terraces of the apartment offer an unobstructed view of the sea and environment, creating an ideal spot for relaxing with morning coffee or having nice evenings under the stars.





1 - Hallway	7,43 m ²
2 - Room	10,29 m ²
3 - Room	10,67 m ²
4 - Toilet	1,60 m ²
5 - Bathroom	4,80 m ²
6 - Living, dining, kitchen	25,55 m ²
7 - Terrace (4,32x0,75)	3,25 m ²

Ukupno: **63,59 m²**

P7
Apartment A3
Ground floor



A small but sweet delight...

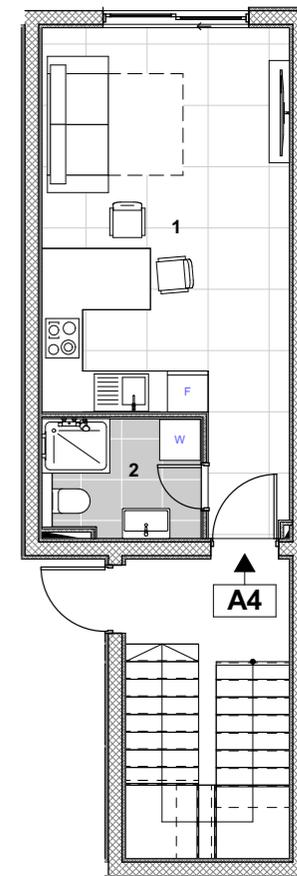
Apartment 4 - compact elegance

An ideal blend of practicality and elegance in a smaller yet perfectly organized space. Each element of the interior is designed to ensure comfort and functionality, while modern design and quality materials create a comfortable environment. A smart layout allows free movement in space, and large glass surfaces visually expand the space and bring plenty of morning light. A modernly equipped bathroom gives a sense of luxury. This studio apartment is ideal for those seeking an intimate retreat by the sea.





1 - Bathroom	4,05 m ²
2 - Living, dining, kitchen	23,34 m ²
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Total area:	27,39 m ²



P7
Apartment A4
Ground floor



The art of living...

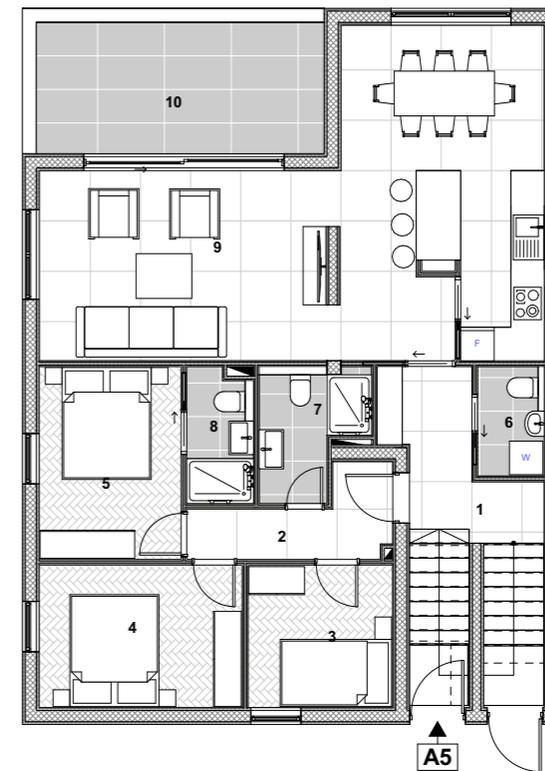
Penthouse - A supreme luxury experience

This exclusive penthouse offers **top-level luxury and privacy**, expanding over two levels. Sophisticated design and carefully selected materials create an elegant and spacious area, while large glass walls offer a free view of the Adriatic. The open space living area is connected to the modern kitchen and dining room, while bedrooms are designed as **private sanctuaries of peace**. Bathrooms, equipped with top-notch materials, provide a sense of luxury wellness in your own home. The outdoor space of the penthouse is a true sanctuary of enjoyment - with four terraces that offer different settings for relaxing and socializing and a **private terrace with a massage tub** allowing unforgettable moments to the sound of the waves. This penthouse is a perfect choice for those seeking unparalleled luxury, spaciousness and spectacular views.





P7 Penthouse - 1th floor

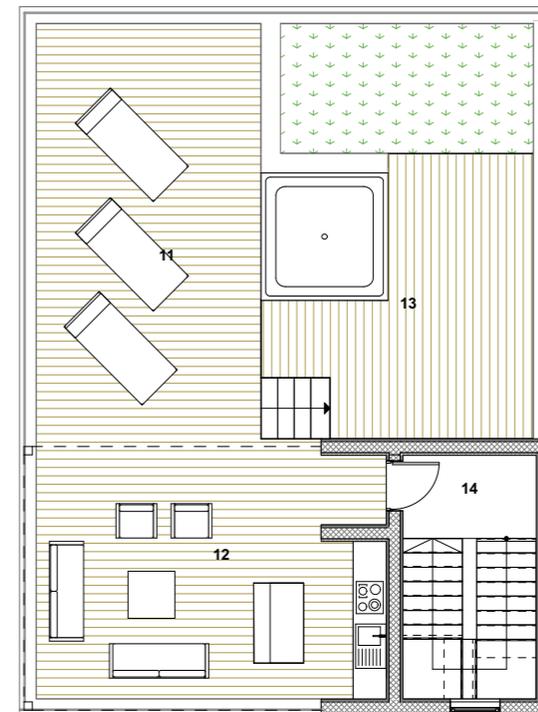


1 - Hallway	4,20 m ²
2 - Hallway	12,82 m ²
3 - Room	6,63 m ²
4 - Room	8,91 m ²
5 - Room	9,31 m ²
6 - Toilet	2,43 m ²
7 - Bathroom	3,94 m ²
8 - Bathroom	2,80 m ²
9 - Living & dining, kitchen	40,24 m ²
10 - Terrace	9,11 m ²
11 - Terrace	10,54 m ²
12 - Covered terrace	21,90 m ²
13 - Terrace with hot tub	19,08 m ²
14 - Staircase	10,65 m ²

Total area: 162,56 m²



P7 Penthouse - Exit to the roof



- 10 - Terrace 9,11 m²
(12,15x0,75)
- 11 - Terrace 10,54 m²
(42,17x0,25)
- 12 - Covered terrace 21,90 m²
(29,20x0,75)
- 13 - Terrace with hot tub 19,08 m²
(25,44x0,75)
- 14 - Staircase 10,65 m²





Why Blue Mare?

Our apartments offer a **perfect combination of a prime location, impeccable construction and luxurious design**, making them an ideal choice for those seeking the best. Located in one of the most desirable locations in Croatia, it provides quick access to all the major destinations - whether you want to explore historic Trogir, enjoy great vibes in Split, or simply escape into the privacy of your own Mediterranean retreat.

The quality of construction ensured longevity and carefree living, while the sophisticated design of the interior provides a sense of exclusivity and comfort. In addition to offering a priceless lifestyle, our apartments represent a secure investment with a high potential for returns through the growth of the real estate value and rental opportunities.

Our philosophy is based on a **complete dedication to quality, comfort and your satisfaction**. From the start of the project to its final realization, we care for every detail to ensure a flawless experience of purchasing and enjoying your property. We offer a sense of security and full care for your investment through management, maintenance and rental services.

For any additional information, viewings of the apartments, or for investing consultations, feel free to contact us. Our team will gladly answer all of your questions and help you make the best decision for your future.

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Blue Mare Estate

THE VALUE OF REAL ESTATE GROWS EVERY DAY,
BUT THE GREATEST VALUE COMES
FROM WISE DECISIONS OF THE PRESENT.

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