

## BISHOPS FOREST – Country Club and Spa

Intellectual Property



As an investment product the villas combine both security and high return potential. The extensive quality construction combined with excellent location ensures that the properties benefit from a long run in the market for appreciation in value.

### Investment Overview:

Price: from 490,000 Euros

Deposit: from 100,000 Euros

Completion: May 2011 (Faze 1)

Reservation fee: £1,000

Cooling off period: 21 days

### Developer Summary:

- Established for a number of years
- Portfolio consists of over various houses and apartments in Istria, Croatia
- Very prominent in the construction of residential and commercial property in Istria, Croatia
- Have earned an enviable reputation throughout Croatia by observing deadlines whilst meeting exceptional quality standards

### Market Comments:

- "The most popular investments seem to be stone houses". (Source: Buying a Property in Eastern Europe)

INFO: +44 (0) 20 8408 8787  
e-mail: [info@ancro.net](mailto:info@ancro.net)



Bishops Forest location, Istria, Croatia

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Twenty four charming country villas, Spa and club houses exclusive rural retreats offering luxurious living, individual swimming pools and authentic rustic features. These three bedroom two bathroom stone villas are set within private grounds. The Villas provides elegant and luxurious living accommodation in one of the most sought-after locations on the Adriatic coast. Every part of the complex is unique and designed to bring the highest standards of comfort and convenience to residents and visitors.

### Location:

Located in Istria, at the Northern end of the Adriatic Sea, beautiful stone villas are set out amongst picturesque rolling countryside surrounded by olive groves and vineyards.



### In more detail:

Set on the outskirts of a small village Glavica, Pazin and 30 kilometers from the sparkling Adriatic coast.

- 50 km from Pula Airport and 95 km from Trieste Airport
- 40 km from Kempinski nearest golf course



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### Key features (example):

- 3 bedrooms with 3 bathrooms
- Private swimming pool
- Combination of traditional terracotta floor tiles and parquet flooring
- Property built in Istrian, hand-crafted stone
- French doors leading to large terraces with pergolas
- Open-plan kitchen, living room and dining room...
- Thermal insulation throughout, satellite TV
- Well designed landscaped gardens with automated water irrigation system
- Double glazing throughout with shutters
- Set in private grounds with cast iron gates and fencing
- Plot sizes around 1,000 m<sup>2</sup>



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Villas - Gated Community:



Community activities:



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### Financial features:

<b>Purchase price per individual villa:</b>	<b>EUR 490,000</b>
<i>Mortgage option</i>	YES
Capital and interest repayment mortgage of TBD% with an interest rate of TBD% and a TBD year term	
One off purchase costs	EUR .....
Deposit (TBD% of total price)	EUR .....
Mortgage broker arrangement fee: TBD % of loan	EUR .....
Closing costs of up to TBD% (stamp duty, tax, solicitor fee, notary fee, land registry)	EUR .....
Misc. costs i.e. travel	EUR .....
<b><u>TOTAL ONE OFF PURCHASE COST</u></b>	<b>EUR .....</b>
–	
or	
<i>Ongoing costs</i>	EUR .....
Monthly mortgage repayment	EUR .....
Annual property insurance	EUR .....
Annual management and running costs (holiday usage)	EUR .....
<b>TOTAL ANNUAL OUTGOING COSTS</b>	<b>EUR .....</b>
<b><u>TOTAL MONTHLY OUTGOING COSTS</u></b>	<b>EUR .....</b>
or	
<i>Potential rental income – to be determined</i>	EUR.....

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