

PROPERTY MANAGEMENT



TERRA PARK



TERRA PARK HOLIDAY HOMES

Terra Park, one of the most attractive vacation spots in Croatia, is situated in the southwest part of the unique island of Pag, in a beautiful bay surrounded by nature. Located not far from the town of Novalja and thanks to its quiet and relaxed environment and excellent transport links, this complex is truly an ideal destination for escaping from everyday routine and enjoying the natural beauties on the most unusual Croatian island.



The special feature of this complex is the combination of a unique location and careful selection of the most modern, richly furnished mobile homes as well as the quality management of all business segments in the complex.

Your holiday home is located in an attractive campsite that provides all the necessary infrastructure, offers security and additional high-quality services. We take care of everything so that you and your family can easily enjoy your new address on the Adriatic.

ADVISING ON THE CHOICE OF MODEL AND EQUIPMENT OF A MOBILE HOME



MONITORING OF THE PRODUCTION PROCESS



OBTAINING ALL THE REQUIRED TECHNICAL DOCUMENTATION



ORGANIZATION OF SPECIAL TRANSPORT



INSTALLATION OF A MOBILE HOME, TERRACE, AND OTHER EQUIPMENT



This project offers the best and most modern products in the mobile home market. For all models, we have chosen an avant-garde and minimalist exterior design, as well as more space, more options, and more luxury in the choice of interiors, which can only be provided by

Adria XLine mobile home models. All mobile homes will be set up in a specific way; at ground level. The terraces will be paved with stone, and are equipped with the most modern system of movable, remote-controlled bioclimatic pergolas.



MEDIATION IN REAL ESTATE FINANCING AND INSURANCE



PROPERTY MANAGEMENT AND MAINTENANCE SERVICES (SERVICING, REPAIRS, SPARE PARTS)



MEDIATION IN CONCLUDING PERMANENT CAMPING AGREEMENTS



TRANSFER FROM/TO THE AIRPORTS AND/OR NEARBY TOURIST ATTRACTIONS



BUSINESS OPERATIONS IN THE TOURIST ACTIVITY OF REAL ESTATE RENTALS ON BEHALF AND ACCOUNT OF THE OWNER



Phalaris

TERRA PARK

CAMPINGS & HOLIDAY HOMES



- MARINUS HOLIDAY HOMES
- TAMARIS HOLIDAY HOMES
- PINUS HOLIDAY HOMES
- GLAMPING VILLAGE

- ENTRANCE
- PARKING
- RECEPTION
- CHILDREN'S PLAYGROUND
- GYM
- BAKERY
- CHEMICAL TOILETE
- WC
- BEACH BAR AND SNACK BAR
- RESTAURANT
- WATER FUN SPORTS
- MASSAGE
- SUN DECK
- PEDESTRIAN AREA
- AREA FOR SOCIALIZING AND BARBECUE AREA
- DISCHARGE FOR CAMPER
- BEACH SHOWER
- BOAT ANCHORING
- BOAT SLIP
- DOG AT BEACH FORBIDDEN
- DOG AT BEACH ALLOWED
- ACCESS FOR THE DISABLED



- MARINUS PITCH
- TAMARIS PITCH
- PINUS PITCH

To meet the different needs and tastes of all our clients, we have divided the project into three zones.



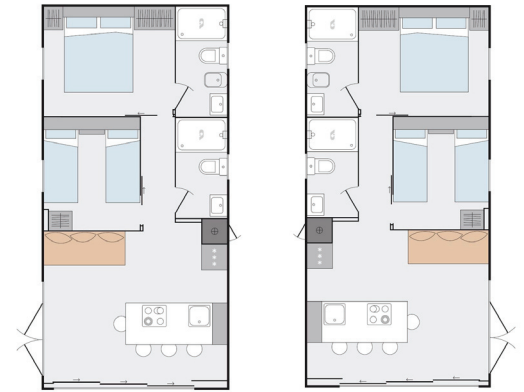


Phalaris TERRA PARK

The most spacious mobile homes in the Adria offer
(with more than 40 m² of indoor and 32 m² of outdoor covered area)

- ☞ Attractive kitchen with bar/kitchen island table
- ☞ Spacious living room with large sliding glass walls on two sides of the mobile home that provide a beautiful open sea view
- ☞ Various additional equipment
- ☞ Stone terrace and pergola on two sides of the mobile home
- ☞ A private heated pool of 18m²
- ☞ Pitches located in the first row to the sea





Includes:

- 🌀 Mobile home Adria XLine 905-R22 (right) or 905-L22 (left)
- 🌀 Additional equipment, 2 bioclimatic pergolas, stone paved terrace, heated swimming pool
- 🌀 Transport and installation
- 🌀 VAT

Purchase price
"key in hand":

95.500 €

Includes:

- 🌀 Use of the largest pitch for a mobile home, terrace, and pool (approx. 230 m²) located 1st row to the sea
- 🌀 Secured parking lot
- 🌀 Unlimited use of electricity and water, connection to a sewer
- 🌀 Wi-Fi Internet access
- 🌀 Garbage collection
- 🌀 Taking care of the environment and horticulture
- 🌀 Reception services
- 🌀 Safety care during and outside of summer season
- 🌀 Fifteen-year guaranteed contract

Flat rate:

7.000 €/year
(+ 2.000 €/year
servicing and
complete pool care)



Phalaris TERRA PARK

The most spacious mobile homes in the Adria offer - of the same dimensions as in Marinus
(with more than 40 m² of indoor and 18 m² of outdoor covered area)

- ☞ An additional possibility to choose an attractive 2-room mobile home variant with two separate rooms with private bathrooms and an attractive kitchen with a bar/kitchen island table or for larger families, a 3-room variant with 2 bathrooms and a front kitchen with direct access to the terrace
- ☞ Various additional equipment
- ☞ Stone terrace and pergola
- ☞ Pitches of above-average dimensions with sea views
- ☞ Possibility of adding a pool



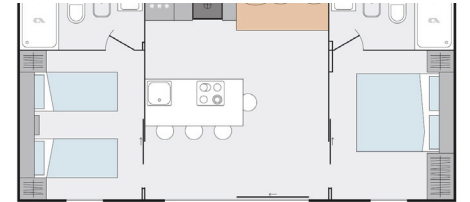
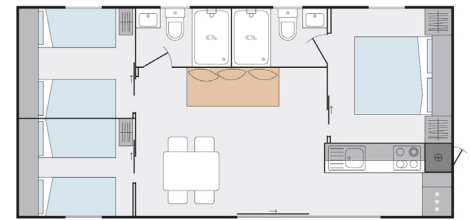


Includes:

- ⌘ Mobile home Adria XLine 905-B22 (3-room) or 905-F32 (3-room)
- ⌘ Additional equipment, bioclimatic pergola, stone-paved terrace
- ⌘ Transport and installation
- ⌘ VAT

Purchase price
"key in hand":

76.000 €



Includes:

- ⌘ Use of a comfortable pitch for a mobile home and a terrace (approx. 150 m2) in the 2nd zone with sea view
- ⌘ Secured parking lot
- ⌘ Unlimited use of electricity and water, connection to a sewer
- ⌘ WiFi Internet access
- ⌘ Garbage collection
- ⌘ Taking care of the environment and horticulture
- ⌘ Reception services
- ⌘ Safety care during and outside of summer season
- ⌘ Fifteen-year guaranteed contract.

Flat rate:

6.000 €/year



Phalaris TERRA PARK

A practical mobile home
with an inspiring design
(indoor area of 30 m² and 18 m²
of outdoor covered area)

- ☞ Attractive 2-room variant with 2 complete and spacious bathrooms and a proven "best-buy" in the world of mobile homes
- ☞ Rich optional equipment
- ☞ Stone terrace and pergola
- ☞ Comfortable plots

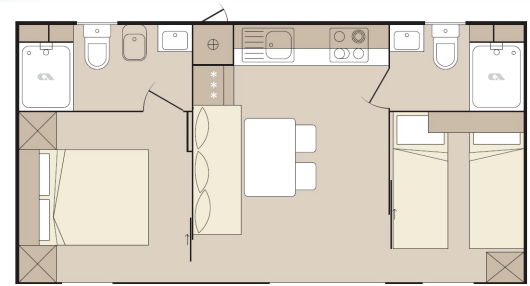




Includes:

- 🌀 Adria XLine 754-B22 mobile home
- 🌀 Additional equipment, bioclimatic pergola, stone-paved terrace
- 🌀 Transport and installation
- 🌀 VAT

Purchase price
"key in hand":
59.900 €



Includes:

- 🌀 Use of the pitch for a mobile home and terrace according to ADAC standards (approx. 100-120 m²) in the 3rd zone
- 🌀 Secured parking lot
- 🌀 Unlimited use of electricity and water, connection to a sewer
- 🌀 WiFi Internet access
- 🌀 Garbage collection
- 🌀 Taking care of the environment and horticulture
- 🌀 Reception services
- 🌀 Safety care during and outside of summer season
- 🌀 Fifteen-year guaranteed contract.

Flat rate:
5.000 €/year



BUSINESS OPERATIONS IN THE TOURIST ACTIVITY OF REAL ESTATE RENTALS ON BEHALF AND ACCOUNT OF THE OWNER

MARKETING SERVICES AND SALES OF MOBILE HOMES FOR THE HOLIDAY MARKET



RECEPTION, SUPERIOR OPERATIONAL SERVICES, AND GUEST FAREWELL

PREPARATION, MAINTENANCE, AND CLEANING OF THE PROPERTY FOR RENT



Terra Park Holiday Homes' core business is based on the complete management and maintenance service of your holiday home, swimming pool, garden, and offers transfer services from/to the airports and/ or nearby tourist attractions, national parks... And most importantly: when you are not using your holiday home, and you want to use the economic potential of your property, we offer the opportunity for our sales department to offer it and sell it on the tourist market.

Namely, using the latest technologies in the sales and marketing department of Terra Park, we are able to optimize prices on a daily basis to ensure the highest possible earnings for you. The daily rental price of your mobile home is formed based on the number of inquiries for the requested period and the availability of capacity. According to the previous experience of the company Effectus management & consulting on numerous projects, the prices

achieved in the high season for the most luxurious mobile homes with swimming pools often reach more than 450 € per day.

Terra Park's sales and marketing team is present at dozens of tourism fairs across Europe; we invest heavily in marketing and digital advertising, as well as in print advertising of leading European associations for the promotion of spending holidays in mobile homes. Our sales team efficiently and quickly manages the requirements for renting your property, and our expertise and many

years of experience guarantee that your mobile home will achieve the best daily price on the market.

In addition to all the above, we take care of the guests on your property, provide them with a carefree vacation, and our operational team is at their disposal 24/7 for service information and possible complaints.

You have nothing left but to check your account to which the payment arrives! At what price?

Contact:

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