

ALL THE
GOOD



IN ONE
PLACE

MÖVENPICK
HOTEL & RESIDENCES
KVARNER BAY

MAKE
EVERY
DAY
A
CELEBRATION

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INTRODUCTION

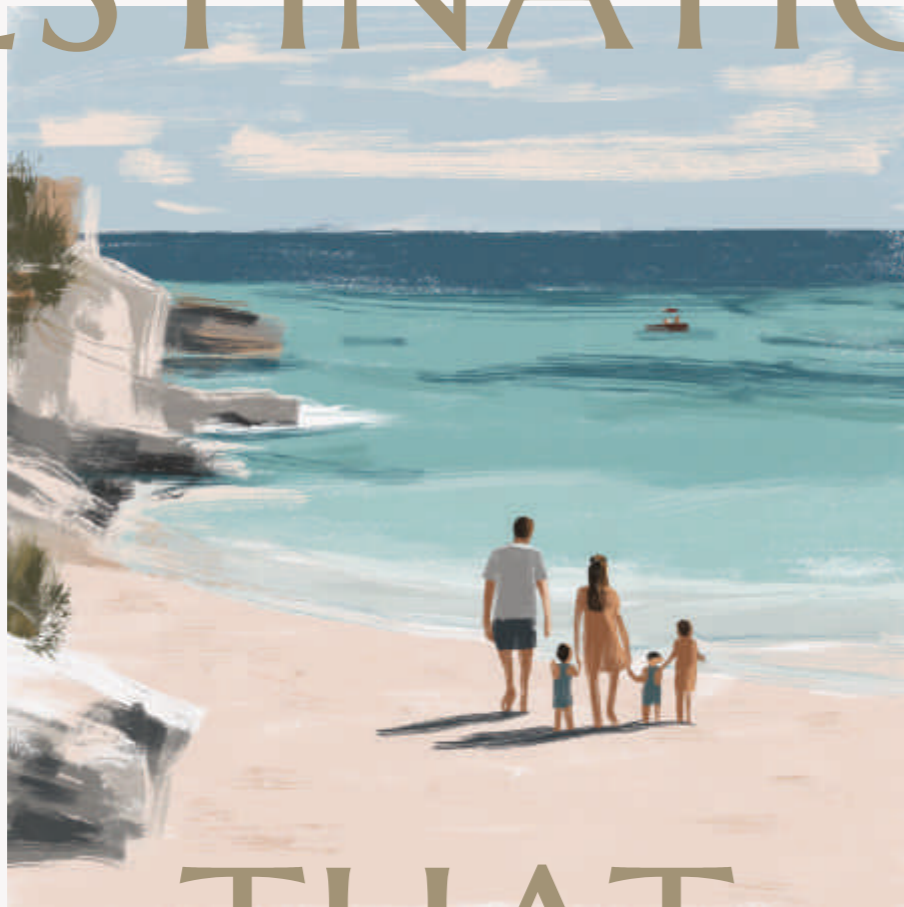


ON THE SHORES
OF KVARNER BAY, CROATIA
LIFE FLOWS WITH A NATURAL RHYTHM.

MOVENPICK RESIDENCES KVARNER BAY ARE
MORE THAN HOMES; THEY ARE SANCTUARIES
SHAPED BY THE ADRIATIC SPIRIT, WHERE MORNINGS
BEGIN WITH SUNLIGHT ON THE SEA AND EVENINGS DRIFT
INTO LAUGHTER SHARED AROUND THE TABLE. EVERY
DETAIL, FROM THOUGHTFUL SERVICE TO TIMELESS
DESIGN, IS CREATED TO MAKE PRESENCE FEEL
EFFORTLESS. A PLACE WHERE BELONGING
COMES NATURALLY AND EVERY DAY
HOLDS THE JOY OF FEELING
TRULY AT HOME.

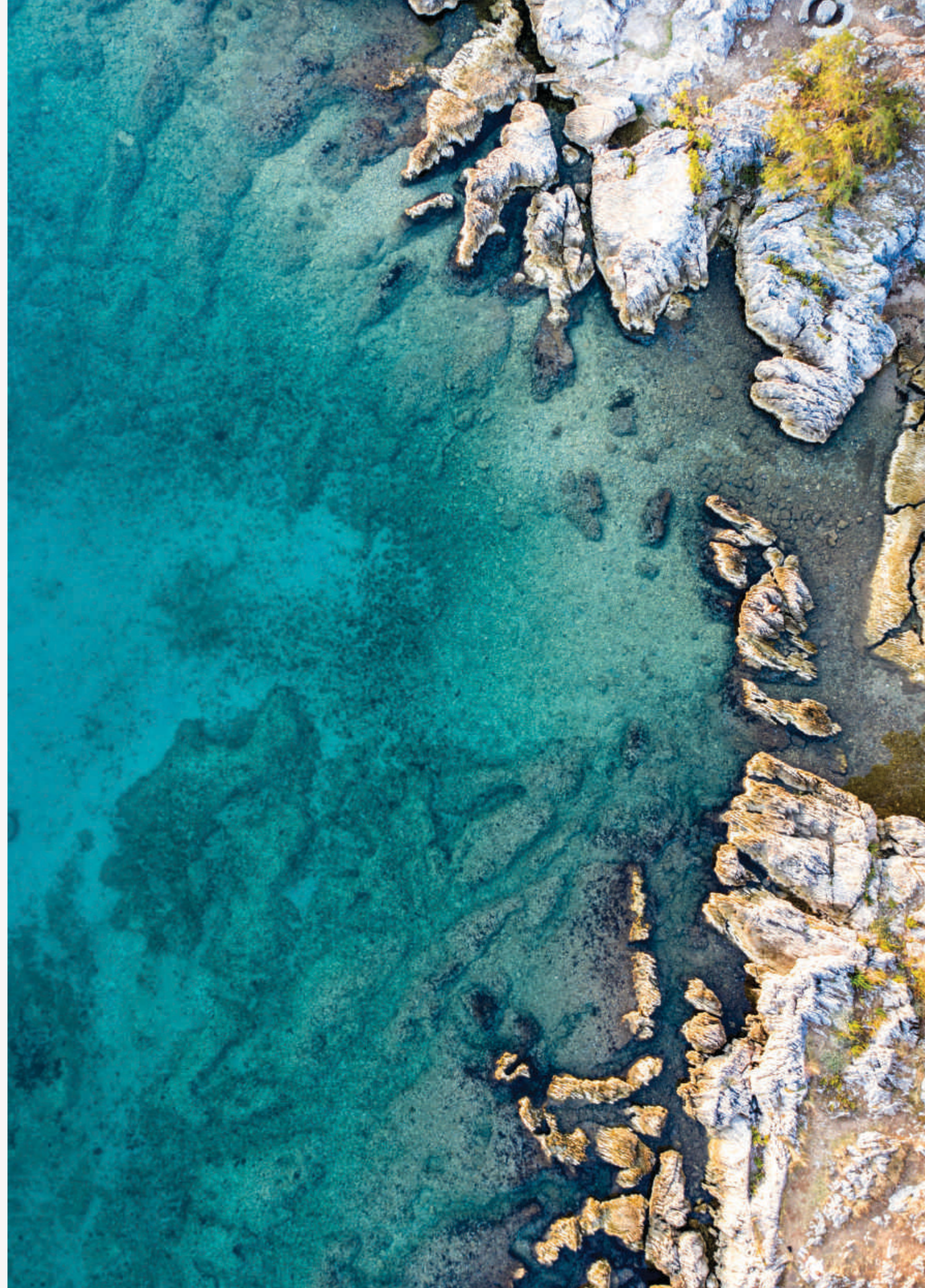
LOCATION

A DESTINATION



THAT MOVES YOU

Kvarner Bay, along Croatia's Adriatic coast, reveals a landscape where sea and land move in harmony. Shades of blue meet green hills and coastal towns that carry the elegance of history and the ease of the Mediterranean. It is a place where nature feels pure, traditions remain true, and every path invites you to explore with freedom and joy.



WHERE
HERITAGE
AND NATURE
BELONG

Novi Vinodolski is a seaside town rich in history and soul. Once part of the Austro-Hungarian Riviera, its charm remains in graceful villas and lively promenades, its spirit moving with the rhythm of the sea. It whispers gently yet stands with timeless pride in its heritage.



LOCATION

GATEWAY TO THE ADRIATIC

Ideally placed by the Adriatic, Kvarner Bay is a gateway with exceptional connectivity and a world of vibrant experiences at your fingertips.

AIRPORTS

Rijeka (20 min)
Pula (1.5 hours)
Zagreb (2 hours)
Ljubljana (2.5 hours)
Vienna (6 hours)
Munich (6 hours)
Budapest (6.5 hours)
Belgrade (7 hours)

MARINAS

7 Marina Novi
8 Marina Punat (Krk Island)
9 ACI Marina Rab
10 ACI Marina Supetarska Draga
11 ACI Marina Šimuni
12 ACI Marina Cres
13 ACI Marina Opatija (Ičići)
14 Marina Losinj (Mali Lošinj)

UNESCO WORLD HERITAGE SITES

1 Diocletian's Palace in Split (3 hours)
2 Euphrasian Basilica in Poreč (2 hours)
3 Plitvice Lakes National Park (1 hour)
4 Romanesque town of Trogir (2 hours)
5 Old City of Dubrovnik (6 hours)
6 Cathedral of St. James in Šibenik (3 hours)

NATIONAL OR NATURE PARK

15 Učka Nature Park (1 hour)
16 Risnjak National Park (1 hour)
17 Velebit Nature Park (1.5 hours)
18 Northern Velebit National Park (1.5 hours)
19 Brijuni National Park (2.5 hours)



WHERE
NATURE
RUNS
FREE



A LAND STILL WILD

The wilderness of Kvarner Bay is as untamed as it is breathtaking. Wild horses roam the highlands, dolphins leap across the waves, and rare birds glide above unspoiled shores, a reminder that nature still thrives freely in this landscape of raw beauty.



MOVE WITH THE BAY

Kvarner invites you to be part of its rhythm. Adventure unfolds naturally, from kayaking on hidden lakes and cycling through forests and hills to diving into crystalline waters or setting sail across the islands. Every step, stroke, and breath feels effortless, as if the land and sea are guiding you forward.

PRISTINE NATURE

This is a place where mountains meet the sea in a dramatic yet harmonious embrace. Freshwater springs rise from the seabed, keeping the waters clear and cool, while forests scent the breeze. Every view and every breath carries the purity of a landscape in balance with nature.



ELEVATED LIVING ON CROATIA'S ADRIATIC

Mövenpick Hotel & Residences Kvarner Bay reimagines life by the sea. Set in terraced levels above the Adriatic, the resort combines a premium hotel with a collection of 304 branded residences, all within 150,000 sqm of landscaped grounds. Fragrant Mediterranean gardens frame the setting, where light-filled architecture, expansive wellness facilities, vibrant dining, and spaces for every generation come together to create a joyful coastal community, seamlessly shared by hotel guests and homeowners alike.





SPACES DESIGNED



FOR BEING TOGETHER

Crafted by internationally renowned interior design studio Atellior, the residences reflect the essence of Mediterranean living with a focus on space, light, and comfort. Floor-to-ceiling windows maximise natural daylight and open onto generous balconies and terraces, seamlessly extending interiors into the outdoors. Each residence is finished with a top selection of premium materials, natural tones, and refined textures, creating interiors that are calm, contemporary, and timeless.



HOMES MADE FOR JOYFUL LIVING

With layouts from 102 to 129 sqm, the penthouses are defined by space and sweeping Adriatic views. Expansive floor-to-ceiling windows flow onto generous terraces, where the sea becomes part of each day. Inside, quality speaks through impeccable finishes, refined materials, and a contemporary design language that brings warmth and light to every surface. Designed for shared moments of togetherness as well as for privacy, these homes offer the rare privilege of elevated coastal living.



PENTHOUSE MASTER BEDROOM





ENSUITE BATHROOM

DESIGNED
FOR THE
MOMENTS
THAT
MATTER

The one- and two-bedroom residences, from 43 to 80 sqm, are shaped for ease and everyday comfort. Interiors are thoughtfully planned, with open living areas flowing into private bedrooms, creating a natural sense of balance.

Balconies and terraces extend the feeling of space outdoors, while refined finishes and gentle design details bring a quiet harmony that feels naturally at home.



RESIDENCE LIVING ROOM



KITCHEN AND DINING AREA



RESIDENCE PRIVATE TERRACE

RENTAL POOL

Branded Residences include an opportunity to participate in the optional rental pool, designed for owners who choose to enjoy their home only occasionally. When not in use, residences can be placed in the hotel rental pool. Operated under a Mövenpick franchise, this ensures the brand's hallmark standards of care, maintenance, and quality are upheld.

To participate in the rental pool, purchasers are required to furnish their residence using the Mövenpick-approved Furniture, Fixtures & Equipment (FF&E) package, ensuring full compliance with brand standards and delivering experience.*

Investing in real estate and development projects involves certain risks. Neither NV ADRIA CONDOS d.o.o. nor ADRIA COMPLEX d.o.o., an affiliate of ACCOR S.A., give any representations, or warranties regarding the performance or returns of any investment activity. By engaging in any investment opportunity offered by NV ADRIA CONDOS d.o.o. and NV ADRIA COMPLEX d.o.o., purchasers acknowledge and accept that the company bears no responsibility or liability for any losses or outcomes resulting from such investment activities. NV ADRIA CONDOS d.o.o. and NV ADRIA COMPLEX d.o.o. cannot and reserves the right to not sell any property to purchasers where the sale and/or marketing of the property to such purchaser would constitute a private or public offer of securities or breach of any applicable laws including any laws and regulations relating to financial services or the sale of real estate with mandatory rental programs

DEDICATED AMENITIES

WHERE GENEROSITY



SHAPES LIVING

Residence owners enjoy a collection of exclusive spaces and services, thoughtfully designed to enrich their lifestyle with moments of connection and joy:

- Private owners' lounge
- Concierge services
- Padel court
- Fire pit lounge areas
- Meeting room and co-working space
- Children's playroom
- Indoor and outdoor lounge areas
- VIP beach experience
- Parking spaces to purchase or to rent during stay



OWNERS' LOUNGE EXTERIOR



DEDICATED AMENITIES



EXCLUSIVE OWNERS' LOUNGE

The Owners' Lounge offers spaces to relax, meet, or work. Concierge services are available day and night, assisting with planning and arrangements. Dedicated co-working areas make it simple to combine business with leisure by the sea.

The lounges include indoor and outdoor areas. By day, they provide calm, while in the evening firepits create a warm social setting. Residents can enjoy gatherings, conversations, or simply time together under the open sky.

MEMORIES MADE AND SHARED

At Mövenpick Residences Kvarner Bay, children have a world of their own to discover. In the Owners' Lounge, a colourful playroom invites them to imagine, create and explore, while parents unwind in comfort nearby. Across the resort, little ones find joy in vibrant play areas and splash pools, while older children enjoy games rooms equipped with PlayStations. Even by the pools and along the beach, special corners are thoughtfully designed to make every family moment joyful.



OWNERS' LOUNGE PLAYROOM

THE QUIET COMFORT OF BEING CARED FOR

Ownership here goes beyond the home.
A curated collection of services and benefits
is designed to bring ease, comfort, and peace
of mind every day. Thoughtfully shaped, they create
a lifestyle where small moments feel grand.



THE SIMPLE JOY OF BEING TOGETHER



CORE SERVICES

Available to all Residences owners and are included in the service charge assessed to each homeowner annually.

- Designated concierge services
- Access to the wellness area with two saunas
- Access to the Vista Fitness Centre
- Access to the Little Birds kids club
- Discounted F&B and spa privileges
- Three wellness treatments per year (subject to availability) from a selected treatment menu
- Padel court usage
- In-residence pet setup upon arrival
- Valet parking (subject to availability)
- 24-hour security
- Daily cleaning of common areas
- Landscaping and upkeep of common areas
- Regular annual maintenance of common area systems
- WiFi Internet access in the resort
- Property insurance (base building/common areas)
- Residential common area utilities
- Accor Owner Benefits Program annual affiliation fee
- Common area "Reserve for Replacement"

À LA CARTE SERVICES

Subject to additional charges

- Laundry and dry cleaning
- Grocery shopping
- Car/boat rental service
- Excursion bookings
- Private transfers
- Private wellbeing consultant
- Private fitness trainer
- In-residence massage
- In-residence dining
- Private chef including private dinners in the Owners' Lounge
- Packing and shipping services
- Extraordinary repairs and maintenance by request
- Nanny and childcare services
- Private jet reservations
- In-residence housekeeping
- Sports equipment rental
- Furniture assembly
- Transportation arrangements
- "While You Are Away" maintenance package





EXPERIENCE THE EXTRAORDINARY

As part of your lifestyle loyalty programme, you can take advantage of exclusive benefits from the moment you join.

Owners of a Mövenpick Residence Kvarner Bay are eligible to participate in the Accor Ownership Benefits Programme, which grants VVIP status globally and offers the following advantages:

- An exclusive invitation to join the Platinum tier of Accor Live Limitless
- Automatic upgrades on arrival at more than 5,700 hotels and resorts worldwide (subject to availability)**
- 20% off of best available rate at more than 5,700 hotels and resorts worldwide**
- Access to a VIP reservation desk for personalised travel planning across Accor's global network of hotels, resorts, and hospitality offerings

* Eligibility continues for as long as Purchaser owns Mövenpick branded real estate, subject to inclusion of the annual Residence Ownership Benefits Fee being included in the property service charge assessed to all Residence Owners.

** At participating Accor brands and properties

PLATINUM STATUS IN ACCOR LIVE LIMITLESS (ALL)

- Free Wi-Fi
- Exclusive offers
- Partner benefits
- Welcome drink
- Priority welcome
- Early check-in or late check-out
- Guaranteed room availability
- Room upgrade
- Suite night upgrade(s)
- Lounge access



OWNERS' BENEFITS & PRIVILEGES

It is not just in owning a residence, it is in belonging to a charming community where living your best lifestyle comes naturally. Thoughtful details turn comfort into connection, creating a feeling of presence and privilege that reaches far beyond the home itself.

Beyond the exclusive rewards and unique benefits of the Ownership Benefits Programme and VVIP global status, as an owner of a Mövenpick Residence Kvarner Bay, you are also entitled to the following benefits and services within the resort:

- 20% discount at all resort restaurants & bars
- 20% discount on Best Available Rate for resort stays (with complimentary upgrade upon availability, not combinable with Accor discounts)
- 20% discount on all wellness & spa services
- 20% discount on laundry services



SPACES
THAT
SHAPE
THE
DAY

Life here is shaped by choice and comfort. Pools, spa, and restaurants offer leisure and flavour, while families, children, and quiet corners each find their place. Every space adds to the rhythm of a resort designed for every mood.



BEACH PATHWAY FROM RESIDENCES

RESORT AMENITIES



POOL & LOUNGE AREAS

- **Hotel Pool**
An adults-only, chic retreat with a stylish pool bar and restaurant, perfect for leisurely afternoons.
- **Sea Breeze**
A vibrant, family-friendly pool area featuring two pools, a playful water spray park, and a convenient swim-up bar.
- **Wellness Thalasso Pools**
Indoor and outdoor saltwater pools designed for year-round relaxation and rejuvenation.

WELLNESS & SPA

- Sauna facilities with authentic Turkish hammam
- Panoramic gym overlooking Kvarner Bay
- Spa treatment suites
- Indoor & outdoor heated saltwater pool
- Yoga studio

BEACH

- Combined pebble and paved beach
- Sunbeds & parasols
- VIP zone with cabanas
- Water sports & activities

FAMILY OFFER

- Little Birds kids club with indoor playground
- Teen club & social area
- Sea Breeze water spray park

Dining at Mövenpick Residences Kvarner Bay brings together Mediterranean-inspired restaurants, an Italian à la carte venue, casual beachside options, and elegant bars, each designed to celebrate fresh flavours and warm hospitality.

AFFAMATA

An à la carte restaurant where Mediterranean flavours meet signature Southern Italian classics. Authentic and generous, it feels like gathering with family, with every dish prepared to celebrate food, togetherness, and tradition.

SKY BAR

An iconic terrace with sweeping views over the Adriatic. By day, it serves artisan coffee in a relaxed atmosphere, and by night it transforms into a lively cocktail lounge, where expert baristas and mixologists craft every sip.

ALL-DAY-DINING RESTAURANT

A showcase of fresh, local ingredients, golden olive oil, fragrant herbs, and sun-ripened produce. From calm breakfasts to lively dinners, it blends Adriatic tradition with contemporary creativity in every dish.

SEA BREEZE

A vibrant family restaurant and bar at the heart of the pool zone. Easy favourites for all ages, a casual atmosphere, and the sound of laughter make every meal lighthearted and fun.

BALANCE

A spa-side spot dedicated to light, nourishing food. Wholesome plates, fresh juices, and healthy bites become part of a simple ritual that refreshes body and soul.

OTHER

Secure garage with 10 EV charging stations

SO GOOD



TO BE HERE

One of the largest wellness centres in the region, the spa offers heated seawater pools both indoors and outdoors, a spacious sauna world with various options, and an authentic Turkish hammam. Residents can enjoy a wide selection of massages, facials, and body treatments, or simply unwind in relaxation lounges and sea-view terraces. A panoramic gym and dedicated spaces for yoga and pilates complete the experience, supporting both active and restorative wellbeing.









PANORAMIC GYM

DINING

WHERE WE GATHER



WE BELONG

There is a hum of happiness at every table, the gentle clink of glasses, the fragrance of herbs, the warmth of shared dishes. Mediterranean flavours, Italian classics, light and nourishing plates, crafted cocktails, each restaurant and bar carrying its own mood, its own character. Some moments are lively with family laughter, others quiet and refined, yet all unfold with the same feeling of joy and connection.







ALL THE GOOD



IN ONE PLACE

The flow of days is shaped by water. The resort features a main hotel pool designed for calm, while nearby family pools include splash areas for play and children's activities. Heated seawater pools are available both indoors and outdoors, with additional pools located within the spa for year-round relaxation. Whirlpools provide gentle hydrotherapy and moments of rest. Beyond the pools, the beach stretches along pebbled coves, with loungers, cabanas, and attractive water activities.





SEA BREEZE FAMILY POOL





HERE, LIFE
IS NOT MEASURED IN MOMENTS,
BUT IN THE WAY THEY FEEL. SUNLIGHT
DANCES ON THE SEA, LAUGHTER IS CARRIED
ON THE BREEZE, AND THE COMFORT OF SPACES
BRING US ALL TOGETHER. IT IS A PLACE WHERE
EVERY WELCOME FEELS PERSONAL. EVERY DETAIL IS
THOUGHTFULLY DESIGNED TO BRING BALANCE,
CALM, AND CONNECTION. THE HORIZON SHIMMERS
WITH ENDLESS POSSIBILITY. TIME SLOWS, ALLOWING
LIFE'S FINEST DETAILS TO BE SAVORED. BELONGING
BECOMES NATURAL, JOY FLOWS EFFORTLESSLY,
AND EACH DAY UNFOLDS WITH THE QUIET
GRACE OF LIVING WELL, TOGETHER
AT EASE.

TEAM



Mövenpick is one of the world's fastest-growing premium hospitality brands, rooted in Swiss heritage and culinary excellence, with 134 operational hotels and over 80 more on the way.



Accor is Europe's largest hospitality group and the world's second largest in branded residences, with a global presence in 110 countries and a portfolio of over 5,680 hotels.



The project is developed by NV ADRIA CONDOS, backed by ECM Partners—an institutional investment firm with €931 million invested across 28 major projects in Central and Southeastern Europe.

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