

THE PEARL

DIKLO · ZADAR · CROATIA

OFF-MARKET RESIDENTIAL INVESTMENT OPPORTUNITY

Premium new-build residential development on the Adriatic coast, presented to selected investors for a potential single-investor acquisition.

LOCATION

Diklo, Zadar

STATUS

Construction in progress

TARGET COMPLETION

January 2027

TRANSACTION

Single-investor acquisition

ACQUISITION PRICE

On request

PRESENTED BY

HEART OF LIKA

INVESTMENT

HIGHLIGHTS

- Premium coastal residential location in Diklo
- Advanced development with construction underway
- Contemporary residences with terraces and premium layouts
- Penthouse and larger-format residences within the scheme
- Potential retail exit through individual unit sales
- Near-term target completion in January 2027
- Exposure to the Zadar and Croatian Adriatic residential market

CONFIDENTIAL

Initial teaser for qualified investors. Detailed financial and due-diligence information available at the next stage.

ACQUISITION OPPORTUNITY

INVESTMENT CONCEPT

The Pearl offers an investor the opportunity to acquire exposure to a premium residential development already advanced in the construction cycle, with a potential value-realisation strategy through completion and subsequent individual unit sales.

- Negotiated portfolio / bulk acquisition economics
- Potential value uplift as construction progresses
- Individual retail sales following completion
- Differentiated pricing for premium and larger units
- International and domestic buyer appeal
- Multiple potential exit routes

TRANSACTION RATIONALE

ADVANCED PROJECT

Construction is already underway, reducing early-stage development exposure.

PREMIUM ADRIATIC LOCATION

Diklo combines coastal lifestyle appeal with proximity to Zadar.

MULTIPLE EXIT OPTIONS

Units may potentially be sold individually, in smaller portfolios or selectively retained.

NEAR-TERM COMPLETION

Target completion is scheduled for January 2027.

INDICATIVE STRUCTURE

ASSET

Premium residential development

LOCATION

Diklo, Zadar, Croatia

TRANSACTION

Single-investor acquisition

CONSTRUCTION

In progress

TARGET COMPLETION

January 2027

RETAIL EXIT

Individual unit sales

ACQUISITION PRICE

On request

UNIT SCHEDULE

Following qualification

FINANCIAL MODEL

Following qualification

DUE DILIGENCE

Transaction stage

NEXT STAGE

- Detailed apartment and area schedule
- Floor plans and construction information
- Individual unit pricing and projected GDV
- Investor return and acquisition scenarios
- Permitting, ownership and condominium information
- Technical and due-diligence documentation
- Proposed transaction structure

FURTHER INFORMATION AVAILABLE TO QUALIFIED INVESTORS UPON REQUEST

This teaser is for discussion purposes only and does not constitute an offer, investment recommendation, representation or warranty. Information is preliminary and subject to verification and satisfactory legal, technical, tax and financial due diligence.