

FALKENSTEINER
RESIDENCES
AURORA

Maritime Living.

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*Images and texts in this document are subject to change without notice.

Project

FALKENSTEINER RESIDENCES AURORA



Your vacation home in Croatia

The fifth and latest Falkensteiner Premium Living Residences at the Croatian coast near Zadar are in the final planning stage. Construction will start in Autumn 2024. Falkensteiner Premium Living is your gateway to hassle-free second home ownership.

Our luxuriously appointed residences are situated within a larger Falkensteiner Resort with one or more premium hotels. The services and amenities allow you to enjoy carefree vacations with your loved ones without the worries and work connected with second home ownership.

The Falkensteiner Premium Living real estate concept embodies innovative architecture, style, design, and the premium 5-star Falkensteiner service. Lifestyle at its finest in Europe's sought-after vacation destinations!

Highlights of the Residences Aurora

- 4 buildings with a total of 88 apartments
- Under construction since September 2024
- Opening is planned at the end of 2025
- Architecture: Podrecca Architects
- Landscape architecture: Lindle+Bukor
- Interior design: Aggi Bruch
- 4 apartment sizes to choose from
- Each apartment has spacious outdoor areas: Terrace, garden or balcony
- Attractive rental model (optional)
- Access to the resort's amenities and exclusive Premium Living Services

[VIEW LOCATION \(GOOGLE MAPS\) >](#)

Benefits

FALKENSTEINER
PREMIUM LIVING

Cuisine

Let yourself be pampered by a wide culinary offer in the restaurants and bars of the Resort and varied evening entertainment. Whether it's a cosy dinner in your own lounge area or a themed dinner in a restaurant atmosphere - delight is only a few steps away.

Childcare services

Your little ones are in good hands in Falkyland! The close-by Falkensteiner hotels have childcare and specially created children's programs in the play worlds as well as in the open-air playgrounds.

Sports & recreation

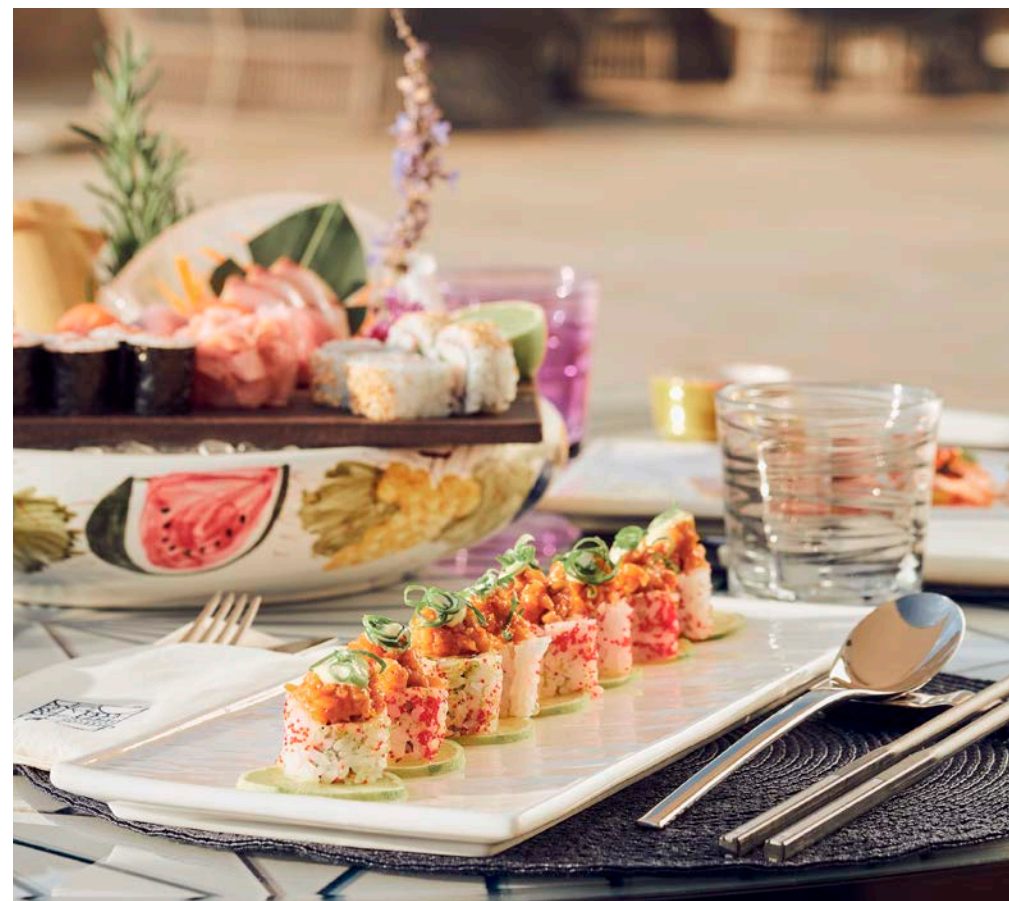
In addition to the breathtaking scenery and great attractions in the surroundings of our Falkensteiner Residences, the diverse offerings in the sports and fitness facilities of the neighboring Falkensteiner Hotels provide a wide range of opportunities to continue your active lifestyle even on vacation.

Wellness & SPA

Treat yourself with access to the spacious pool & spa areas of surrounding Falkensteiner Hotels and a high-quality wellness offer with special regional highlights.

Apartment services

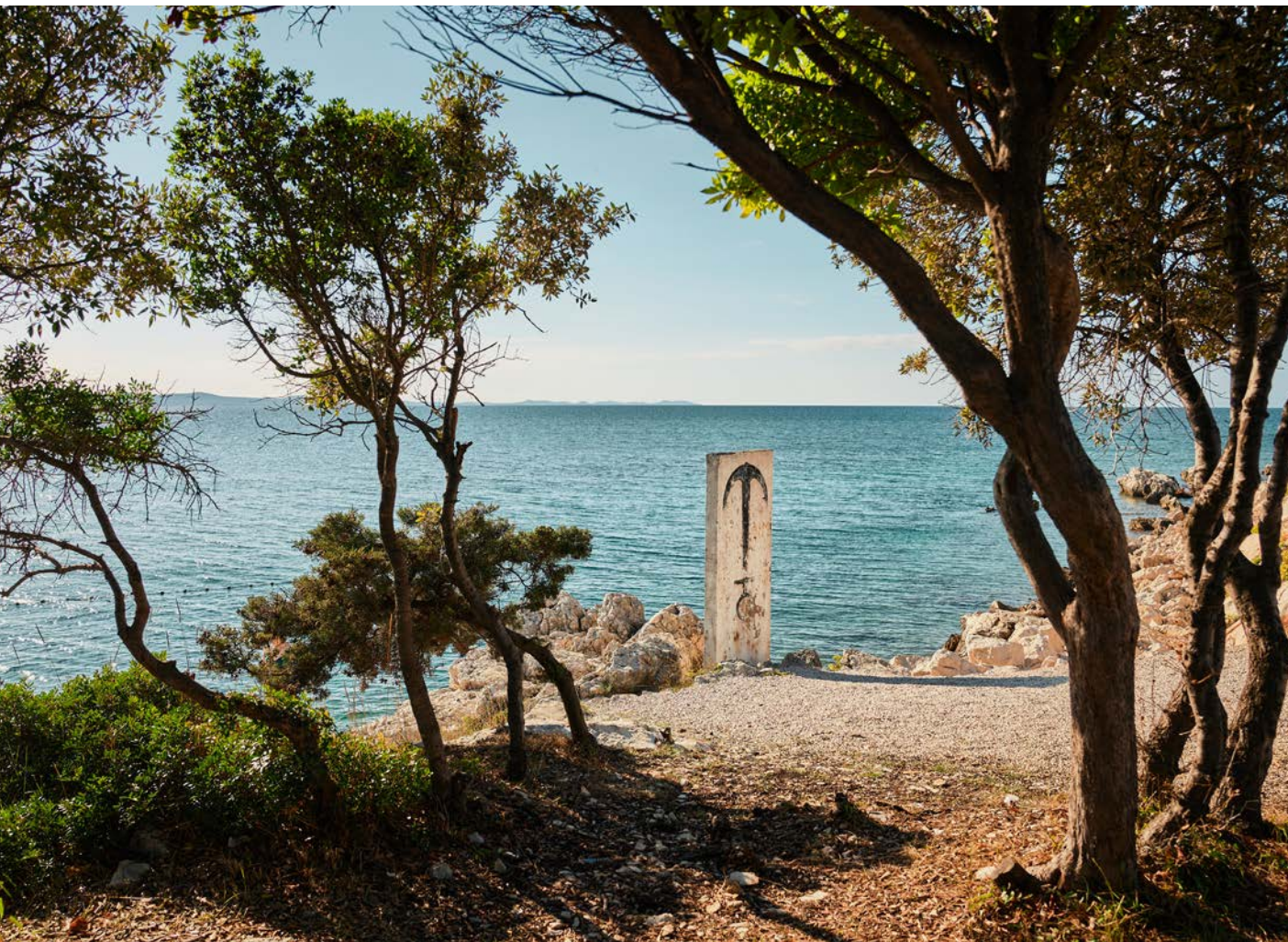
We provide regular cleaning services for the apartments on request. Our offerings include laundry service, bed linen and towel changes, minor repairs, maintenance work, and garden care. Additionally, we conduct regular checks of the apartments in your absence and offer secure storage for your personal belongings while re-letting your holiday residence. Pre-arrival and post-departure services such as temperature setting, airing, and cleaning are all part of our comprehensive Premium Living Services, ensuring that your property is cared for in every aspect.



> [SERVICE PACKAGE AURORA](#)

Destination

DALMATIA



One Resort. Infinite journeys.

Surrounded by the Adriatic Sea, laced with stretches of coastline whose different textures bear witness to the incredible diversity of nature, you will find yourself in a very special maritime location. Where longing meets the feeling of pure freedom and waves break gently on rock formations, you have arrived in the Mediterranean landscape of Croatia – on the remote Punta Skala peninsula.

The incredible expanse of forests contrasts with the glittering blue of the open sea. Lose yourself in daydreams while a gentle breeze blows around your nose. Recharge your batteries under the Dalmatian sun and explore the surroundings in your own way – whether playing sports on the spacious grounds or in the tranquillity of the meditative sound of the sea.

Site plan

FALKENSTEINER
RESIDENCES AURORA



1

Building 1
18 Apartments

2

Building 2
26 Apartments

3

Building 3
26 Apartments

4

Building 4
18 Apartments

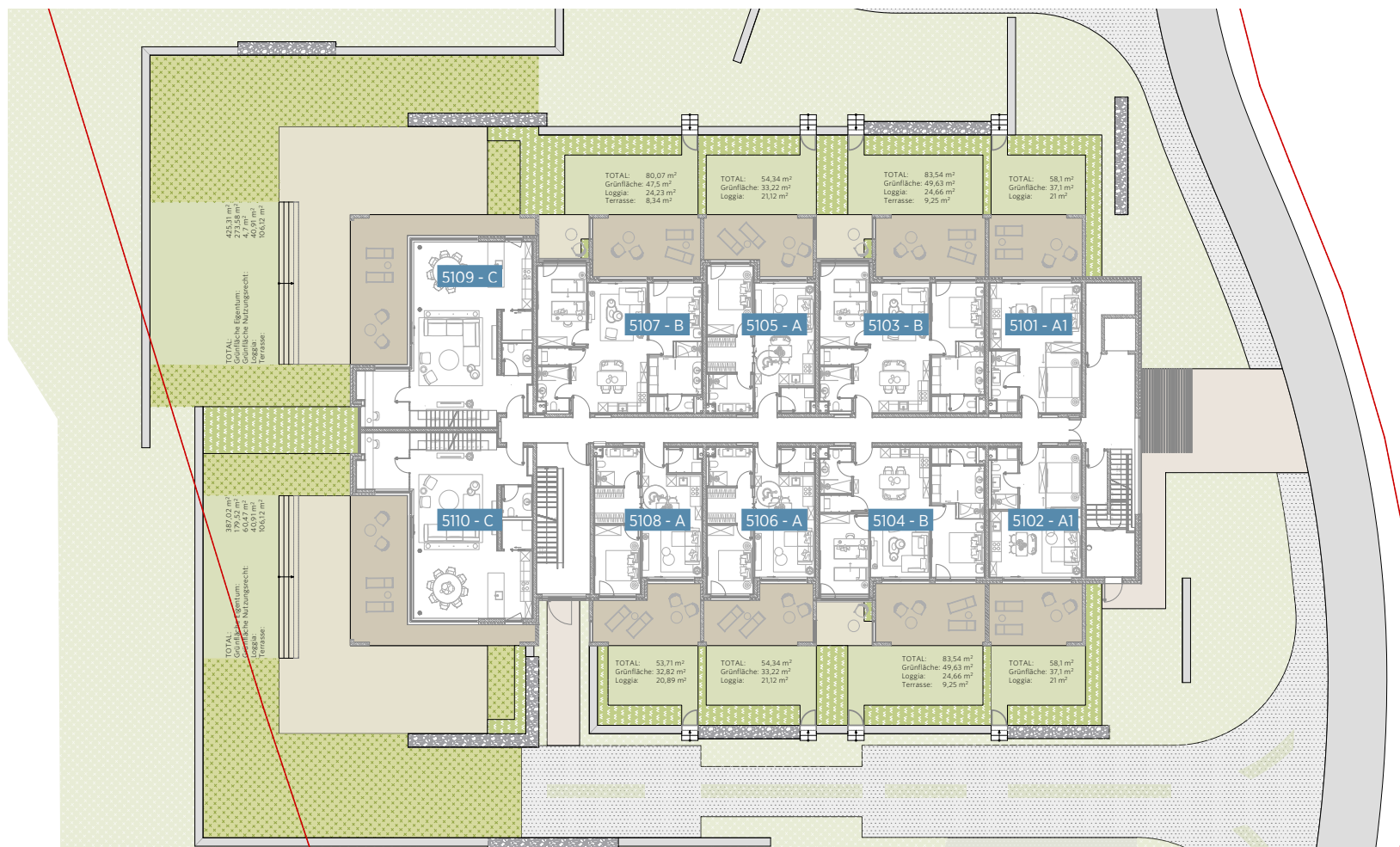
Floor plans

ALL BUILDINGS



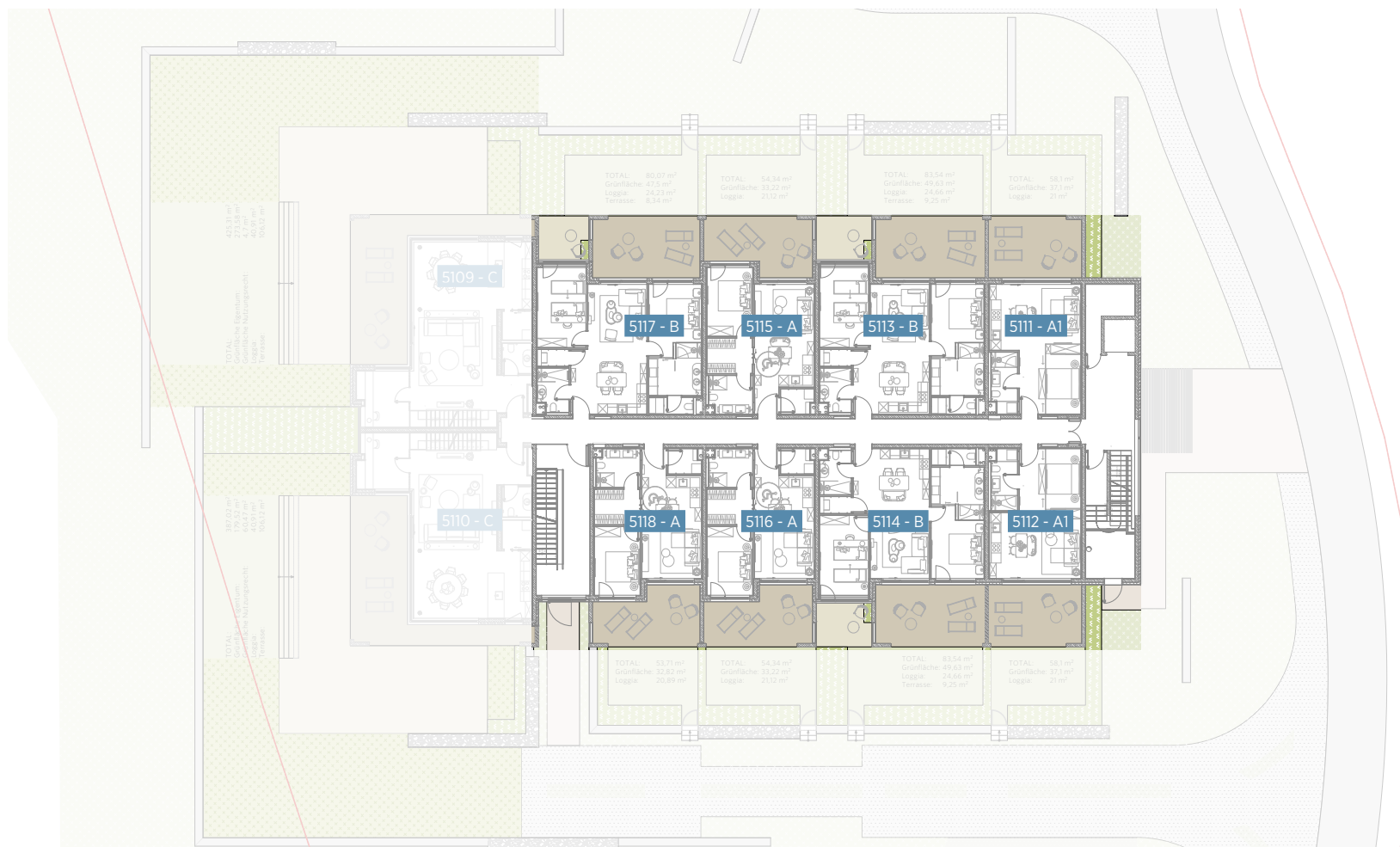
Building 1

GROUND FLOOR



Building 1

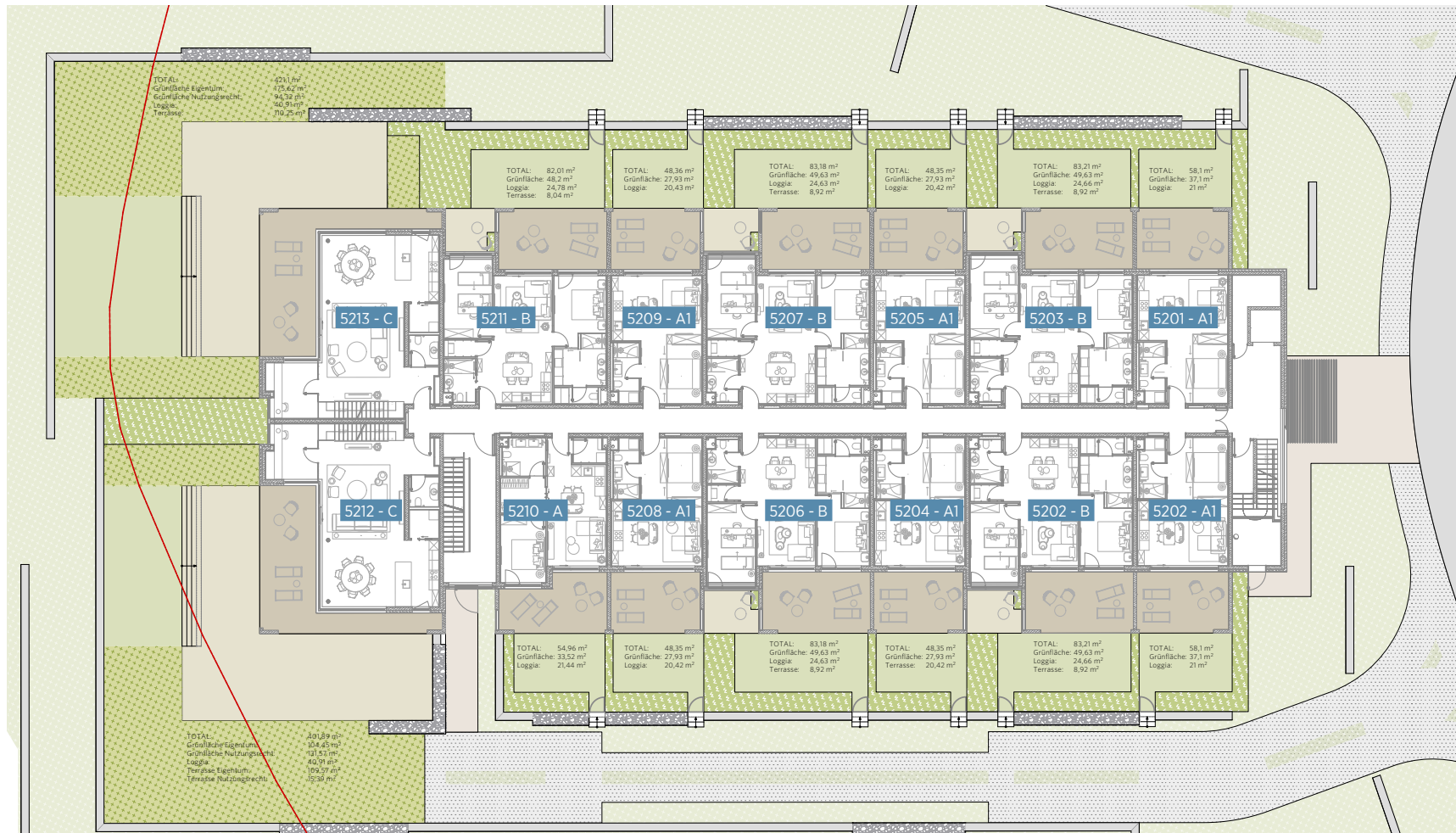
1ST FLOOR



N

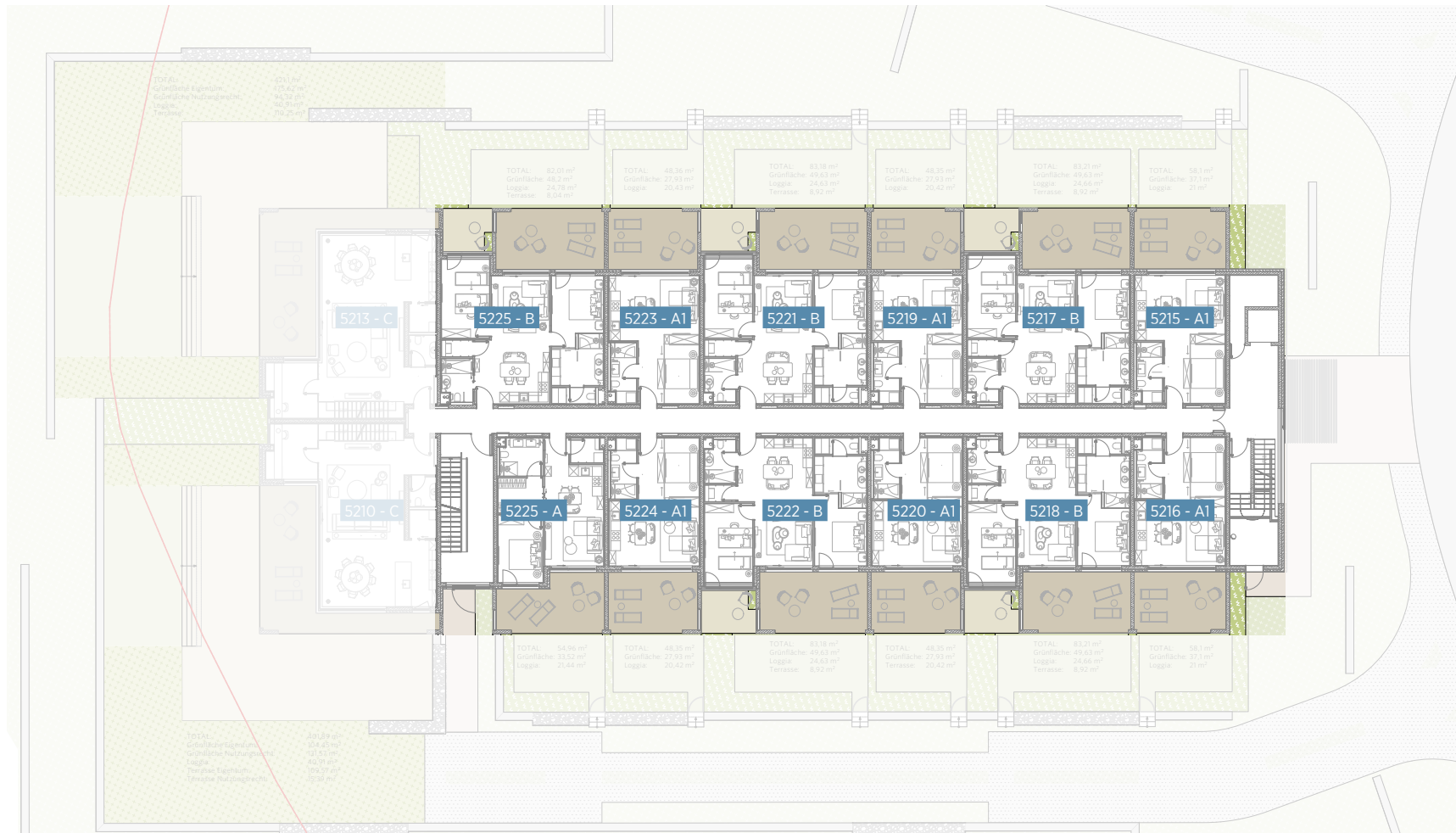
Building 2

GROUND FLOOR



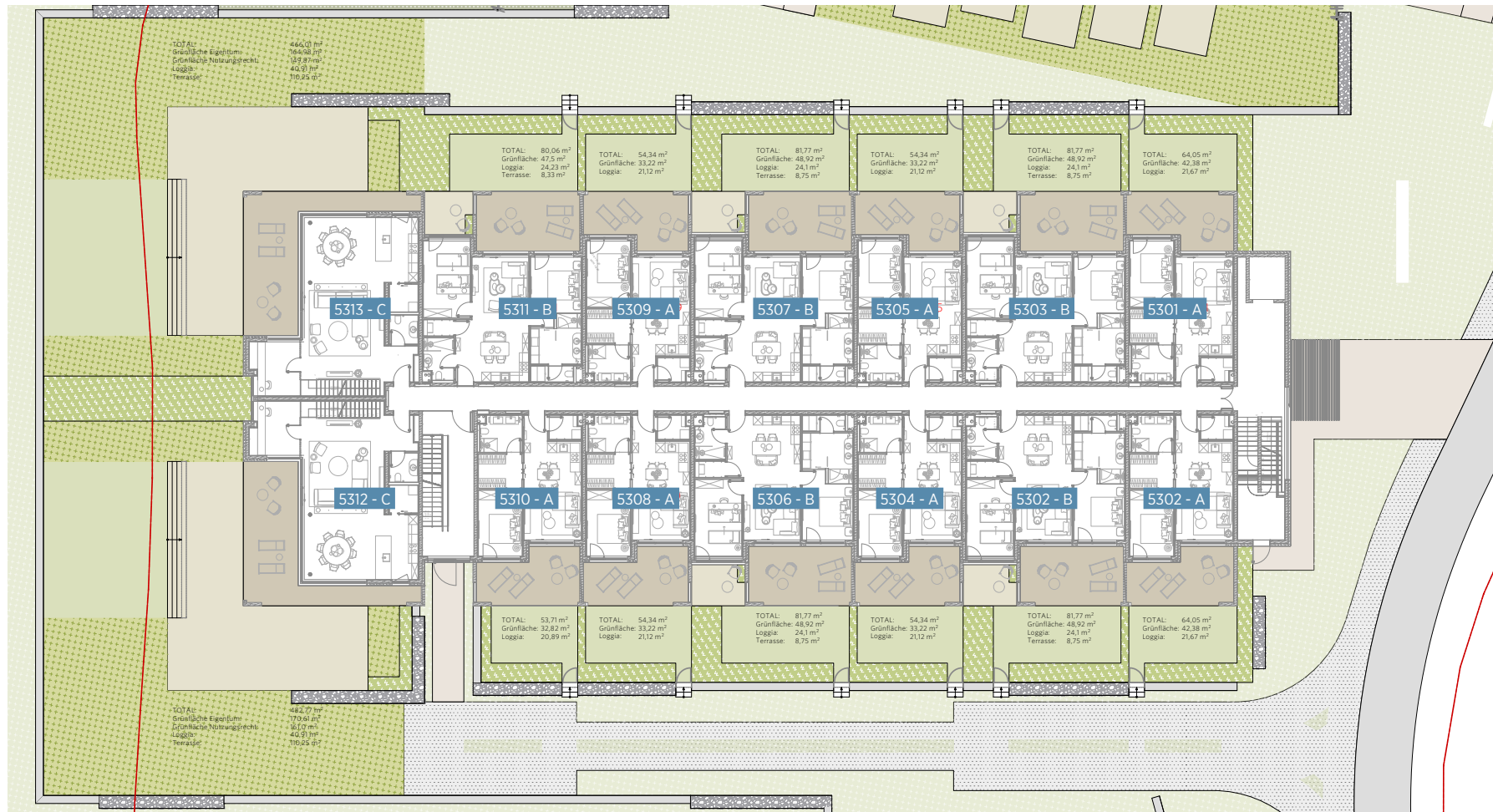
Building 2

1ST FLOOR



Building 3

GROUND FLOOR



Building 3

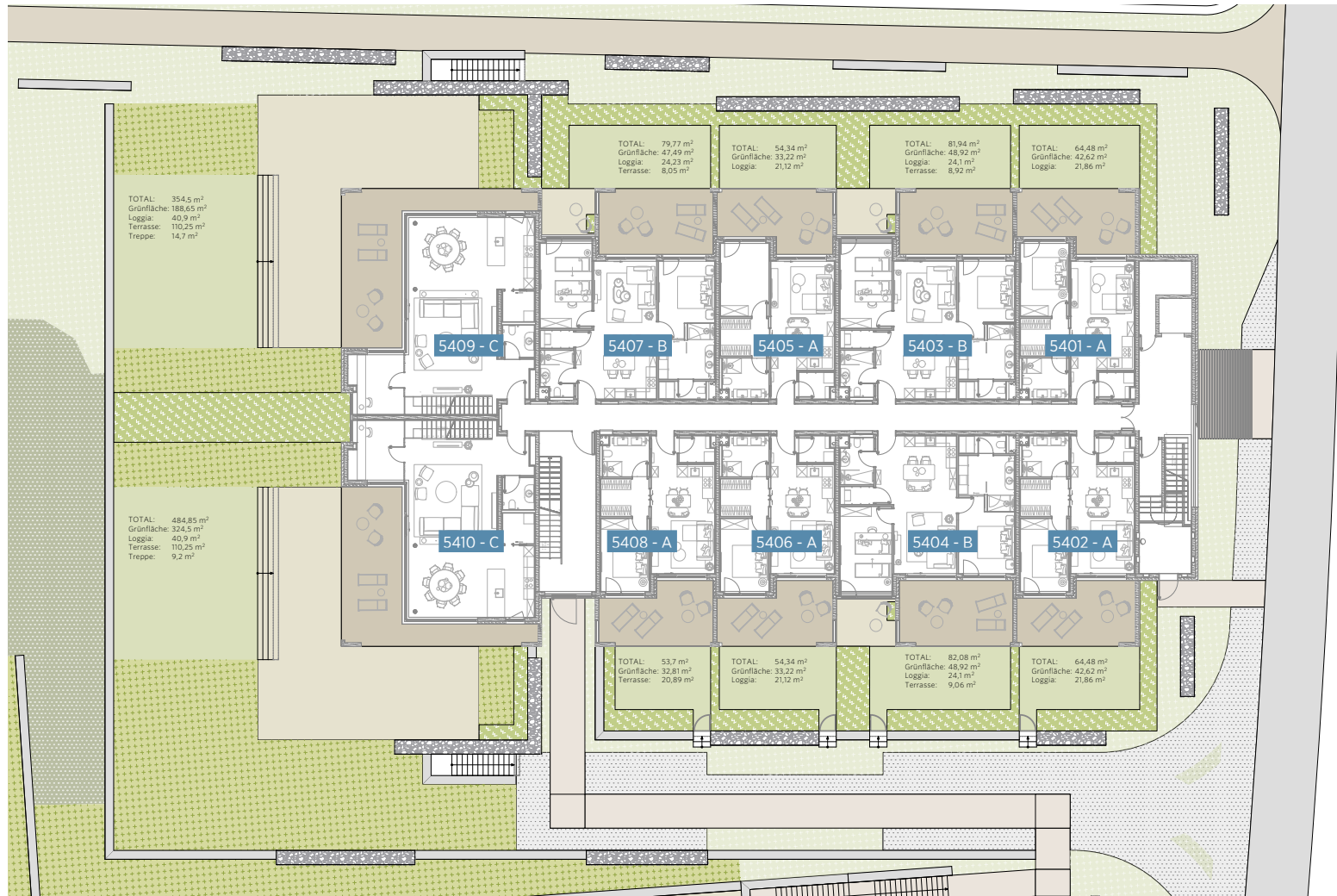
1ST FLOOR



N

Building 4

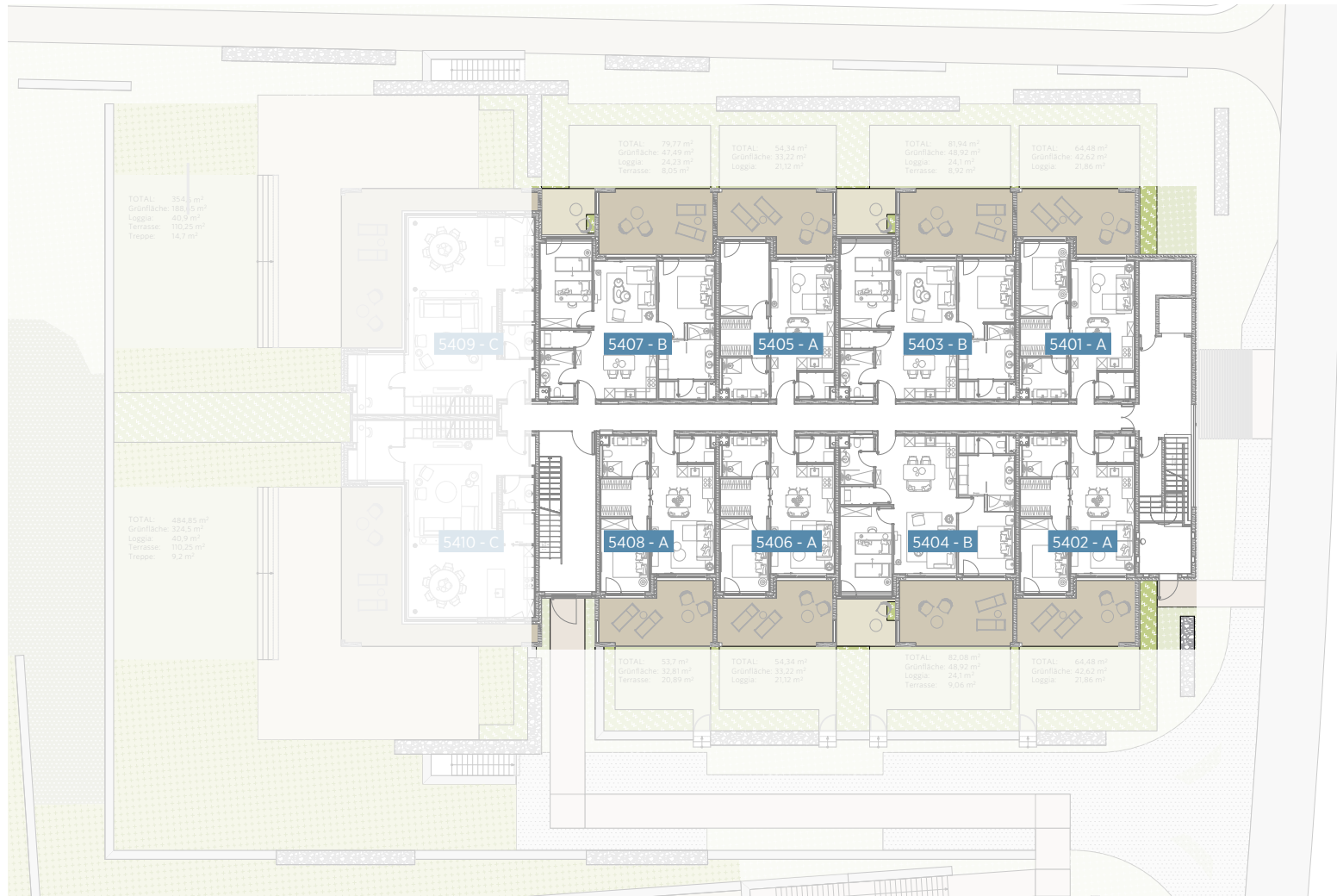
GROUND FLOOR



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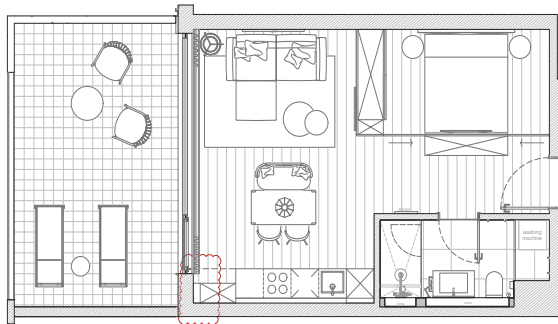
Building 4

1ST FLOOR



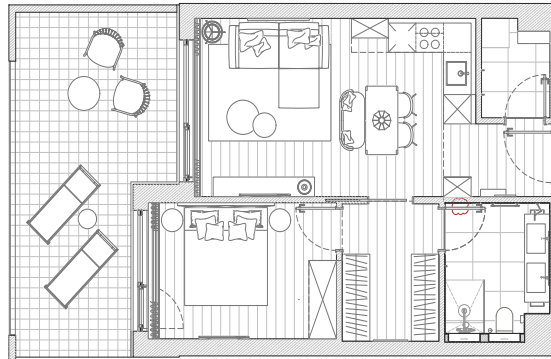
Apartment layouts

A1, A & B



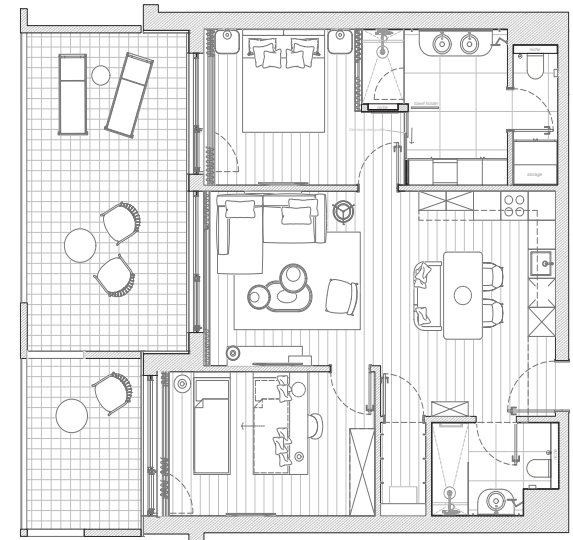
A1

~41,75m² living area
~21m² terrace & ~28-37m² garden
or ~20m² balcony



A

~50,50m² living area
~21m² terrace & ~33-42m² garden
or ~20-22m² balcony



B

~76,40m² living area
~33m² terrace & ~47-50m² garden
or ~23m² balcony



MASTER BEDROOM

Type B ♦ Design Beige



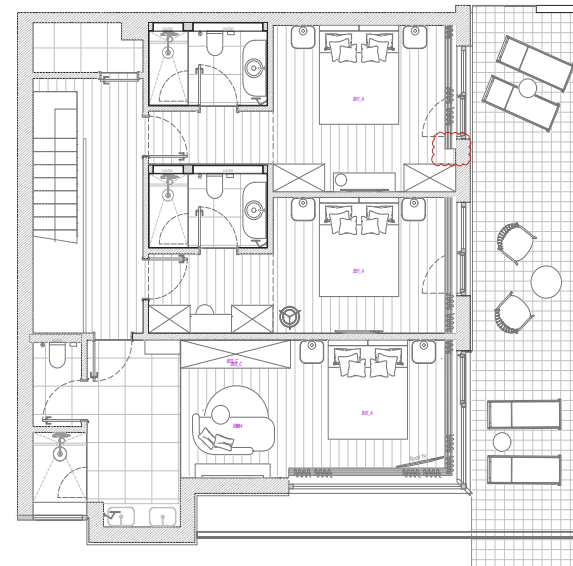
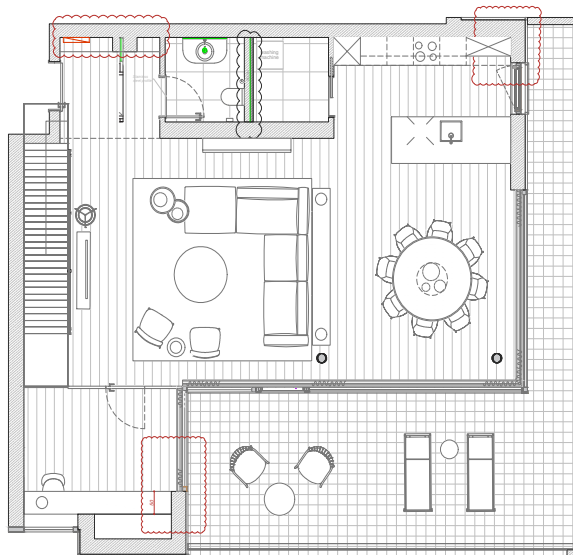
LIVING ROOM

Type B ♦ Design Beige

Apartment layouts



C



C

~165m² living area
~106-125m² terrace
~188-331m² garden
~70m² balcony

Premium Living services

AURORA

	INCLUDED	OPTIONAL
Access to the Residences reception desk services	◆	
Access to wellness centre and fitness equipment in hotel(s)	◆	
Access to public parts in the hotel (lobby, bar, restaurant).	◆	
Special benefits through the Loyalty Club Membership	◆	
Bowling 10 hours free of charge (reservation needed)	◆	
E-gaming 10 hours free of charge (reservation needed)	◆	
Falkyland in the 5* Family Hotel Diadora		◆
Fortis Club		◆
Tennis		◆
Housekeeping & other services		◆

Premium Living service package

APARTMENT SIZE	NUMBER OF PERSONS	NET PRICE PER YEAR*
A1 (42 m²)	3 Persons	2.250€
A (51 m²)	4 Persons	3.000€
B (76 m²)	4 Persons	3.000€
C (165 m²)	6 Persons	4.500€

*Prices per apartment, use limited to maximum person capacity per apartment type

Subject to change. All services are upon request and availability.
Opening and operating hours depend on the hotel's guidelines and may vary.



Premium
Living services

OPTIONAL

Falkyland in the 5* Family Hotel Diadora

	PRICE PER CHILD
Daily	35€
Weekly	180€
Annual	600€

Fortis Club Gym

	PRICE PER PERSON
Daily	30€
3 day pass	65€
Weekly	100€
Monthly	200€
Annual	465€ (730€ for 2 P.)

Tennis

	PRICE PER HOUR
Tennis court	20€

*Prices of 2024, subject to change



Rental models

OPTIONAL

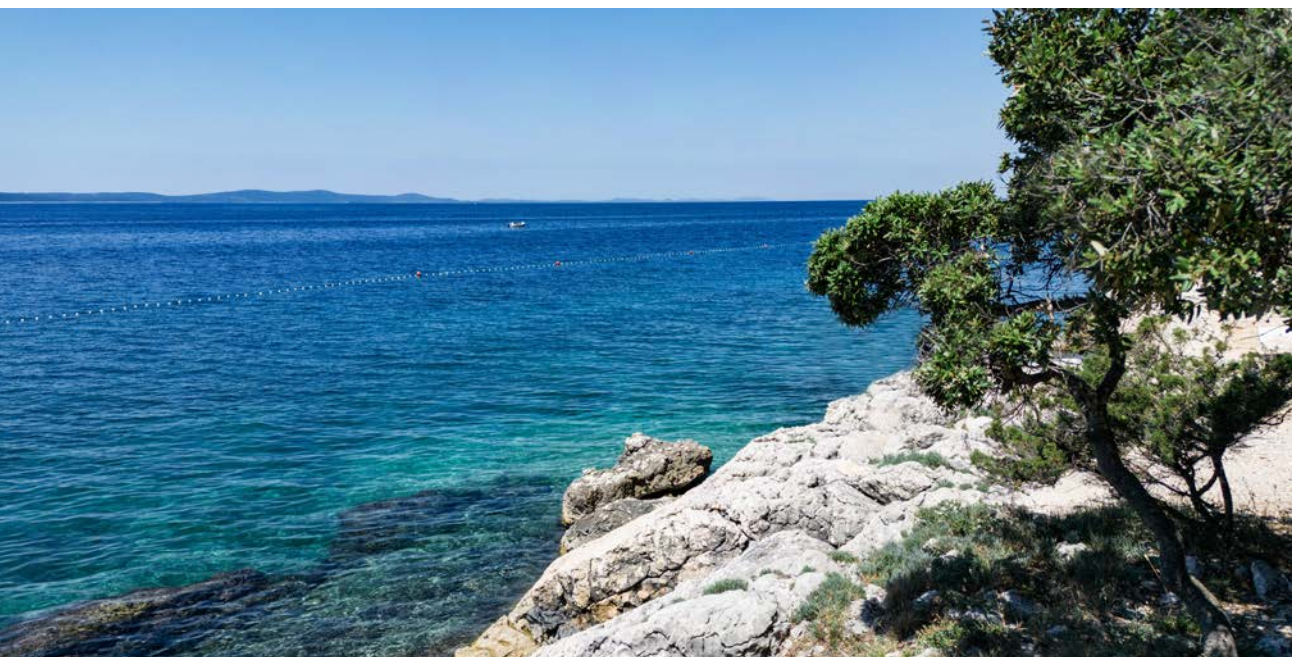
Falkensteiner Residences Aurora - a concept with full service, all the amenities of a 5-star hotel and returns through rental programs. Owners can choose to rent out their residences as part of the Falkensteiner offering.

Should you decide to sub-let, Falkensteiner offers you the following models:

Classic	
Return p.a.	equal revenue share between Falkensteiner and owner after deduction of 15% for third-party commissions
Own use	flexible

Leisure	
Return p.a.	3 % of the net price apartment + garage + furnishings
Duration	max. 5 years
Owner use	limited to max. 3 weeks, excl. peak season*
Additional own use	yes, with deduction in returns
Premium Living fee	1/3 of the service package fee

Peak season: from last Saturday in June to first Saturday in September



Cost overview

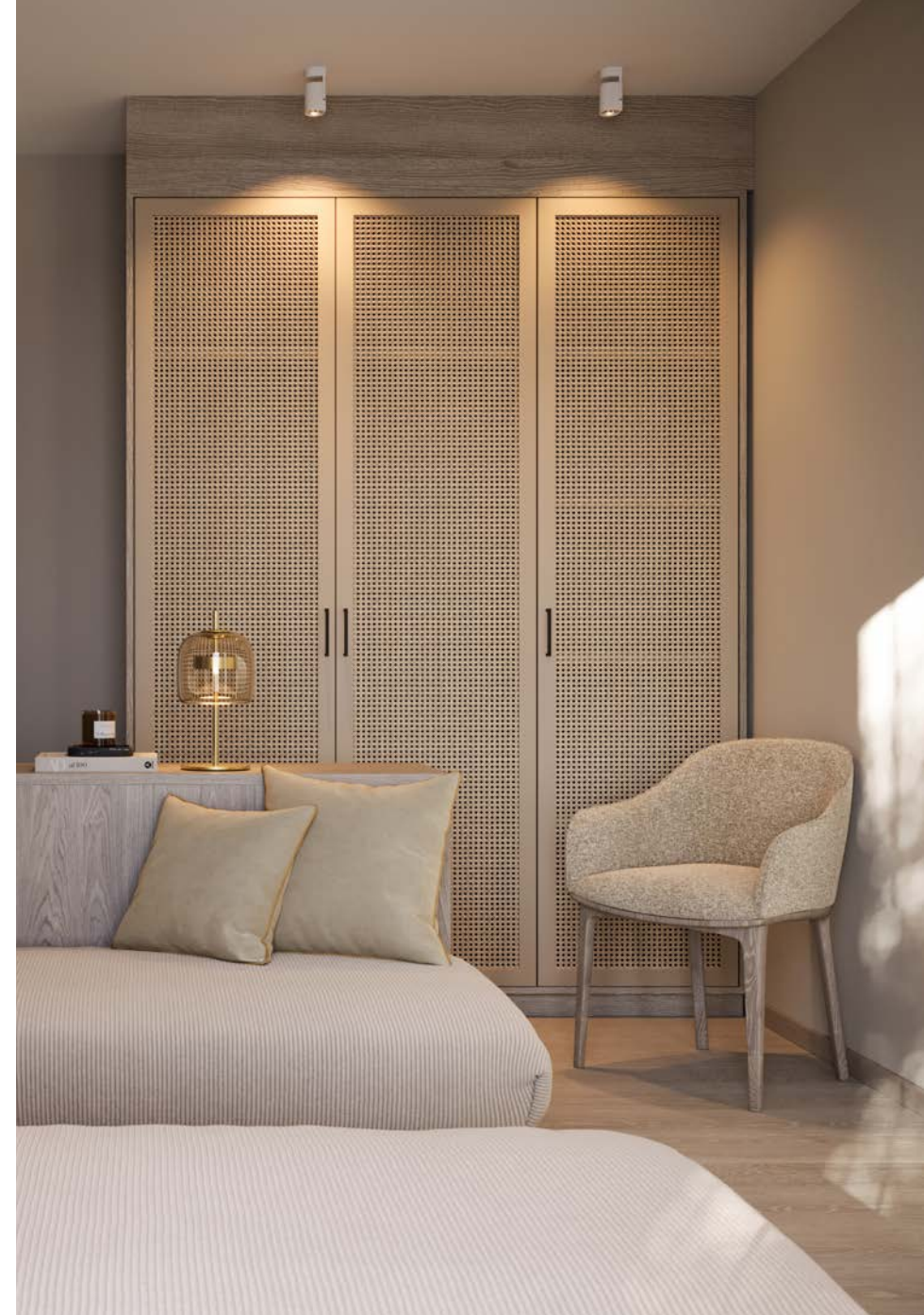
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RESIDENCES AURORA

Buying costs

Contract notary charges, subdivision & documentation costs	11.000€ + applicable VAT
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Running costs

Maintenance costs Aurora & common resort costs	4,10€ /m² usable area /month	
Annual Premium Living Fee + applicable VAT	A1 (42 m²)	2.250€
	A (51 m²)	3.000€
	B (76 m²)	3.000€
	C (165 m²)	4.500€
Utilities	approx. 1,00€ /m² usable area /month	



Contact

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