

**SeeMAR**

*The NEW RESIDENCE  
on ADRIATIC SEA*





Port of Rijeka



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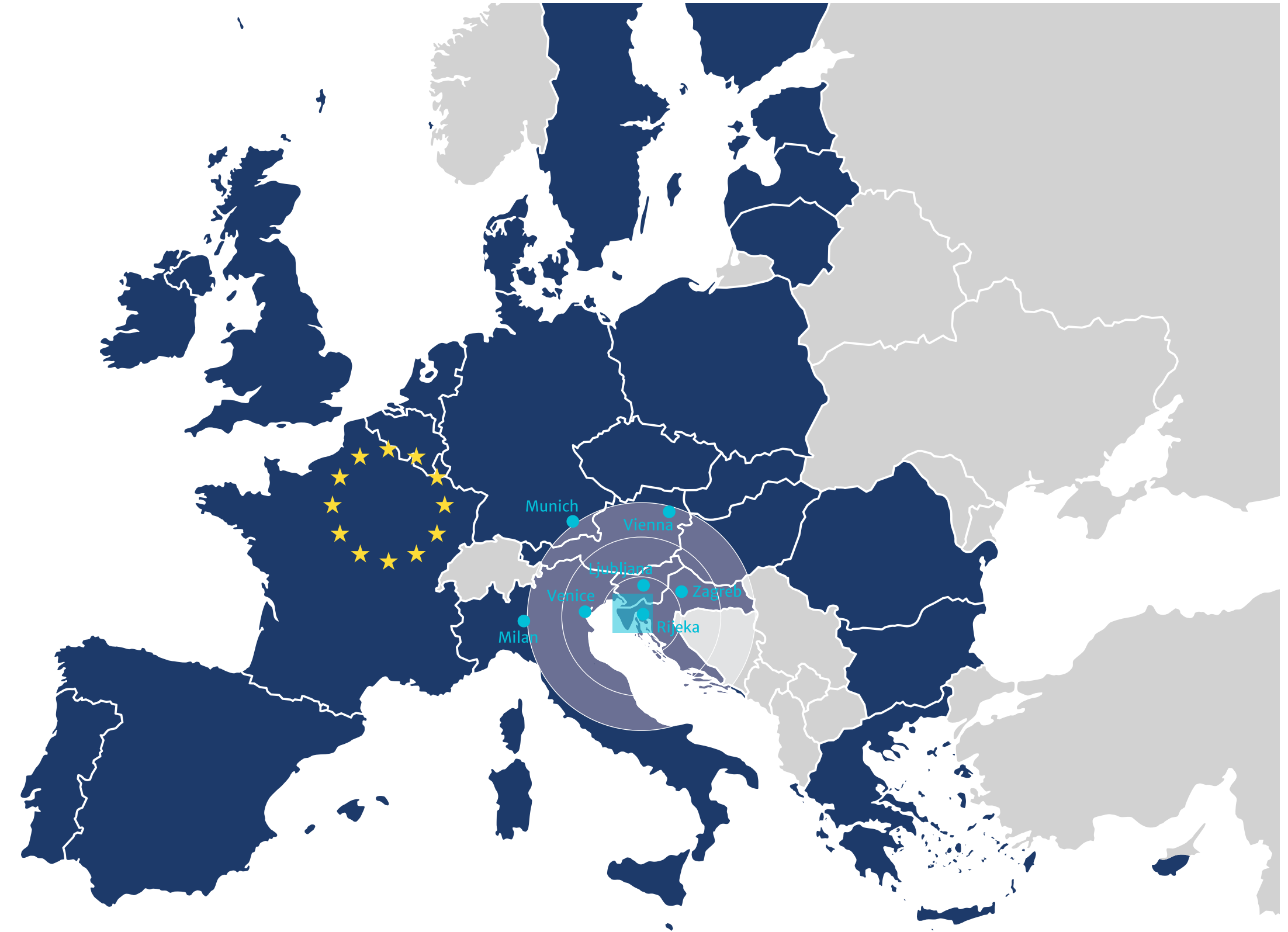
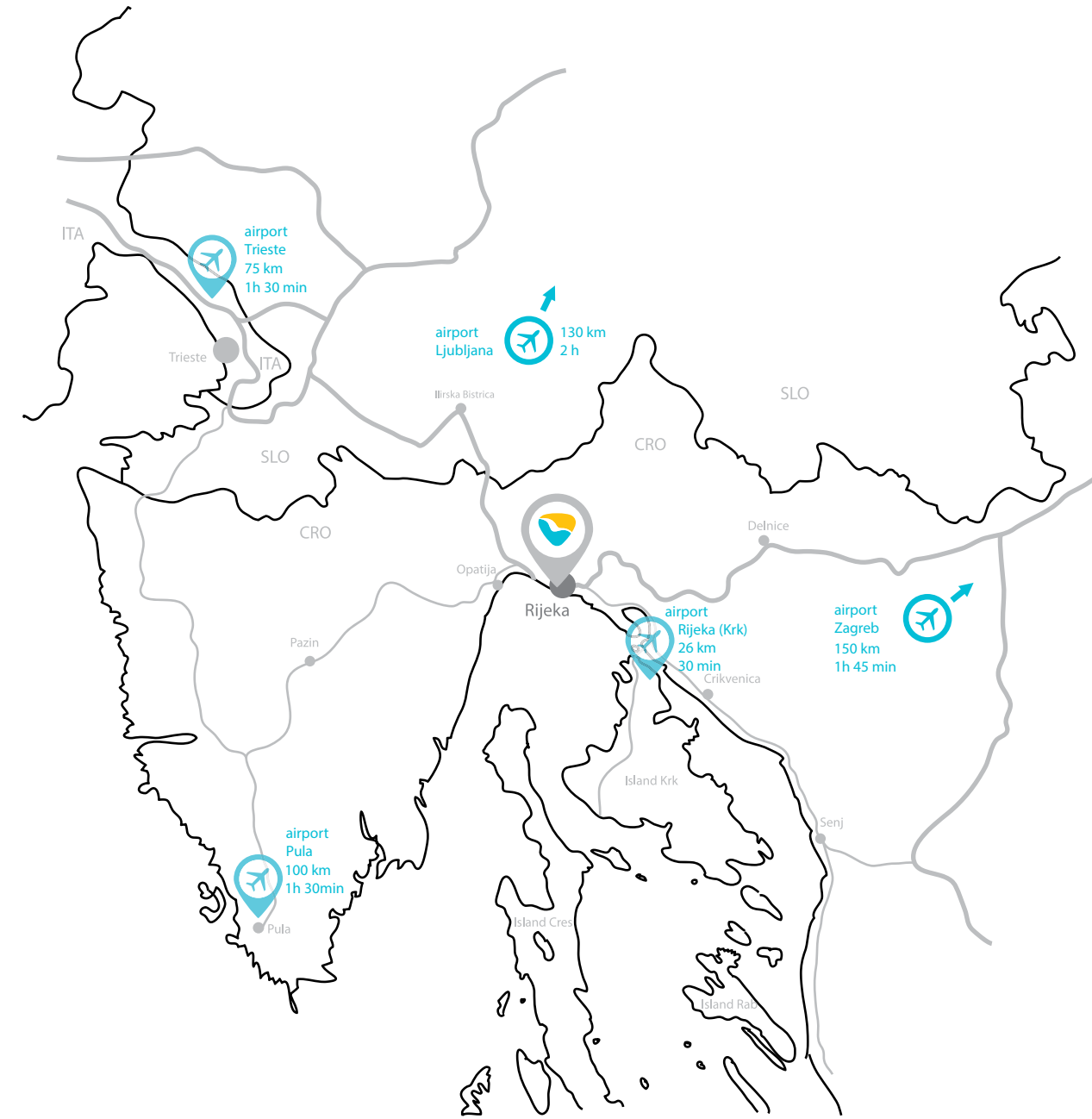


## SeeMAR Residence — in the heart of Europe

Resort SeeMAR Residence is situated in the heart of the old continent, a part of which is Croatia, on a unique location between Rijeka, third largest city in Croatia, and Opatija, touristic pearl of Adriatic Sea, only few hours away from the main European capitals.

Historical significance of Rijeka as one of the strong traffic centers, as well as centuries long influence of Italy, Germany and former Austro-Hungarian Empire, have left a strong impact on the identity and cultural development of this area. Safety, accessibility, hospitality, sense of freedom, purity and excellent traffic connections are an important part of the tourist and business everyday life of this part of the Adriatic.

CITY, STATE	DISTANCE:	IN KM	IN HOURS
Vienna, Austria		500 km	5 h 30 min
Venice, Italy		230 km	3 h
Milan, Italy		490 km	5 h 30 min
Ljubljana, Slovenia		120 km	2 h
Zagreb, Croatia		150 km	1 h 45 min
Munich, Germany		520 km	6 h





## *Location with a spectacular view*

In the Republic of Croatia, an EU Member State that is friendly and open to the world, at the intersection of vivid cultures, vibrating colors, flavors and fragrances is a location with a view on one of the most beautiful parts of the Adriatic Sea, the Kvarner Bay with numerous islands and the most spectacular sunset behind the slopes of Mount Učka. Feel with all your being as though you are already here and let it take your breath away!

You are only a thirty minute drive away from the beautiful mountain areas, green slopes and continental climate. As soon as you arrive at the SeeMAR Residence, you will have the city and whole Kvarner Bay at your fingertips. If you wish to feel warm pebbles, hear the sound of seagulls or just have some entertainment at the sea, you can visit one of the numerous beaches, peaceful coves and romantic walking paths situated near this urban resort. Given the mild climate of this area, spending time outdoors, in nature, is possible throughout the year.

This area prides itself with well-preserved, safe and pleasant environment, crystal clear sea and coast with tidy beaches and marinas with the Blue Flag, which is awarded to a large number of beaches.

The proximity of the islands is attractive to both, families and adventurers, who find perfect beaches on the islands of Cres, Krk, Lošinj and Rab. It is also important to point out that there are beaches adapted to the special needs of the disabled, equipped with all facilities and appropriate access to the sea. For those who wish not to be separated from their pets, there are pet friendly beaches.

At the foot of the urban resort SeeMAR Residence is a surfing bay. Extreme sports fans can also experience paragliding as well as visit sport climbing areas in nearby Mount Učka. On the other side there is Platak, Rijeka's popular ski resort, located only 30 minutes away.





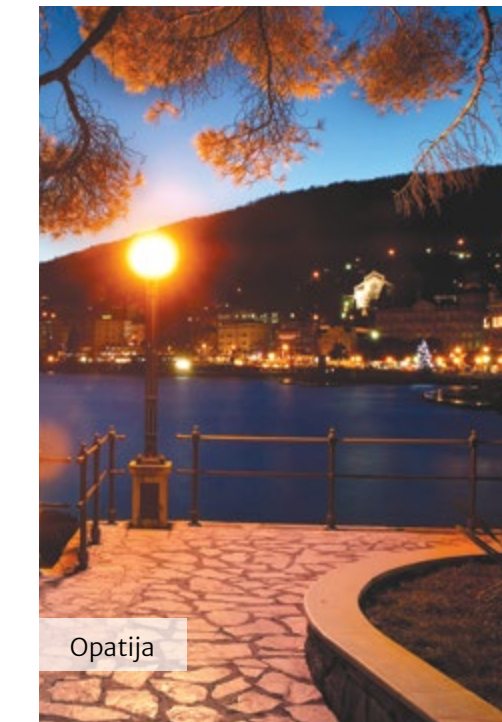
Riviera Rijeka by night



Corso, the main street of Rijeka



ACI marina Opatija



Opatija



Delicacies from Kvarner



Riviera Rijeka by day

#### SAFETY

Because of its rich history Rijeka is the real intersection of cultures, lifestyles, religions and nationalities. This area is considered to be the most open to foreigners, primarily thanks to the fact that Rijeka is a centuries-old port center that has always had a great importance for Europe and the world.

City of Rijeka is recognizable by multiculturalism, tolerance and open-mindedness. Many say it is a city most comfortable to live in. At the first glance tourists are amazed with the main city promenade – Corso and small and charming streets of the old town with its picturesque galleries, cafes and restaurants, where playful children's laughter echoes all day long.

#### NAUTICAL TOURISM

In the immediate vicinity of Opatija is the ACI marina Opatija, which tall sails and masts are a recognizable feature of this picturesque seaside town. Due to its location, which is only a few hours' drive away from the international airports in Zagreb, Trieste or Ljubljana, and because of its mild climate, ACI marina Opatija is ideal for both, short winter trips and for the beginning or the end of the cruise along the Adriatic coast, at any time of the year.

In the other direction, on the island of Krk, in Punat, there is the oldest marina in Croatia. This marina is located in a bay, well sheltered from the winds.

#### PEARL OF THE ADRIATIC

The City of Opatija, often called the Pearl of the Adriatic Sea, is situated in the immediate vicinity of the urban resort SeeMAR Residence. With a tourist tradition of 170 years, Opatija is certainly one of the most famous destinations in Croatia, favorite to Italians, Austrians and Germans.

Located at the foot of Mount Učka, on the coast, Opatija offers, with its climatic characteristics, beautiful architecture, quality hotels, beautiful preserved parks and promenades, opportunities for pleasant stay during the whole year. Emperor of Austria, Franz Joseph himself, gave the wind in the sails to Opatija's tourism, when he, in March 1889, declared Opatija the first climatic seaside resort at the Adriatic.

#### DELICACIES FROM KVARNER

The proximity of the sea and the mountains and, at the same time, the availability of fresh foods and the impact of different cultures influence the tastes, smells and colors of the trays of Kvarner chefs. Combination of coastal and continental cuisine allows creative culinary combinations so that this area can pride itself with the best restaurants in this part of the Adriatic Sea.

Surrender yourself to the famous local delicacies – shrimps, mussels, fuži (traditional Istrian pasta), mushrooms, asparagus, Lovran chestnuts and cherries, Istrian truffles....





## SeeMAR Residence

—  
*Imagine all the possibilities...*

Because of its specific location SeeMAR Residence resort has multiple purposes. It consists of six locations with urban permits for various types of content.

At this location that offers a view on the Kvarner bay, and is connected with all major European destinations, it is easy to imagine specialized medical institutions, clinics, rehabilitation center for athletes, an exclusive hotel, luxury apartments, modern and secure senior resort...





## Resort with six locations for multiple purpose

With a beautiful view on the bay, the islands, and, at the same time the green slopes, this most attractive urban resort comprises six locations that can have multiple purposes.

Each location within the resort SeeMAR Residence is defined with the detailed urban plan (space and purpose are defined) of the City of Rijeka, has clean title deed and belongs to the company GP KrK Co. or to the companies owned by GP KrK Co.

It is possible to begin with the construction immediately after obtaining a building permit. The investor may obtain a building permit within a maximum of two months after valid project documentation has been submitted to the state bodies for verification.

Concept designs listed in this brochure were the basis for the detailed urban plan of the City of Rijeka and all listed purposes of the buildings, their gross area, their characteristics (number of floors, etc.) are in accordance with the spatial plans.

GP KrK Co. is, according to investors, open for all investment possibilities in the listed locations – sale of the project company that owns the property and the project (SPV), sale of the entire project with land and conceptual designs, or selling a particular construction site.

SeeMAR resort:

Facility Dp-10

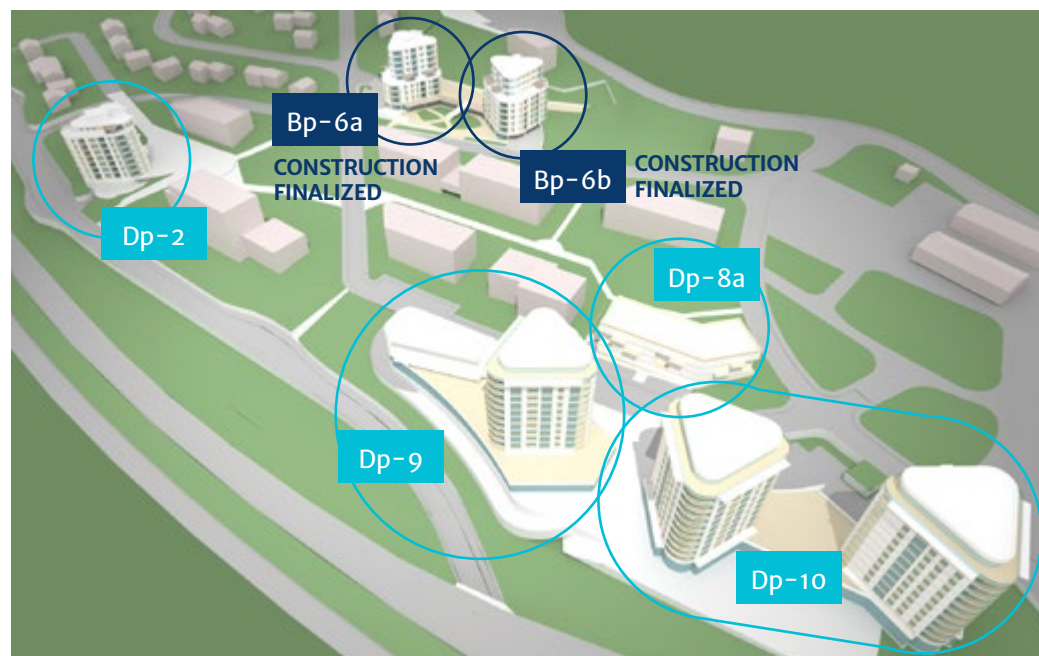
Facility Dp-9

Facility Dp-2

Facility Dp-8a

**Facility Bp-6a - construction finalized**

**Facility Bp-6b - construction finalized**





## A variety of possibilities for health care tourism ...

Republic of Croatia has rich medicinal resources such as thermo-mineral water, curative mud and herbs, favorable climate, clean air and sea, but is also known for the rich olive groves and excellent olive oil. Croatia belongs to ecologically unpolluted areas, regardless of whether this relates to the air, fresh water or the sea and is known as one of Europe's, but also world's, largest, fresh water oasis. Croatia is third country in the region regarding the amounts of drinking water (according to the World Bank study in 2013 Croatia has 8,555 m3 of water per cap). Nature and environment are taken care of in accordance with modern trends of sustainable development and thus ecotourism is becoming more and more popular.

Rehabilitation centers and specialized polyclinics (dentistry, cosmetic surgery, orthopedics, physiotherapy, thalassotherapy etc.) also have a great potential to develop in this area due to the proximity of the airports. Taking into consideration the extremely favorable climatic conditions, location is suitable for accommodation and rehabilitation of the elderly people – senior resort.

Photos are symbolic.



... Specialized clinics or polyclinics – cosmetic surgery, dentistry, orthopedics, cardiology, pulmonology, ophthalmology...





Tourist story of Kvarner started with health tourism. Health resorts were built in Opatija, Crikvenica, Veli and Mali Lošinj, Rab and in Gorski Kotar centers – Skrad and Delnice in the late 19th and early 20th century.

It is important to mention that with the accession of Croatia to the EU, it is now possible for the foreign patients to be treated in contractual institutions in this area and later to reimburse the costs of this treatment, depending on the insurance policy, from their insurance company.

Photos are symbolic.

*... Rehabilitation centers, physiotherapy, radiology, neurology, gynecology, urology, dermatology, venereology, specialized laboratory...*



## A variety of possibilities for modern tourist center...

Located near European centers, only 30 kilometers away from the Airport Rijeka, with a beautiful view, close enough to the events and yet intimate, SeeMAR Residence is suitable for construction of a modern tourist center. Business hotel for larger conferences or business meetings, wellness hotel or an exclusive resort – there is a wide range of possibilities depending on target market.

Photos are symbolic.



... business hotel with large convention center or wellness hotel with swimming pools, saunas, baths, massages...





Spacious location, modern architecture, design achievements, safe and friendly environment with the wealth of natural environment and resources, and exceptional tastes and smells of Mediterranean cuisine satisfy the high expectations of modern people!

Photos are symbolic.

*... Transit hotel for yachtsmen with a heliport, an exclusive hotel with aquarium or a roof -park, a family hotel full of entertainment content for the youngest...*





## Facility Dp-10

### TECHNICAL CHARACTERISTICS:

Floors = 3S+P+11  
 Total floor area = 25.632 m<sup>2</sup>  
 Area of the construction plot = 6.408 m<sup>2</sup>

### Possibility of building hotels, e.g.:

- Business hotel,
- Hotel with convention center,
- Wellness hotel,
- Exclusive resort

### Possibility of building health facilities, e.g.:

- Rehabilitation center
- Dental polyclinic,
- Cosmetic Surgery,
- Orthopedics,
- Physiotherapy

### Possibility of building residential buildings, e.g.:

- Luxury apartments
- Specialized apartments (senior resort)...

Photos of the interior are symbolic.



### ALTERNATIVE SOLUTIONS

#### HOTEL OR SPECIALIZED HOSPITALS (POLYCLINICS)

Approx. number of equipped rooms	150
Total gross area of business space	18.016
Total gross area of garages	7.718
Overall gross area	25.632
Total net area of business space	13.512
Number of parking spaces in garages	246
Number of parking spaces in open area	60

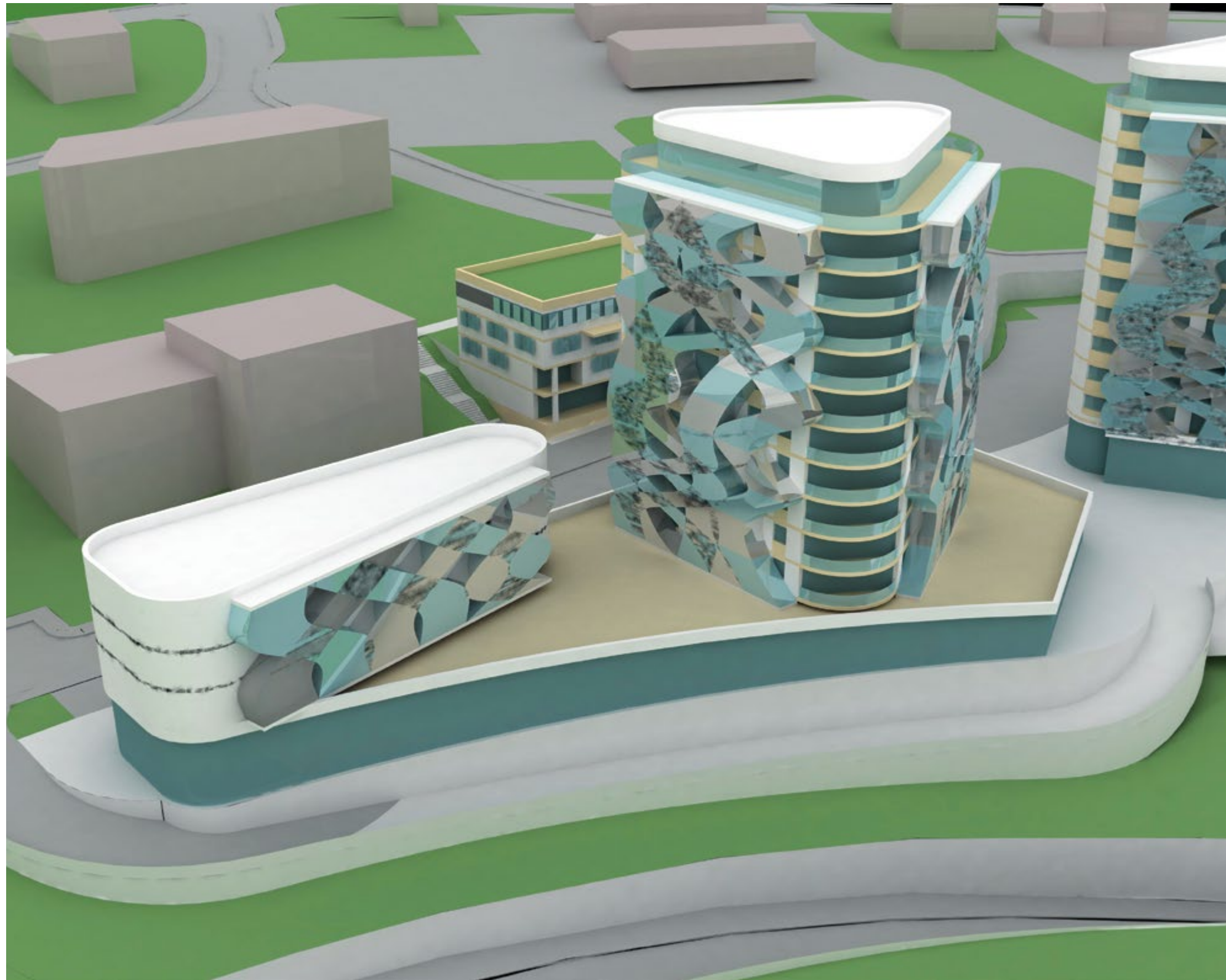
#### APPROX. RESIDENTIAL CAPACITIES

Total gross area of the apartments (m <sup>2</sup> )	17.751
Total gross area of business space (m <sup>2</sup> )	265
Total gross area of garages (m <sup>2</sup> )	7.718
Overall gross area	25.632
Total net area of the apartments*	11.809
Approx. number of apartments	162
Total net area of business space*	222
Number of parking spaces in garages	246
Number of parking spaces in open area	60

Floor projection does not include embedded parts of the building designed as green/pavement-pedestrian area

\*Total net usable area (with rates), without basement storages





## Facility Dp-9

### TECHNICAL CHARACTERISTICS:

Floors = 3S+P+11  
 Total floor area = 20.476 m<sup>2</sup>  
 Area of the construction plot = 5.119 m<sup>2</sup>

### Possibility of building hotels, e.g.:

- Business hotel,
- Hotel with convention center,
- Wellness hotel,
- Exclusive resort

### Possibility of building health facilities, e.g.:

- Rehabilitation center
- Dental polyclinic,
- Cosmetic Surgery,
- Orthopedics,
- Physiotherapy

### Possibility of building residential buildings, e.g.:

- Luxury apartments
- Specialized apartments (senior resort)...

Photos of the interior are symbolic.



### ALTERNATIVE SOLUTIONS

#### HOTEL OR SPECIALIZED HOSPITALS (POLYCLINICS)

Approx. number of equipped rooms	120
Total gross area of business space	13.420
Total gross area of garages	5.776
Overall gross area	19.196
Total net area of business space	10.065
Number of parking spaces in garages	196
Number of parking spaces in open area	23

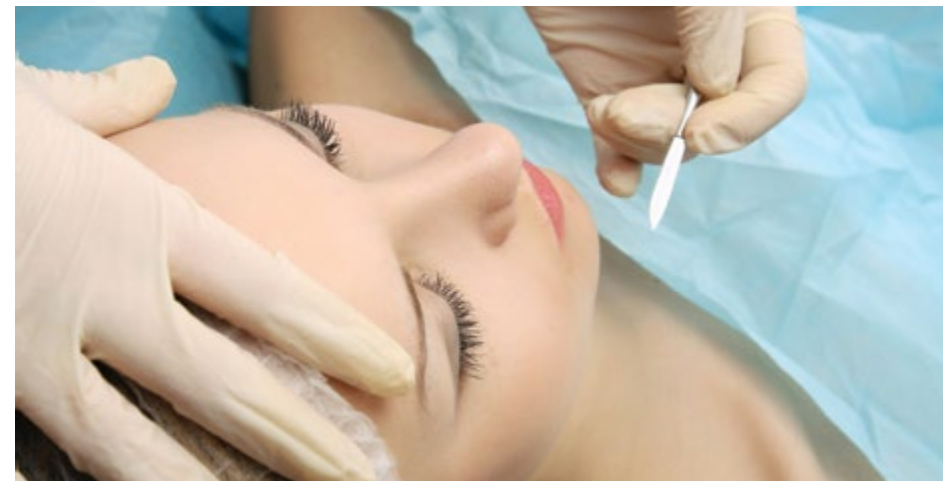
#### APPROX. RESIDENTIAL CAPACITIES

Total gross area of the apartments (m <sup>2</sup> )	12.710
Total gross area of business space (m <sup>2</sup> )	710
Total gross area of garages (m <sup>2</sup> )	5.776
Overall gross area	19.196
Total net area of the apartments*	7.989
Approx. number of apartments	112
Total net area of business space*	675
Number of parking spaces in garages	196
Number of parking spaces in open area	23

Floor projection does not include embedded parts of the building designed as green/pavement-pedestrian area

\*Total net usable area (with rates), without basement storages





## Facility Dp-2

### TECHNICAL CHARACTERISTICS:

Floors = 3S+P+7  
 Total floor area = 7.074 m<sup>2</sup>  
 Area of the construction plot = 2.021 m<sup>2</sup>

### Possibility of building hotels, e.g.:

- Business hotel,
- Hotel with convention center,
- Wellness hotel,
- Exclusive resort

### Possibility of building health facilities, e.g.:

- Rehabilitation center
- Dental polyclinic,
- Cosmetic Surgery,
- Orthopedics,
- Physiotherapy

### Possibility of building residential buildings, e.g.:

- Luxury apartments
- Specialized apartments (senior resort)...

Photos of the interior are symbolic.



### ALTERNATIVE SOLUTIONS

HOTEL OR SPECIALIZED HOSPITALS (POLYCLINICS)	
Approx. number of equipped rooms	30
Total gross area of business space	4.051
Total gross area of garages	2.686
Overall gross area	7.074
Total net area of business space	3.038
Number of parking spaces in garages	72
Number of parking spaces in open area	0

APPROX. RESIDENTIAL CAPACITIES	
Total gross area of the apartments (m <sup>2</sup> )	4.051
Total gross area of business space (m <sup>2</sup> )	-
Total gross area of garages (m <sup>2</sup> )	2.686
Overall gross area	7.074
Total net area of the apartments*	2.723
Approx. number of apartments	42
Total net area of business space*	-
Number of parking spaces in garages	72
Number of parking spaces in open area	0

Floor projection does not include embedded parts of the building designed as green/pavement-pedestrian area

\*Total net usable area (with rates), without basement storages





## Facility Dp-8a

### TECHNICAL CHARACTERISTICS

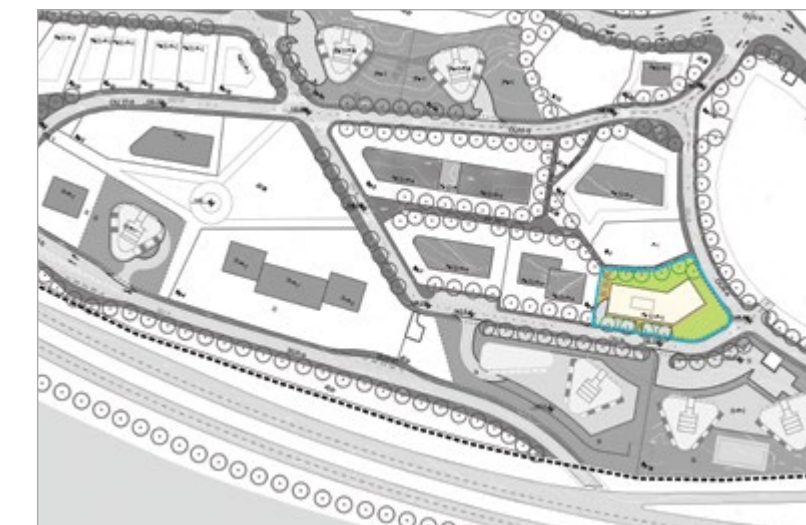
Floors = S+P+3  
 Gross area = 4.142 m<sup>2</sup>  
 Area of the construction plot = 2.022 m<sup>2</sup>

On this construction site it is possible to build an apartment building with a total of 26 apartments of different sizes, with dual orientation which would ensure both sunlight and air flow and would thus make these apartments suitable for a certain kind of senior resort.

These apartments would be adjusted to the elderly providing nursing and medical care 24 hours per day. The building would also be fully adjusted to persons who are disadvantaged with reduced mobility; it would be equipped with special elevators and stairs, common sports space adapted to the older generation and greenery.

**Possibility of building residential buildings, e.g.:**  
**- Senior resort**

Photos are symbolic.



### ALTERNATIVE SOLUTIONS

#### APPROX. RESIDENTIAL CAPACITIES

Total gross area of the apartments (m <sup>2</sup> )	2.850
Total gross area of business space (m <sup>2</sup> )	-
Total gross area of garages (m <sup>2</sup> )	1.292
Overall gross area	4.142
Total net area of the apartments*	1.909
Approx. number of apartments	26
Total net area of business space*	-
Number of parking spaces in garages	46
Number of parking spaces in open area	0

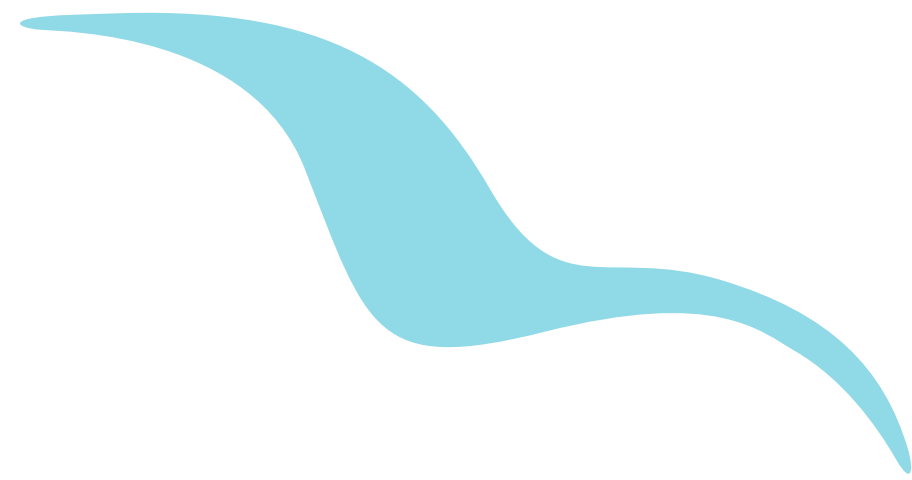
Floor projection does not include embedded parts of the building designed as green/pavement-pedestrian area

\*Total net usable area (with rates), without basement storages





*SeeMAR Residence  
— a place for good living*





# Residential towers

## Bp-6a & Bp-6b

### CONSTRUCTIOS FINALIZED

Intimate enough to assure peace and relaxation, and yet close enough to the hustle of the city, SeeMAR Residence is an ideal place to live. Wake up with a view on beautiful, green islands and with the sound of seagulls, sleep beyond the peaceful bay illuminated by ship lights. And know that you are in the right place at the right time. Safe and with everything necessary for a comfortable, productive and happy life.

Photos of the interior are symbolic.



#### TECHNICAL CHARACTERISTICS Facility Bp-6a

Floors = 2Po + S + P + 8  
Gross area = 7.798 m<sup>2</sup>  
Area of the construction plot = 3.119 m<sup>2</sup>

#### APPROX. RESIDENTIAL CAPACITIES

Total gross area of the apartments (m <sup>2</sup> )	4.286
Total gross area of business space (m <sup>2</sup> )	1.093
Total gross area of garages (m <sup>2</sup> )	2.141
Overall gross area	7.520
Total net area of the apartments*	2.644
Approx. number of apartments	38
Total net area of business space*	822
Number of parking spaces in garages	66
Number of parking spaces in open area	26

#### TECHNICAL CHARACTERISTICS Facility Bp-6b

Floors = 2Po + S + P + 8  
Gross area = 6.838 m<sup>2</sup>  
Area of the construction plot = 2.735 m<sup>2</sup>

#### APPROX. RESIDENTIAL CAPACITIES

Total gross area of the apartments (m <sup>2</sup> )	5.632
Total gross area of business space (m <sup>2</sup> )	768
Total gross area of garages (m <sup>2</sup> )	2.455
Overall gross area	6.660
Total net area of the apartments*	3.022
Approx. number of apartments	42
Total net area of business space*	398
Number of parking spaces in garages	72
Number of parking spaces in open area	13

#### The construction of the facilities Bp-6a and Bp-6b has been finalized

Floor projection does not include embedded parts of the building designed as green/pavement-pedestrian area

\*Total net usable area (with rates), without basement storages





## Owner of the project and the construction company – GP KrK Co.



CONSTRUCTION AND MANUFACTURING COMPANY KRK (GP Krk Co.) for more than 60 years, has been playing an important role in construction of residential, commercial, social and infrastructure facilities on the territory of the Republic of Croatia and is today ranked among the largest and most important construction companies in the country, and by Croatian accession to the EU this company has expanded its market beyond Croatian borders, especially to the neighboring Republic of Slovenia.

Construction professionals in Croatia respectfully refer to this company as to one which does not miss offered opportunities and challenges but also accomplishes them successfully and within set deadlines.

During the decades of building we have created new values, ensured the livelihoods of our employees, and by socially responsible business we have built and developed implemented quality control systems and environment protection systems.

Superior technical and expert equipment, proven construction quality and respect for deadlines with systematic investment in development and adoption of new technologies and knowledge are the key to our business success.

The key determinants of our business policy also include continuous work on improving quality, expanding the product range and developing new products.

Knowledge and experience acquired through years of hard work, enviable equipment of construction machinery and tools, as well as application of best technologies, ensure our position as a desirable partner in the realization of architecturally and technically most demanding projects.

GP KRK Co. offers its investors and partners a complete service from land preparation, planning to complete realization of facilities.

Through cooperation on an attractive project like SeeMAR Residence on the Adriatic Sea in the Kvarner Bay, we want to



### INDOOR SWIMMING POOL KANTRIDA

Indoor swimming pool Kantrida is a sports complex that was built on the site of the existing open Olympic Pool situated in the immediate vicinity of the sea. In addition to the five newly constructed pools of different dimensions, a series of supporting facilities were built so that today Swimming Pools Kantrida are not only a place for high-quality preparations and competitions by professionals, but are also an attractive place for leisure and entertainment of visitors.

Swimming Pools Kantrida include an Olympic swimming pool (indoor swimming pool) with a unique retractable roof, completely reconstructed Olympic swimming pool (outdoor swimming pool), a 25 m swimming pool, children's swimming pool and a diving pool. The pool complex is located along the newly built beach.

Among other facilities there are fitness suits, wellness center, and several restaurants, which offer a breathtaking view of the sea, the islands of Krk, Cres and Mali Lošinj, as well as of Učka, Opatija and Lovran. This view can also be seen from a public square located at the top of the newly built garage-parking facility with nearly 150 parking spaces.



### TOWN CEMETERY DRENOVA

The central building at the town cemetery Drenova in Rijeka, contains, in its composition, in six dilatations, two rooms for the farewell service of the deceased, reception room, showroom, offices, commercial spaces and an adjacent toilet. The main areas are large and small room with catafalque and associated support facilities. The total net indoor area is 2500 m<sup>2</sup> with additional 1800 m<sup>2</sup> of external paved surfaces. A modern complex of buildings harmoniously combines, in architectural design, stone, glass and wood.

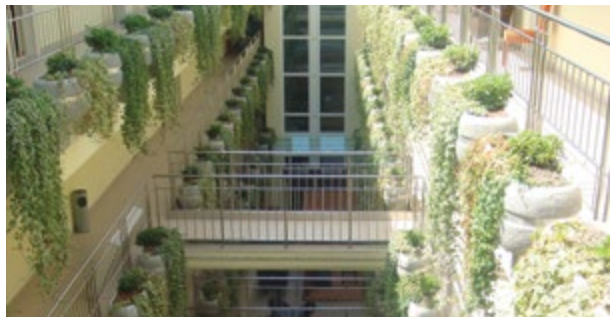


### ZAMET CENTRE

Zamet Centre is a modern public building that, besides multi-purpose hall as a central part of the building, includes also a library, a number of commercial facilities, public square and a parking garage, and as such represents the social, sporting and business center of the western part of Rijeka, suitable not only for sports and recreation, but also for children, young people and business people.

Zamet Centre has won numerous awards including the annual award "Bernardo Bernardi" award of the world's most famous architectural portal ArchDaily "Building of the Year 2009", award "Vladimir Nazor" for the year 2009.





#### HOTEL ATRIUM RESIDENCE

Hotel Atrium Residence was built on the grounds of the collapsed hotels Velebit, Baška and Strand. New building with usable area of 9600 m<sup>2</sup> is a hotel with 76 accommodation units in double rooms and suites; it meets today's highest hotel standards. Located along the promenade and the beach, using the elements of classic seaside architecture, it harmoniously fits, regardless of its size, into the vision of Baška, which is undoubtedly enriched.



#### SPORTS HALL KRK

Sports Hall in Krk is built for the needs of primary school "F. K. Frankopan". It is situated near the school and connected to it by an underground corridor. The Sports Hall is situated in the old town, within the walls built before the arrival of the Romans. Architectural solution in the best possible way, reconciled the Sports Hall with the environment in which the hall is situated, near the Franciscan monastery and the Monastery of the Benedictine Nuns, combining, in the arrangement of the building and the adjoining square, glass, specially processed concrete and stone. Both, Primary school and Sports Hall were awarded by numerous prestigious architectural awards. Staff of GP Krk Co. has participated in the realization of this project.



#### ISLAMIC CENTRE

Project Islamic Centre in Rijeka, called the most beautiful mosque in Europe, is an extreme architectural accomplishment, realization of which demanded high technical and professional qualifications of the contractor. The space is determined by six domes coated with steel sheet, combined with glass surface, while the walls in the basement are a rare combination of natural stone and metal baskets. The symbolism of a place to pray, expressed through a crescent moon and domestic natural semi-processed stone, respect the purpose of the building and its location.



#### LOW-RISE CONSTRUCTION

A significant portion of its total revenue GP Krk Co. realizes through low-rise construction work. GP Krk Co. has built hundreds of kilometers of roads, pipelines, sewer lines (collectors) and other municipal infrastructures. Experience and knowledge, gained through many years, in synergy with modern technologies and high-quality machinery and equipment, have made us one of the leading construction companies in the Republic of Croatia and have enabled us access to the markets of neighboring countries.









[www.seemar.eu](http://www.seemar.eu)