

Dalmatia – Amazingly Beautiful



Dalmatia, probably the most beautiful region of Croatia, is a very narrow, 450-km-long stretch of coast on the Adriatic Sea.

In Dalmatia, the Adriatic Sea has softly approached the highest peaks of the Mediterranean Sea and formed a unique landscape, which is now a paradise for tourists:

- a coast with a large number of islands;
- marvellous beaches surrounded by pine trees;
- white fine gravel and a crystal clear sea.

How to get there.....by car



From Germany, you can drive via Klagenfurt or Graz. Drivers who want to travel to Dalmatia will not have any problems with taking the new coastal highway A1 (yellow) from Zagreb to Split. T

he now complete highway A1 from Zagreb to Split is to be extended to Dubrovnik within the next years. It is planned to finish the part from Split to Ploče, which is about 90 km long, in 2008.

The opening date of the last 60 km from Ploče to Dubrovnik is not sure yet.

...by aeroplane



There is an international airport 20 km away from Split.

Several airlines offer Charter as well as scheduled flights from all German cities to Split (see Split airport). Moreover, a shuttle bus service from the airport to the ferry terminal is available for you.

You can fly to Brac Airport for example from Stuttgart, Frankfurt, Hamburg, Munich, Düsseldorf, Köln/Bonn, Nuremberg, Leipzig, Zagreb, Innsbruck, Vienna, Copenhagen, London, or Zurich.

Accessibility by car ferry

REGION of SPLIT car ferry SPLIT – SUPETAR 01.06.2008 - 30.09.2008

Separated from the mainland just by a sea channel of seven km width and directly opposite the coastal metropolis of Split, Brač is an easy accessible and fast growing tourist region.

Linie 631	Jeden Tag	
No.	SPLIT	SUPETAR
I	05:15	05:00
II	06:15	06:30
III	07:45	07:45
IV	09:00	09:00
V	10:30	10:30
VI	11:15	11:45
VII	12:45	12:30
VIII	14:15	14:00
IX	15:15	15:30
X	16:45	16:30
XI	18:00	18:00
XII	19:15	19:30
XIII	21:00	20:30
XIV	23:59	22:45



Accessibility by ferry



As tourism on Brač generally decreases from north to south, life is a bit busier in Supetar than on the rest of the island. Despite the new tourist boom, the place around the old harbour and the old town centre still remained its unique flair and has a large variety of sports and entertainment programs for guests.



For further information call: 0049 3741 404 362 ... or Email: Info@Hateco-web.de

Accessibility on the island



DESTI-
NATION



Dream mansion in Mirca on the island of Brac



Completion in 2009, with 883 sq m of land, situated in a pine forest ca. 150 m away from the beach.

Two flats, each with three rooms, kitchen, bathroom and a big, sunny veranda

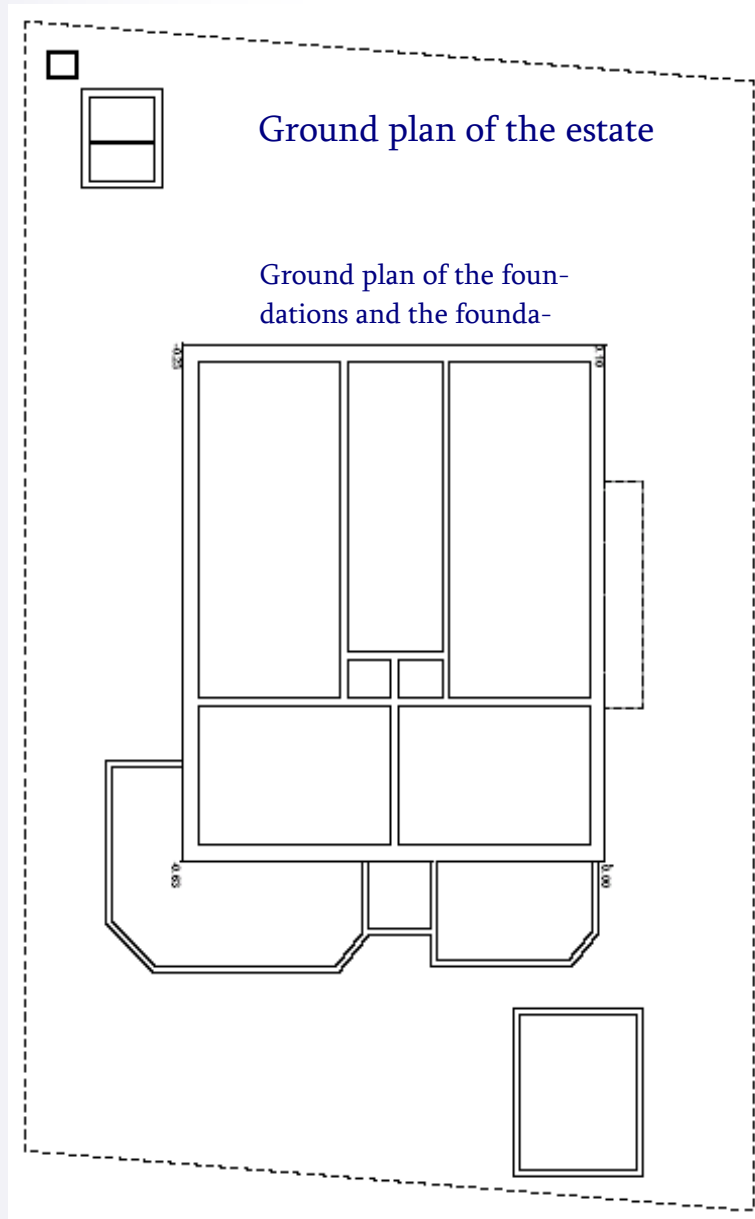
One flat with three rooms, two bathrooms and a big kitchen-living room on more than 120 sq m and a veranda of 80 sq m

Separated summer house featuring an outside shower and a kitchen with grill.

Warm water conditioning by solar panels; satellite TV.

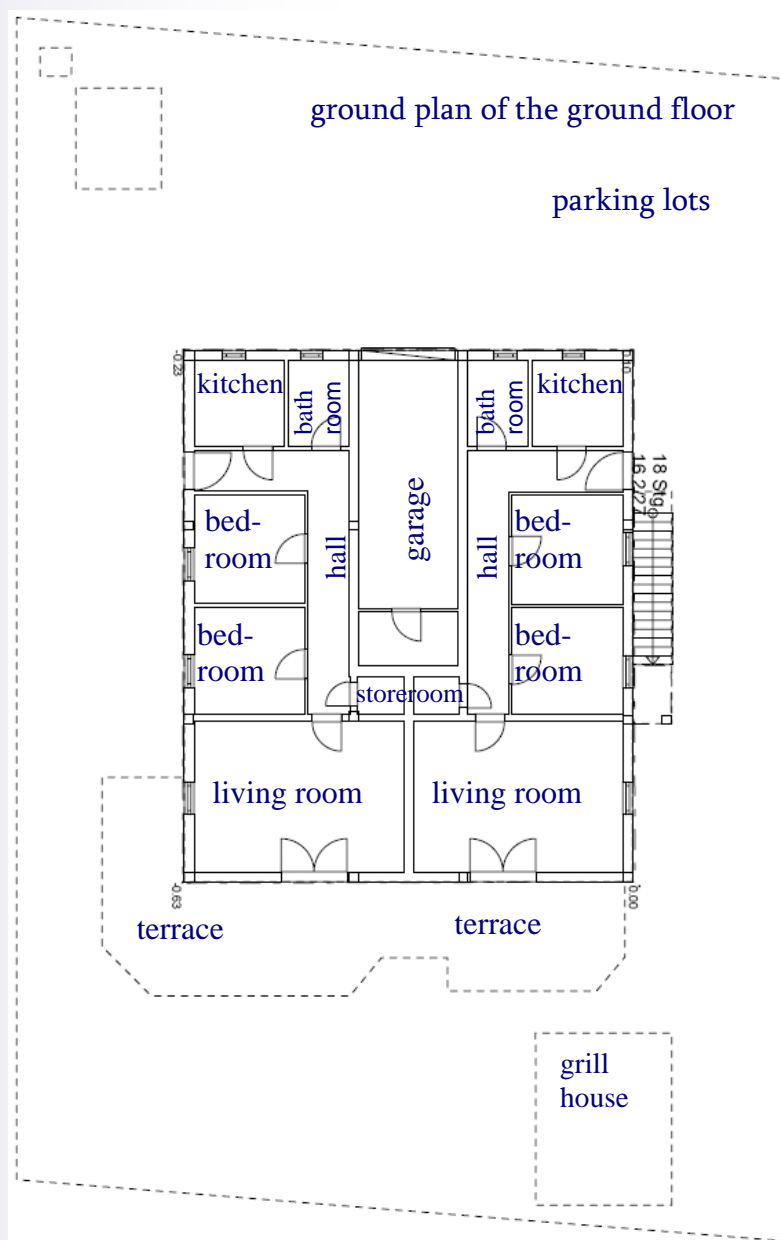
A garage and parking lots for three up to four cars.

Dream mansion in Mirca on the island of Brac



Unspoiled nature: The estate has a total size of 883 sq m and is situated in a pine forest only 150 m away from the beach. There is a restaurant 250 m away from the house and a small department store is 300 m away. You need 5 minutes by car to Supetar, the next bigger town. You can also walk 35 minutes along the coast to get there. By bike, it takes about 15 minutes (there are two bikes in a separate storeroom for bicycles).

Dream mansion in Mirca on the island of Brac

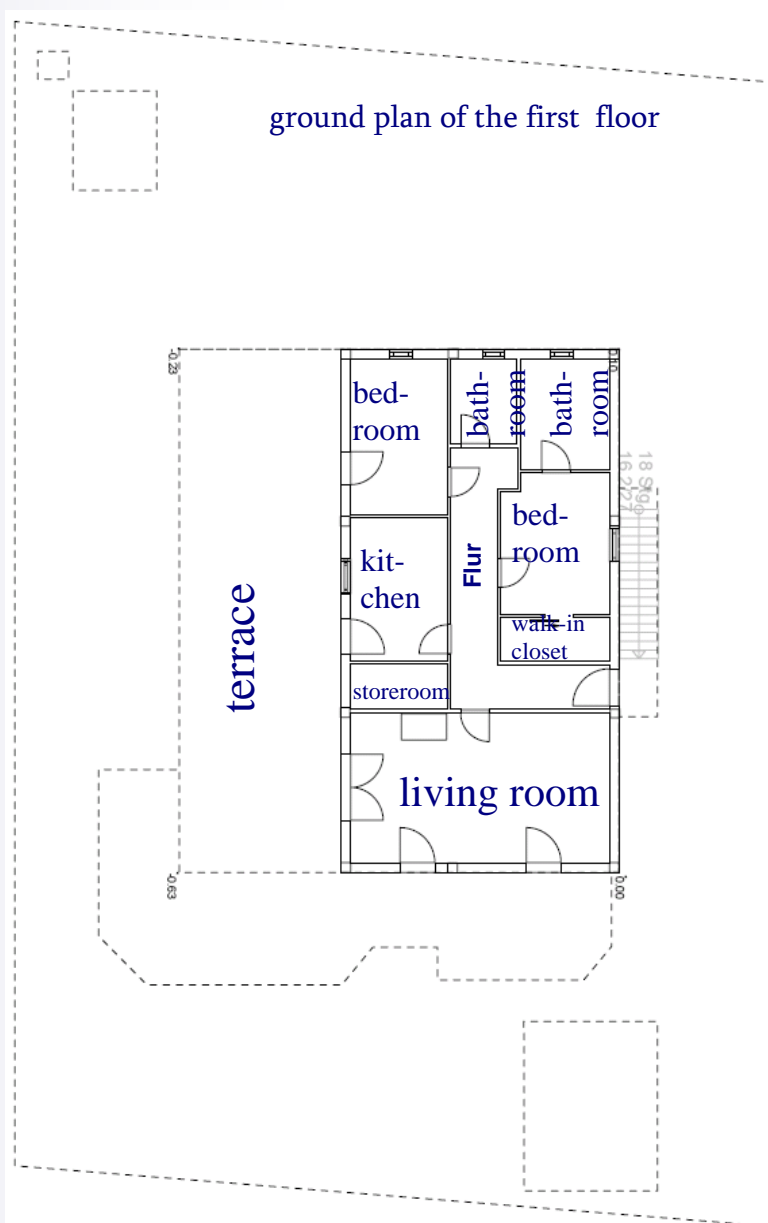
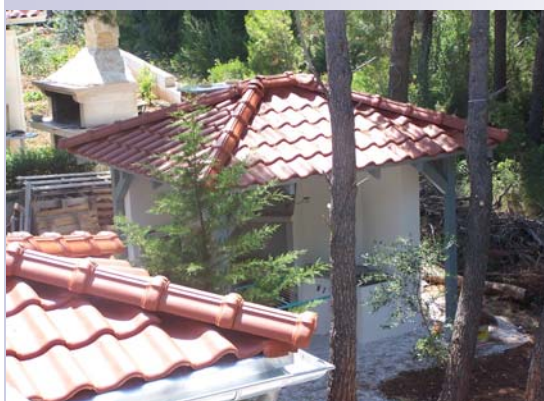


On the ground floor, there are two flats of identical layout, each with two bedrooms, a storeroom, a big living room, a bathroom with a window and a kitchen with excellent equipment made in Germany.

Between the two flats, there is a big garage and a utility room with many exclusive technological features.

From the living room, you have access to the large, sunny terraces. From there, you have a great view on the pine trees and on the clear, blue sea. For the cold season, there is a chimney in each living room.

Dream mansion in Mirca on the island of Brac



On the first floor, there is another large flat with a huge veranda.

The flat, which has finest equipment, has two bedrooms, two bathrooms, a big kitchen-living room, and an additional living room of 40 sq m. For a unique, comfortable atmosphere, there is a chimney made of marble, electrically operated Venetian blinds, under-floor heating in the bathroom, a walk-in closet, and a great view on the sea.

Dream mansion in Mirca on the island of Brac



Mirca is a quiet place. That is why the name of the town is often connected with Russian “Mir”, which means “peace”.

The church is surrounded by beautiful houses made of natural stone. Not far from the church, you can sit in the shadow of a large, old mulberry tree with big, gnarled branches. You can enjoy a far view across the sea up until Split.

On the seaside, there is the “new” Mirca with holiday homes, guest houses, a seaside resort, a restaurant and a lot of possibilities to go swimming as well as an amazing scenery. Across the sea, you have a view on Split and the mountain ranges surrounding the city. Landwards, the coastal mountain’s highest peaks are up to 800 m high.

Dream mansion in Mirca on the island of Brac



Peace and relaxation far away from any tourist trouble: If you like silence and nature, Mirca will be your paradise. There are more than 130 different kinds of birds on the island.

The tourist and cultural activities which are offered in the nearby town of Supetar or Dalmatia's metropolis Split are a pleasant change and will keep you entertained.

You can also leave the island for exciting day trips to Dubrovnik, Sibenek, the Krk waterfalls, Trogir or Split. But also the island of Brac waits for you to be explored and all your everyday needs can be acquired in one of the many department stores.

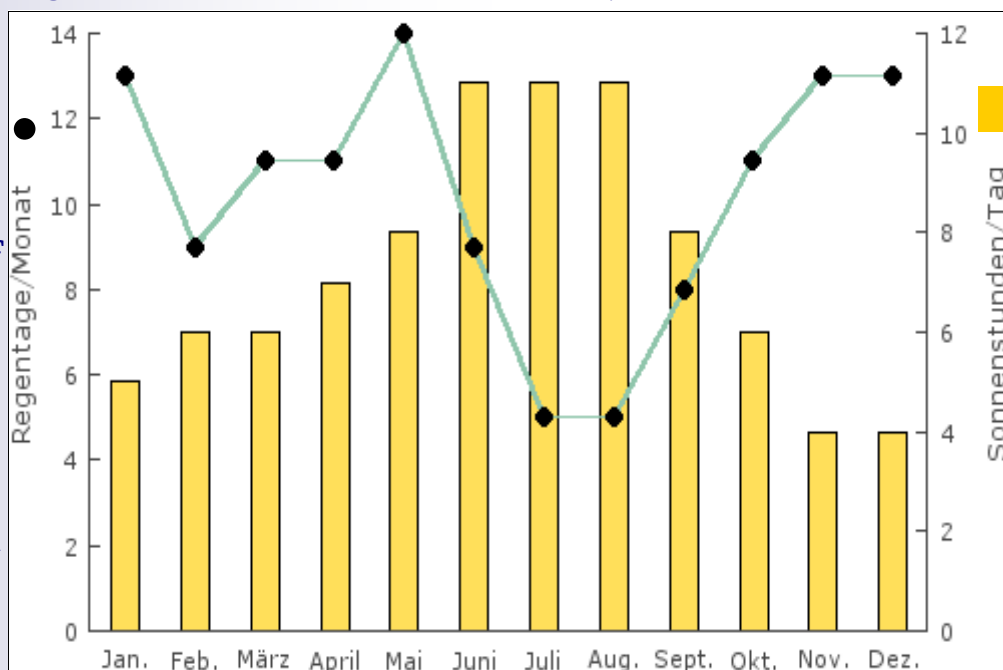
Dream mansion in Mirca on the island of Brac



In Brac, the sun is shining a lot, more than 2700 hours a year.

The climate allows the cultivation of mandarin oranges, kiwis and other kinds of fruit.

Furthermore, delicious wine as well as high quality olive oil is produced there.



Dream mansion in Mirca on the island of Brac



The attractive Mediterranean climate makes you want to spend a lot of time outside.

You can do that very well on one of the big verandas which each flat has. With the shadow of the trees and with a fantastic view on the nearby sea, you can enjoy every season.

By the way, spring and autumn are best for recreation. Cycling fans as well as hiking lovers can find interesting routes to do tours on the island.

Dream mansion in Mirca on the island of Brac



Summer season starts in May and lasts till the end of September.

Basically, summer is the liveliest season in Dalmatia. Situated directly at the sea with water temperatures of about 26 degrees, you always have gentle breezes.

Therefore, even the hot days with temperatures of more than 30 degrees will not make you suffer during your holidays.

Dream mansion in Mirca on the island of Brac

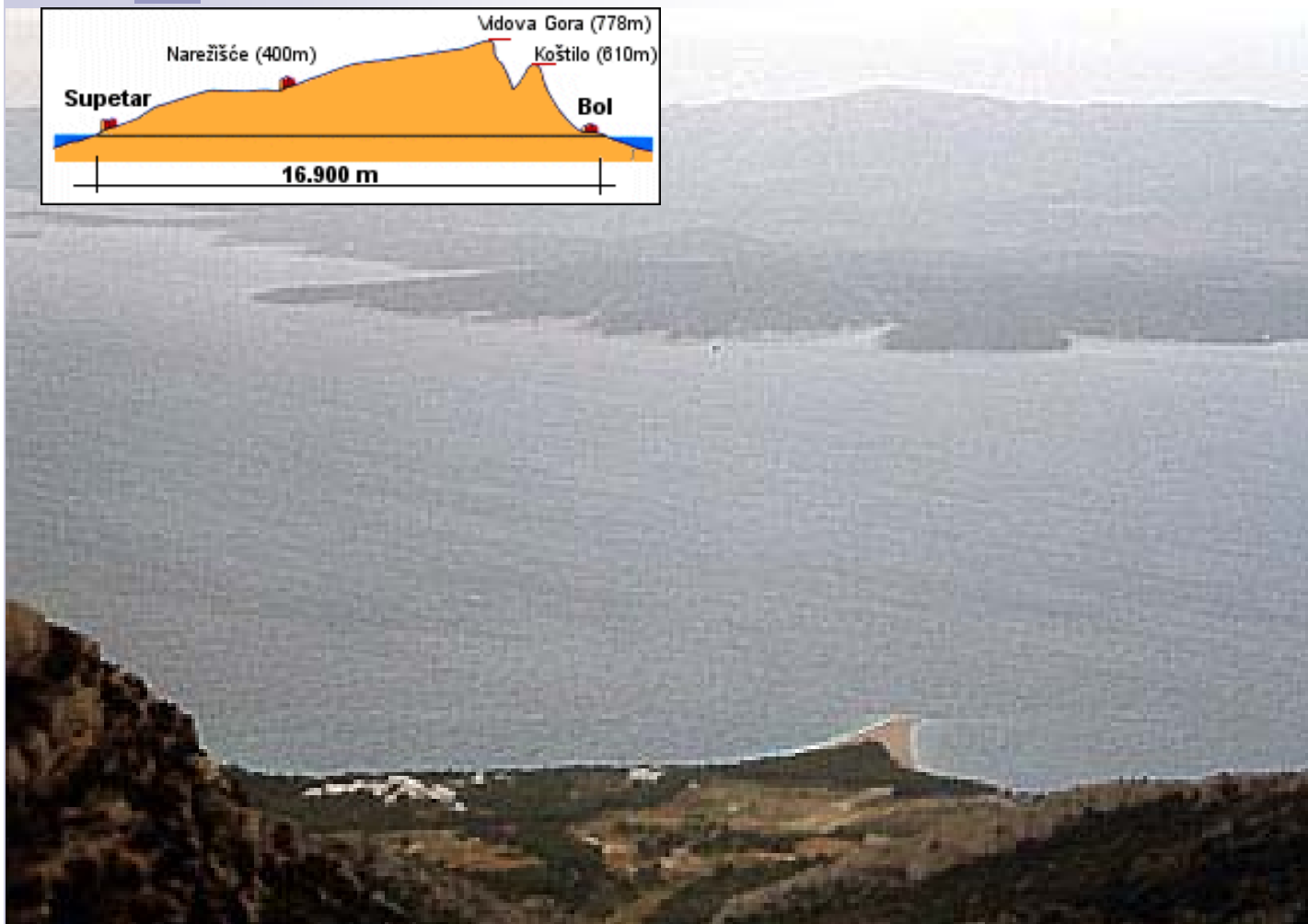
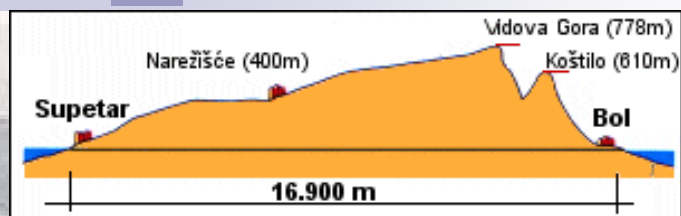


From noon till evening, there is the refreshing Maestral wind and in the evening, there is Burin, the gentle wind of Brac's mountains.

The island is one of the sunniest places at the Adriatic Sea. Typical for the climate of Brac are mild, rainy winters and dry, hot summers but also remarkable differences between the coastal area and the mountain ranges with a height of more than 600 m.

The grill house is best for spending much of your time outside. There, you can have unforgettable barbecue evenings with friends, good food and wine from the island.

Dream mansion in Mirca on the island of Brac



The highest peak of the Adriatic archipelago is Vidova Gora (780 m). Not only professional mountaineers can have a great view from there. From the village Gospa Karmelska in Bol, you can hike up there within two hours. Those, who do not like to hike, can also get there by car via the mountain road.

On the top of the mountain in the distance, you can see the “golden finger” of Veli Rat, the various bays of Brač, the Northern side of the island of Hvar, the peninsula of Pelješac, Korula, Vis and Bisevo and the island of Jabuka. On very clear days you can even see Monte Gargano on the Apennine peninsula.

Dream mansion in Mirca on the island of Brac



The house is founded with ca. 130 m³ of concrete and two layers of steel on Brac's marble ground.

A solid way of building according to German rules and regulations guarantees highest quality.

According to the regional rules vertical steel cages were installed into the walls in addition to the regular ring beam.

Almost all of the construction material has been imported from Germany.



The cement floor (ZE 30) was made with river gravel from the inland. Therefore, a widespread problem on the island does not occur, namely the opening of the joints when cleaned with water.

Dream mansion in Mirca on the island of Brac



The whole building is insulated with welded canvas sheeting.

The outside base sealing was made with two layers of sealant, reaching till the base plate's insulation.

Therefore, you have a water-proof insulation according to German rules and regulations consisting of exclusive German material.



With this house, there will not be any problems with moisture, which are quite common at the Mediterranean Sea.

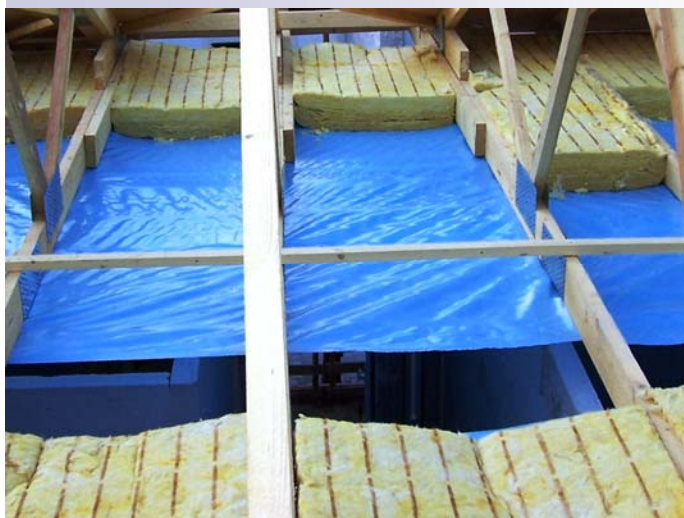


Furthermore, protection against rain water is guaranteed by a special hipped roof with a large overhang and a consistent system of gutters. All the gutters and rain pipes are made of zinc.

Dream mansion in Mirca on the island of Brac



Sound-absorbing floors and heat insulation make you feel comfortable in every room of the house. The complete veranda on the first floor has a sound-absorbing floor, too.



A vapour barrier on the upper floor provides for perfect dryness in all the insulated rooms. Therefore, the persistency of the roof construction is guaranteed.



The ceiling to the upper floor is a pre-fabricated unit made in Germany.

Dream mansion in Mirca on the island of Brac



Another remarkable advantage is the roof overhang, which does not need any maintenance works (hard silicon plaster). Regular painting is not necessary, as the roof overhang has the same weather protection like the whole façade.



The roof truss is completely covered with so called OSB plates to guarantee an optimal protection against storms.



The big roofing tiles are held together by staples and are therefore very well protected against storm. Also, a waterproof but permeable sarking membrane has been installed to guarantee best protection against moisture.

Dream mansion in Mirca on the island of Brac



The entrance doors are made of aluminium and have a triple security lock. The house has a central locking system.

The plastic windows have special insulated and armoured Venetian blinds of aluminium which are a custom-made German brand.



All the window sills as well as the stairs and the foundation of the façade are made of very durable, easy-to-clean granite.



Dream mansion in Mirca on the island of Brac



All the wet areas and bathrooms are insulated according to the German standardization norm.

All cables are laid in tubes which allow an easy and effortless change if modifications are necessary.

The water and sewerage system is perfectly installed: it has noise insulation and is protected against condensation water.



All the toilets have been made with a front-wall installation. The complete pipes for a convector heating system are already laid concealed. The bathrooms have electrical under-floor heating.

Dream mansion in Mirca on the island of Brac



The three apartments can be managed separately because they have own electrical circuits and water meters.

The electrical installation and the water supply system have three separate meters.

Moreover, the electrical installation has multicore cables with five cores, so that an EIB-bus system can be installed easily at any time. In at least three rooms of each flat, telephone and satellite TV connections are prepared.



There is a garage with enough space for every kind of car. For your comfort, the garage door is electrically operated (with remote control).

Dream mansion in Mirca on the island of Brac



The estate is well connected to the local infrastructure. T

here is a 3-m-wide asphalt road with lighting which leads directly to the sea. Warm water supply is guaranteed by solar panels and an additional electrical heating.



A special controlling system keeps the energy consumption at a minimal level. The “Yton”-stones used for building guarantee a pleasant living atmosphere.



The façade is covered with high-quality, durable hard silicon plaster.

Dream mansion in Mirca on the island of Brac



The rails of the stairs and verandas have 10 mm VSG safety glass which offer not only a unique view but also a maximum in security.

The garden gives you various possibilities to be creative.



Under the stairs and under the verandas, there are lockable storing places for bicycles, lawn furniture or gardening tools.



Dream mansion in Mirca on the island of Brac



Electrically operated Venetian blinds provide for shadow and security in every room. They can be operated centrally for each flat as well as individually for every room.

The floors are either tiled with premium tiles or made of granite or laminate. The chimneys in the living rooms give the flats a nice flair and make you feel warm in the cold season.



The kitchens not only have finest furniture made by several German brands but also machines made by Neff. You will have every comfort like for example freezers or dishwashers.



Dream mansion in Mirca on the island of Brac



Completion 03-2009