



Falkensteiner Residences Senia

PUNTA SKALA / CROATIA

Premium Living
by Falkensteiner





PUNTA SKALA – YOUR APARTMENTS IN PARADISE

The blue sea and crashing waves, lots of sunshine and a mild climate, good food and a permanent holiday feeling. Is this your idea of paradise? Then the Falkensteiner Residences Senia on the Punta Skala peninsula are the perfect place for you!

You can indulge in the bright side of life here. Enjoy the freedom of the Mediterranean and take a moment just for you, far from your everyday responsibilities.

In order to ensure that you can do just this, we offer more than just an exclusive apartment. Falkensteiner's concept of "Premium Living" allows you to further enjoy all of the services you would otherwise expect only from a top hotel. Everything you need to make your stay at Punta Skala pure paradise.

Invest in your very own personal source of energy and make your dream of owning your own property with exclusive hotel service in one of the most beautiful places in Europe a reality. Welcome to paradise!



CROATIA – EL DORADO ON THE ADRIATIC

Croatia has 1,777 kilometres of gorgeous coastline, over 1,000 islands and fantastic cities – a huge open-air museum that is open 24 hours a day. With its crystal-clear sea, picturesque landscapes, delightful architecture and countless hours of sunshine, Croatia is one of the last paradises on the Mediterranean Sea that is free of mass tourism. A country with its own unique cultural identity coupled with a Mediterranean appreciation for the beautiful things in life.

You can experience nature at its finest in the region's world-famous national parks, where you can discover the pristine beauty of Croatia:

- The Kornati, a labyrinth of over 100 islands, straits and reefs
- The Plitvice Lakes, a UNESCO World Natural Heritage site with gorgeous lakes and spectacular waterfalls
- Paklenica, a breathtaking canyon extending from the sea deep into the heart of the Velebit mountain range with cliffs dropping down hundreds of metres.



VIBRANT ZADAR

The centre of the region surrounding Punta Skala is the city of Zadar. Founded over three millennia ago, this gem of a harbour town continues to possess an inviting, unique rhythm that can still be found on every street corner. The town's fascinating sights, including the early Christian cathedral and the pre-Romanesque St Donatus church, are impressive, and the Roman ruins and many museums are definitely worth a visit. Plenty of local restaurants, trendy bars and regular festivals in the city make Zadar a bustling centre.

There are also other cities near Punta Skala that are of cultural interest, such as the historical royal city of Nin as well as the two museum cities – literally – Split and Trogir.





PUNTA SKALA – NEW DIMENSIONS, PLANNED DOWN TO THE LAST DETAIL

In addition to offering high-quality apartments with excellent prospects as holiday properties, the resort also has two Falkensteiner hotels: the five-star Hotel & Spa Iadera, with the best wellness area in Croatia, and the four-star Family Hotel Diadora.

The park-like resort features excellent restaurants, cool bars, chic shops, a long private beach and a variety of sport and leisure activities.



PUNTA SKALA – AN INVESTMENT IN TRUE QUALITY OF LIFE

The Falkensteiner Hotels & Residences Punta Skala are a one-of-a-kind holiday resort on a peninsula covering a total of 29.6 hectares, just 15 minutes from Zadar. A team of internationally renowned architects led by Boris Podrecca has created a resort in a superb location surrounded on three sides by the crystal-clear Mediterranean Sea. It combines exclusive architecture, a lifestyle atmosphere and excellent infrastructure and offers outstanding quality of living as well as fantastic holiday potential.

The apartments feature modern Mediterranean architecture with open rooms that are flooded with light and furnished in premium Italian design. The use of Austrian building standards and management by Falkensteiner Hotels & Residences ensure high quality and a secure investment.

The unique location makes it possible for every apartment to enjoy a fabulous view of the sea, and sustainable construction and environmentally friendly operations ensure that your investment is in a resort that meets the highest environmental standards.



EVERYTHING YOUR HEART DESIRES

- Total resort area: 29.6 ha
- Falkensteiner Residences Senia with 187 apartments
- Falkensteiner Family Hotel Diadora ^{★★★★S} with 252 family suites
- Falkensteiner Hotel & Spa Iadera ^{★★★★} (2010) with 210 rooms and suites
- Shops, restaurants and bars (2010)
- Various sport facilities for tennis, football, beach volleyball and much more
- Water sport centre with rental equipment and courses
- Underground garage with 684 parking spaces

FALKENSTEINER RESIDENCES SENIA – ATMOSPHERE, LUXURY AND CONVENIENCE

The 187 apartments at the Falkensteiner Residences Senia were planned and built according to the highest of standards. All of the apartments – which are available in four different sizes to choose from – are completely furnished and ready for occupancy. They feature complete bathrooms and a modern, fully furnished kitchen with premium brand-name appliances as well as complete lighting, dishes, cutlery, cooking utensils and all drapery. The exquisite interior design with premium designer furnishings features modern elements of Italian style. All of the apartments have their own spacious balcony or terrace. Two outdoor pools exclusively for the Residences Senia invite you to enjoy the brilliant sun or to escape from your everyday concerns with a cooling dip in the water.

Enjoy that special holiday feeling right at home.



Apartment 100



Apartment 135



Apartment 50



Apartment 75



KEY FACTS AND FIGURES ABOUT THE APARTMENTS

Falkensteiner Residences Senia

- 187 apartments with sea view
- Four types with 50 sq m/ 75 sq m/100 sq m/ 135 sq m of living space
- Spacious terraces and balconies
- Two outdoor pool areas exclusively for the apartments
- High-quality, modern, complete furnishings
- Garage parking space and basement storage space



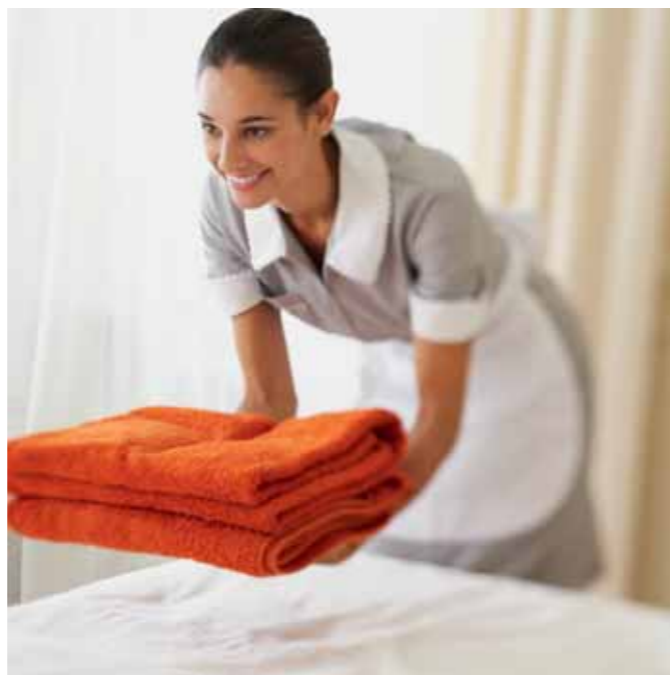


PREMIUM LIVING – THE HIGHEST QUALITY OF LIVING AND EXTRAORDINARY HOLIDAY ENJOYMENT!

An investment in the Falkensteiner Residences Senia is not just an investment in a high-quality property offering the opportunity for subletting and thus added earnings. It is an investment in a special way of enjoying life.

With “Premium Living”, the phrase “There’s no place like home” takes on a whole new meaning: You can enjoy the service of a luxury hotel, the infrastructure of a premium resort and be at home where others enjoy their dream holidays.

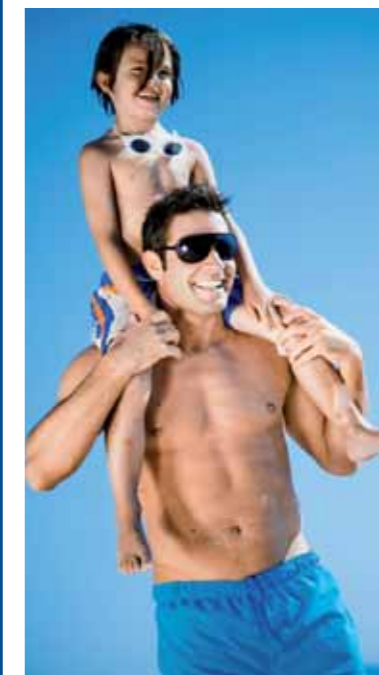
An annual package allows you to make use of the resort’s infrastructure and the hotels’ various common areas and with additional individual agreements you have access to a variety of convenient services. This makes your property a perfect investment in an upscale lifestyle and quality of living!



We offer the following services:

- Guest services, 24-hour reception service and key service
- Regular apartment cleaning, laundry service, bedding and towel changes, garden maintenance, technical service and maintenance work
- Daily bread delivery, “rent-a-chef” in your apartment and a wide range of culinary options in the various restaurants and bars
- Entrance into the spacious hotel pool facilities and the 8,000 sq m Acquapura SPA at the Falkensteiner Hotel & Spa Iadera
- Comprehensive childcare and specially designed children’s programmes, babysitting and baby equipment
- A variety of sport and leisure activities (e.g. diving, sailing, surfing, jet skiing, cycling, beach volleyball, tennis, etc.)
- Apartment upkeep services even when you are away (airing the apartment out, heating it in advance, preparing it for your arrival, etc.)
- Discreet 24-hour security service and security system
- Earnings opportunities through subletting via an international sales network with a letting period of your choice

With so much service, you’ll have even more time to truly enjoy every minute you spend at Punta Skala!



www.punta-skala.com

Falkensteiner Hotels & Residences

Columbusplatz 7-8, A-1100 Vienna

Tel. +43/(0)1/605 40 78, Fax +43/(0)1/605 40 97 78

Punta Skala sales office

Falkensteiner Hotels & Residences Punta Skala

HR 23231 Petrčane - Zadar

Tel. +385/23/555 955, Fax +385/23/493 434

E-mail info@punta-skala.com



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