

CROATIAGEMS

General Information

General Questions

- Is this to be purely an investment? If so, are you just looking for anything as long as there is a good return?
- Or do you wish to develop something? If so, what?
- Budget
- Do you intend to move out there to live?
- What area do you wish to invest in
- When/if you are going to visit Croatia to view options

How we work

We have several very good contacts between Split and Dubrovnik, who, between them cover all the Dalmatian islands as well. We have 2 main ways of working;

- We can send you details of properties/investment opportunities for sale and advise you on buying in Croatia generally. We can put you in touch with the specific agents you require. (we receive 1-2% from the agent here if you buy).
- We can also work on a more bespoke level with you and our agents/developers (both Croatian and European) if you have something specific in mind (our fee here is 1% from the buyer and 1-2% from the agent if you buy). Please call us to discuss your requirements in detail if this is your preferred way of working;
- NB The agent in Croatia charges approximately of 4.5% plus VAT (currently 22%) and in most cases we receive a fee from them when you buy - please ask if you would like to know the fees and arrangements of individual agents. Please be aware that the agents we work with are recommended by us but we take no responsibility for their actions as they are not part of Croatia Gems.

Let me know which way would work best for you.

In our experience, it is essential to have someone acting in your interests when buying in Croatia. The agents we have chosen to work with are contacts we have made along the way and who we feel are trustworthy. Obviously these agents should work with you and make sure the purchase process is as smooth as possible but it is also very useful to have a neutral consultant working in your interests;

We can outline and advise you on important elements of the buying process specific to individual properties, communicate with the agent on certain points if need be, put you in touch with other helpful contacts where required (legal, architectural, interiors) and of course we can provide comprehensive rental services and advice.

Why buy in Croatia?

Croatia has such investment potential being both incredibly beautiful but, as yet, more or less unchanged by developers or tourists. Dalmatia, in particular, is a great place to buy a property. Whether you buy as an investment, a holiday home or to re-locate, the rate of growth and potential of the area is great in our opinion (and there's nowhere quite as beautiful...);

- capital growth potential
- rental return potential
- rental period potential
- facilities
- location
- exclusivity as a destination

Obviously prices have gone up in the last few years but there is still along way to go in our opinion – the country is still in its infancy as a holiday destination and all the signs are it will continue to grow. EU entrance is imminent and this will certainly boost all of the above factors...

NB The information contained in this document is not intended, and should not be construed as professional legal/financial advice or recommendations.