

## NEW DPC OFFICE IN SPLIT - ON RIVA

April saw the opening of a new office in the heart of Split Old Town, on Riva. DPC is proud to present this new address and stunning representative office



confirming the strength and professionalism of the new team running the operation for middle Dalmatia. Offering brand new developments on Trogir (Ciovo), Brač, Hvar and the whole Split region including resale

properties and interesting land sites. The address is Trg

Braće Radić 15, conveniently located and easy to find as you walk along Split's famous promenade.

Please walk in and our cheerful Split team will help you will all kinds of property information.



## **FREE** Rental Listing on Largest Property Directory

All Dream Croatia clients qualify for a **free** standard listing on the Croatia Holiday and Home directory. Your property advertisement appears on the website and you take the bookings yourself direct. There are no management fees or commission.

Please contact our UK office by emailing:  
andrea@dreamcroatia.com for more details.

## How the Exhibitions and Seminars went ....



An excellent attendance at all the exhibitions in London and Dublin. The Dream Croatia and Dream Montenegro stand was one of the busiest in the exhibition hall. Hopefully all those who visited us enjoyed themselves and found the exhibition informative and useful for deciding on which company to assist in making their next investment. The seminars in UK and Eire also had packed attendance with additional tickets made available just the day before. Watch this space for the next wave of exhibitions in the autumn.

## Property Management Services for Dubrovnik

Dream Property Croatia is pleased to introduce a new property management service catering for our clients in the Dubrovnik region. **Qualitas d.o.o** is an independent firm co-operating with Dream Property Croatia to offer property management and letting services. Owned and run by Mr Goran Kovacevic his company can provide a maintenance service for your home as well as arranging property and contents insurance.



Furthermore we are happy to organize property furnishing or renovations on your behalf. If you are interested in hearing more about our property and rental management

services, please do not hesitate to contact our office on :  
+385 (0) 20437 214 or email: goran@dreamcroatia.com.

## Dubrovnik voted the third most romantic city in the world

Sherman's Travel Lee, the leading American advertiser specialised in tourist travel, has named Dubrovnik the third most romantic city in the world. The Internet pages of this advertiser, visited every week by over 3 million web surfers, listed the top ten romantic destinations across the globe. Ahead of Dubrovnik on this ranking are Buenos Aires and Bora Bora, while Paris, for example, was sixth and Venice at tenth spot.



In the write-up on Dubrovnik the web site says that couples in search of romance are flocking to this wondrous city, of which George Bernard Shaw once proclaimed: "If you want to see heaven on earth, come to Dubrovnik, because the beauty there will leave anyone breathless."

"Dubrovnik is a city for lovers and all those in search of enjoyment. They will remember Dubrovnik by a night ride on a Karaka (traditional galleon), a walk on the island of Lokrum and the moonlit Porporela, these moments are a step away from the exhausting everyday rhythm. In Dubrovnik even the best-known and the global press's most prominent can remain 'unnoticed' and it is for this reason a true magnet for the global jetset" says the City of Dubrovnik Tourist Board.

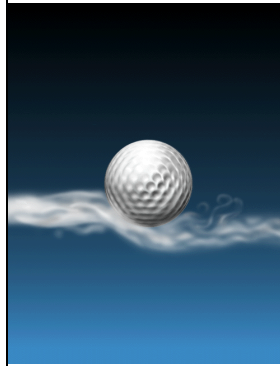


The ADAC Sommerservice, that keeps tourists informed about the beaches and the quality of the seas on the Mediterranean has shown that the Croatian part of the Adriatic Sea is the cleanest part of the Mediterranean Sea. Testing shows that there are no indicators anywhere of large-scale pollution and that the quality of the sea is 'mostly very good'.

ADAC has been carrying out testing of the sea and the beaches in the Mediterranean for years now, and this year's test results on the Croatian coastline are better than those from previous analyses.

The Sommerservice research, published in a German motoring club magazine, is considered very reliable has a great influence on the choice of destinations of 'motorised' guests.

## GOLF ON THE ISLAND OF HVAR



The British RAM Investment Group PLC has announced on the London stock exchange Dow Jones that it will invest over a hundred million euros in the golf project on the island of Hvar. RAM together with the Parallel Media has opened a company named European Golf Resorts Limited. The project

will include the golf courses, two hotels and a couple of villas. Beginning of June the British investors will visit the island of Hvar and should everything go as planned Hvar will have its own golf development finished in next three years. This project is very attractive as it will increase the standard of Croatian tourism and extend the already long tourist season.

## Budget Flights For Croatia

As reported in the last newsletter the budget airlines have started direct to Croatia. As a reminder:

**Wizzair**

[www.wizzair.com](http://www.wizzair.com)

Luton to Zagreb and Split.

**Globespan** [www.flyglobespan.com](http://www.flyglobespan.com)

Edinburgh and Glasgow to Pula.

**Easyjet** [www.easyjet.com](http://www.easyjet.com)

Gatwick to Split, Bristol to Rijeka and Luton to Rijeka.

**Ryanair** [www.ryanair.com](http://www.ryanair.com)

Still undecided but negotiating routes with Split and possibly Pula.



**HOT PROPERTY !!**

## One Remaining Apartment in Lapad Bay

The new build apartments overlooking Uvala Lapad in Dubrovnik have been a success. Eleven of the 12 apartments have been sold to a mixture of foreign and local investors. Close to the beach and to all amenities the buyers have had a keen eye for their investment. Ideal for renting out all year round with Lapad being a highly sought after area, especially during the summer season.

**Remaining apartment:** A penthouse duplex unit with two bedrooms plus a mezzanine for 325,000 euros. Contact [srdjana@dreamcroatia.com](mailto:srdjana@dreamcroatia.com)



## Through Dubrovnik County by Bicycle

The Konavle tourist board are in the process of setting up a cycling route through Konavle. This is a wine producing part of the Dubrovnik region between Dubrovnik city and Cilipi airport with the popular resort town of Cavtat in between. Two routes are being created initially – one from Cavtat to Cilipi and the other from Cilipi to the town of Ljuto, famous for its renowned restaurant – the Konovski dvori.

Konavle is an excursion destination with a series of valuable traditional sites in the area, from the old fishing village of Molunat to the rich submarine sites of ancient Roman-era shipwrecks. The routes will for the most part run along local roads and village lanes and there are plans to set up a further five or six routes that would link the entire Konavle area.

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## Istria – Branding for Tourist Apartments

Private tourist accommodation in Istria is the first service after Istrian Malvasia, a well known Istrian wine, to be standardised and will get the Domus Bonus – Istria Quality Apartments certificate. This joint project by the Istria County Tourist Board, local tourist boards and the Istrian Development Agency is to offer a guarantee of quality accommodation – at present only to apartments, later to holiday houses. There are approx 5,500 people offering private accommodation, about 15 thousand apartments and houses for rent, totalling approx 50,000 available beds. This project aims to provide incentive to private renters to improve their offer to make the entire sector more competitive and further raise the level of occupancy.

## VILLA KOMARNA - North Coast Dubrovnik -

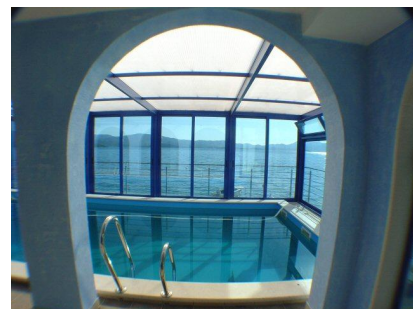


**Prices between €149,000 – €305,000**

Fabulous brand new complex, completed this month, offering 1, 2 and 3 bedroom apartments between 55m2 to 100m2. Located 70km north of Dubrovnik in an area for nature lovers, peace and quiet. Stunning sea views across to the Peljesac Peninsula together with early morning mirror-like water and evening sunsets seen from your balconies.

High quality apartments with owners useage rights of the swimming pool and small cost for the gym and sauna. Five apartments remaining to be sold.  
*Great investment and for summer rentals.*

Email: [andrijana@dreamcroatia.com](mailto:andrijana@dreamcroatia.com)



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## Permissions Procedure to be Simplified ...

According to the Croatian News Agency, HINA, the Croatian government has made the decision to involve only the Ministry of Justice for granting permission to foreign nationals to acquire proeprty in Croatia. This should simplify the current lengthy procedure, which presently sees applications being lodged with the Ministry of Foreign Affairs.

# MONTENEGRO VOTES FOR INDEPENDENCE



Red and gold Montenegrin flags decorated houses and cars throughout the country last week as Montenegro celebrated its first day of independence since 1918. On 21 May the majority of citizens voted to end their union with Serbia and become independent. 55.5% of the electorate voted for independence which was just above the 55% target set by the European Union. Supporters of independence are confident that this result will be a turning point for the development of Montenegro and that there will be acceleration in the economy as increased foreign investment flows through which in turn is expected to have a positive effect on tourism and real estate markets. This result also brings the reality of European membership closer to Montenegro as it was widely believed that Montenegro was being held back by their union with Serbia. The European Commission said Montenegro could begin talks with the EU on closer ties and eventual membership. *"The European perspective is open to Montenegro,"* enlargement commissioner Mr Olli Rehn said.



## Cable Railway from Kotor to Lovcen - the highest point in Montenegro

Plans are underway to construct a cable railway which will run from Kotor town to the mighty height of Lovcen mountain. The cable railway will pass via the fortress Sveti Ivan and is expected to be a popular tourist attraction linking the sea to the mountains. It is understood that an Austrian firm is behind the venture which has been approved by the Kotor municipality.

Kotor is visited by 400,000 tourists per summer season, and the cable railway project would be very attractive.

## DIRECT FLIGHTS FROM DUBLIN TO MONTENEGRO

In the last edition of our newsletter, we announced the launch of the first direct flights from Ireland to Montenegro, which are being operated by Concorde Travel.

The flight times have since been confirmed, and these will no doubt be of interest to many of our clients who will be traveling to Montenegro this summer. The first flight will be on Sunday 4th June, departing Dublin at 0730 hrs and arriving in Tivat at 1135 hrs (local time). There will be a weekly flight, up until the end of September 2006.



For more details, please contact Helen in Dublin at [helen@dreamcroatia.com](mailto:helen@dreamcroatia.com), or Concorde Travel on +353 (0) 1 8727822.

## Tivat Airport upgrade to be completed by June

Reconstruction and modernisation of the main airport terminal in Tivat is expected to be finished in June when it will be fully functional to international standards. Over €4million has been spent on the upgrade which will allow Tivat airport to cater for up to 1380 passengers per hour which is more than double the capacity of the capital airport in Podgorica. The modern and enlarged building will include a new terminus for international and domestic arrivals.



# DPM opens two new offices in Kotor and Budva Old Towns

May was a busy month for Dream Property Montenegro with the opening of two new offices in Kotor and Budva. Both offices are conveniently located in the old town of Kotor and Budva with comfortable facilities for clients to meet the Dream Property team and discuss their needs. The Kotor office looks out over the magnificent cathedral.



The addresses of the offices are:

## Kotor:

Dream Montenegro d.o.o.  
Stari Grad 321  
85330 Kotor  
Montenegro Tel: 381 (0) 82 304 788

## Budva:

Dream Montenegro d.o.o.  
Petra I 6 - Stari Grad  
86000 Budva  
Montenegro Tel: 381 (0) 86 451 652

## U.S. attention increases for Montenegro



As Montenegro continues to be picked up on the tourist radar across the globe major publications are writing about this exclusive country of beauty. Take a look at what the Washington Post had to say about Montenegro last month:

*“As I aimlessly wandered the narrow alleys of Kotor - the medieval-walled, UNESCO-protected town has no street names - a shirtless man, beer in hand, did a double take when he saw me. “You like?” he asked, pointing down to the cobblestones. Though I was slightly bewildered on my first afternoon in Montenegro, I did like it. A lot.”*

Read the full article at:

<http://www.washingtonpost.com/wp-dyn/content/article/2006/03/24/AR2006032400659.html>

## Luxurious New Marina for Tivat

Tivat is a hot topic of conversation in Montenegro at the moment as it is reported that a new marina will be developed in the town. The site identified is the old navy arsenal which is now the military base for the army located directly beside the riva – prime location for a marina. The investor behind the venture is a Canadian business man, Peter Monk, who has been in negotiations with the government to buy the arsenal and develop it into a marina for luxurious yachts. Montenegro is expected to become a ‘must stop’ for yachting enthusiasts in this part of the Mediterranean and Tivat is a strategic town located in the bay of Boka Kotorska. The total proposed investment of approx €500million would be the largest single private transaction ever in the country.



Montenegro “Property Management”

Property Management d.o.o. based in Kotor, Montenegro. We offer all aspects of property management.

Montenegro has certainly won the hearts of Irish & Welsh couple, Kathryn & Stuart, who after buying last year (through DPM !), have this year setup home and business in Montenegro.

Their company, **Montenegro Property Management** offers a range of Property Management, Rental and Renovation services -working with local trades to ensure reliable services of high quality and reasonable prices. Next time you are in Kotor, call into their office near the old town South Gate, or visit their website [www.montenegropropertymanagement.com](http://www.montenegropropertymanagement.com) and [www.montenegroholidayrental.com](http://www.montenegroholidayrental.com)

Email Kathryn and Stuart at: [info@montenegropropertymanagement.com](mailto:info@montenegropropertymanagement.com) or telephone: +381 82322183.

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