

RIVIERA
HOMES

PALATIUM SOLLS

Luxury that breathes silence.



Riviera Homes d.o.o.

With those who are looking for more than just real estate in mind, we have created Palatium Solis.

This project is the result of our shared vision and many years of experience in creating premium spaces on European markets. We have chosen a unique location – just 15 metres from the sea, in one of the most beautiful and desirable corners of the Adriatic coast. We have invested our own funds to ensure independence, full control over the process and the highest standard of execution.

Palatium Solis is more than just an investment for us – it is an idea of living in harmony with nature, surrounded by peace, greenery and water. It is a place where quality, aesthetics and comfort meet safety, privacy and opportunities. We believe that each of the future owners will feel the same as we do – true luxury in its purest form.

We are proud to present this catalogue – an invitation to the world of Palatium Solis.

We are ready to answer all your questions and guide you through the entire purchase process – step by step.

With kind regards,
Partners of Riviera Homes d.o.o.



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The definition of peace and luxury

Some places attract you at first glance. Others – at first breath. **Palatium Solis** is both.

Located on a quiet, green promontory in the Split region, in the vicinity of the UNESCO-listed town of Trogir, this project has been designed for those who expect more from real estate than just square footage and location. Here, **every detail, every material and every view matters** – from the well-thought-out layout of the apartments, through the panoramic glazing, to the spacious terraces, private gardens and swimming pools.

The immediate vicinity of the sea – **just 15 metres from the coastline** – means that the interior space flows seamlessly into the exterior. Every apartment offers a view of the water, and the surrounding silence and Mediterranean vegetation create an atmosphere of tranquillity where you can truly breathe deeply.



PALATIUM
SOLIS



PALATIUM
SOLIS



Palatium Solis is a place
where luxury does not scream
– it envelops you.



It is architecture that does not compete with the landscape, but complements it.



It is a space that not only meets your needs, but also calms and inspires you.



Here, life flows more slowly. But its quality is higher than anywhere else.

03. Location

A location that
offers everything

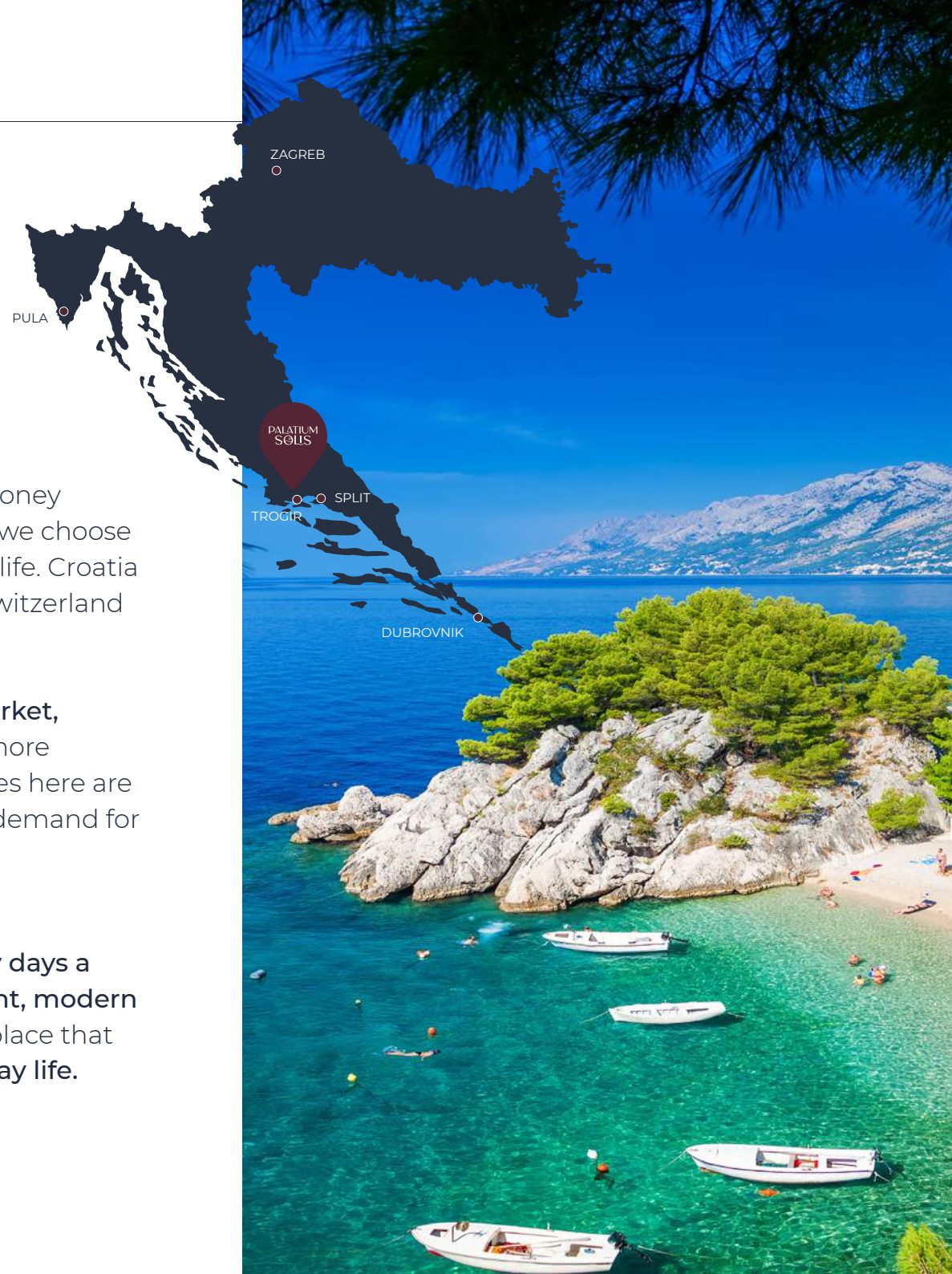


Croatia – an investment that pays double

When deciding to buy property abroad, we invest not only money – we invest trust. That is why it is so important that the place we choose combines stability, growing value, accessibility and quality of life. Croatia – appreciated for years by investors from Germany, Austria, Switzerland and all over Europe – more than meets these criteria.

It is a country with a dynamically developing real estate market, which since joining the eurozone in 2023 has become even more transparent and accessible to foreign investors. Property prices here are rising at a much faster rate than the European average, and demand for apartments in coastal locations – especially premium ones – exceeds supply.

But Croatia also offers everyday quality of life: **over 200 sunny days a year, crystal clear waters, low living costs, a safe environment, modern medical infrastructure and omnipresent tranquillity.** It is a place that not only looks good on paper, but also **tastes great in everyday life.**





15 Countries That Most Frequently Visit Croatia

(with approximate average annual number of visitors and flight time)

GERMANY

Approx. 2.5 million visitors annually

Approx. 1.5–2 hours flight

SLOVENIA

Approx. 1.5 million visitors annually

Approx. 1 hour flight

AUSTRIA

Approx. 1 million visitors annually

Approx. 1 hour flight

POLAND

Approx. 800,000 visitors annually

Approx. 1.45–2 hours flight

CZECH REPUBLIC

Approx. 700,000 visitors annually

Approx. 1.5 hours flight

ITALY

Approx. 600,000 visitors annually

Approx. 1 hour flight

HUNGARY

Approx. 500,000 visitors annually

Approx. 1.1 hours flight

BOSNIA & HERZEGOVINA

Approx. 400,000 visitors annually

Approx. 20–30 minutes flight

SLOVAKIA

Approx. 400,000 visitors annually

Approx. 1.15 hours flight

NETHERLANDS

Approx. 300,000 visitors annually

Approx. 2 hours flight

UNITED KINGDOM

Approx. 250,000 visitors annually

Approx. 2.5 hours flight

FRANCE

Approx. 200,000 visitors annually

Approx. 2 hours flight

SWEDEN

Approx. 150,000 visitors annually

Approx. 2.45 hours flight

NORWAY

Approx. 130,000 visitors annually

Approx. 3 hours flight

SWITZERLAND

Approx. 120,000 visitors annually

Approx. 1.5 hours flight

It is also one of the most important tourist markets in Europe – in 2024, Croatia was visited by over **21 million tourists**, generating almost **109 million overnight stays**. The tourism sector accounts for **25% of the country's GDP**, which makes this market exceptionally stable and attractive from the point of view of short-term rentals.

All this makes buying an apartment in Croatia – especially in such a unique place as **Palatium Solis** – **an investment that pays off not only in numbers but also in emotions**. Because time spent here is priceless – and the value of what lasts grows with each passing day.

03B. Trogir



History carved in stone

Just a few minutes by boat or car from **Palatium Solis lies Trogir** – the pearl of the Adriatic and one of the most beautiful towns in Dalmatia, listed as a **UNESCO World Heritage Site**.

Surrounded by walls, with a maze of narrow streets, Romanesque churches and Renaissance palaces, **Trogir** is not only a delightful place to visit. It is a city where you can feel the spirit of the south: cafés overlooking the harbour, art galleries, local fish markets, concerts in the squares and evenings with wine under the stars.

Living next to such a city, having access to it at any time, is a luxury in itself.

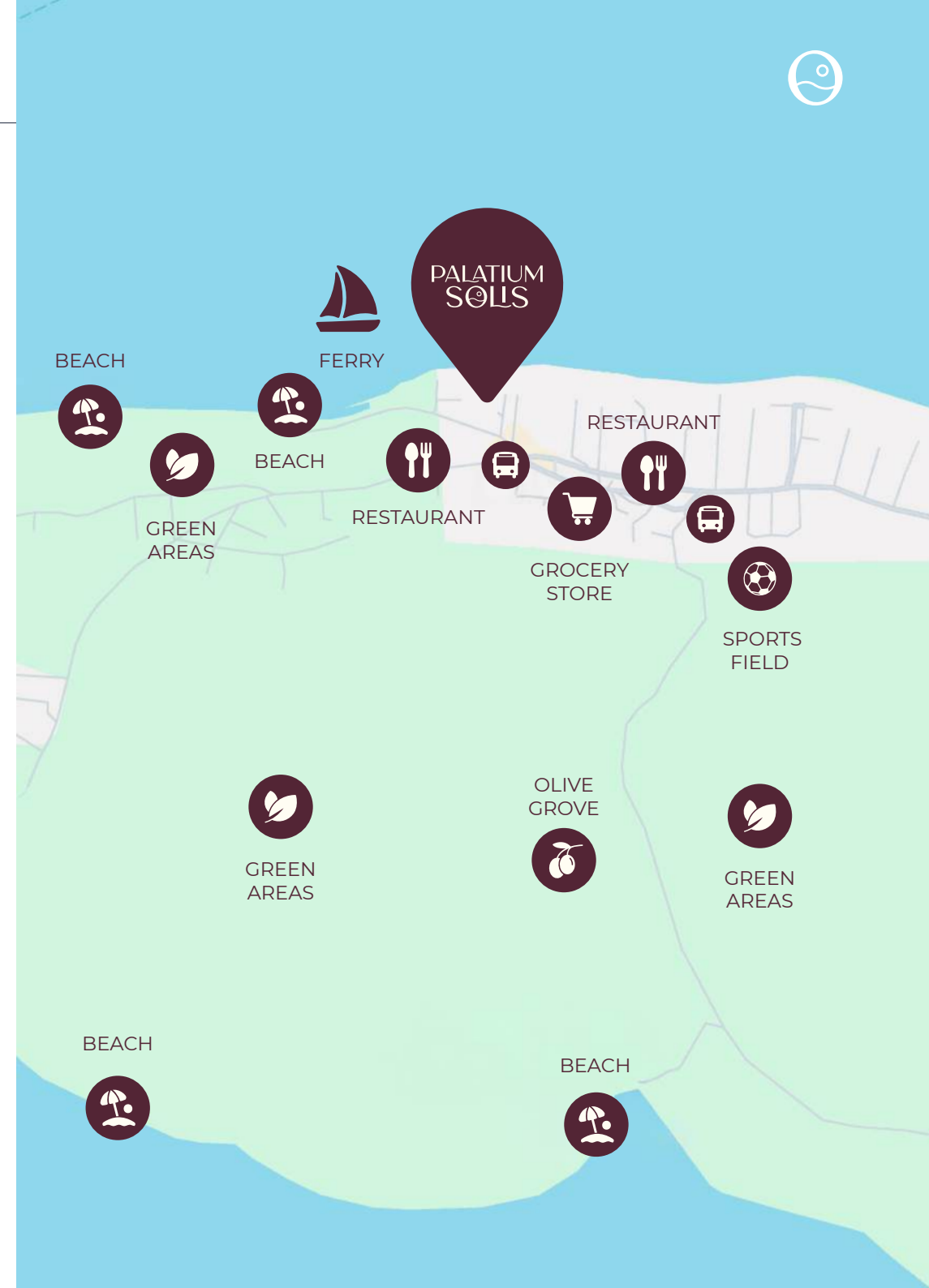


The Croatian Riviera at its best

Central Dalmatia has been attracting those seeking peace, sunshine and a genuine quality of life for years. It is here, in one of the most picturesque parts of the Croatian coast, that **Palatium Solis** is being built – a development that fully exploits the potential of this region.

The proximity of the sea, crystal clear water, surrounding nature and dozens of sunny days a year make it an ideal place to relax all year round. The region offers something unique at every time of the year: summer relaxation on the beaches, autumn walks among pine forests, winter tranquillity and spring awakening of nature.

It is a place where modern lifestyle meets cultural heritage, tradition of hospitality and purity of nature.



More than you can expect

One of the greatest advantages of **Palatium Solis** is its strategic location – close to civilisation without sacrificing peace and privacy.



SPLIT INTERNATIONAL AIRPORT

20 minutes by car



WATER TAXI

connecting a small marina located on the beach right next to Palatium Solis with the centre of Trogir



MOTORWAYS AND EXPRESSWAYS

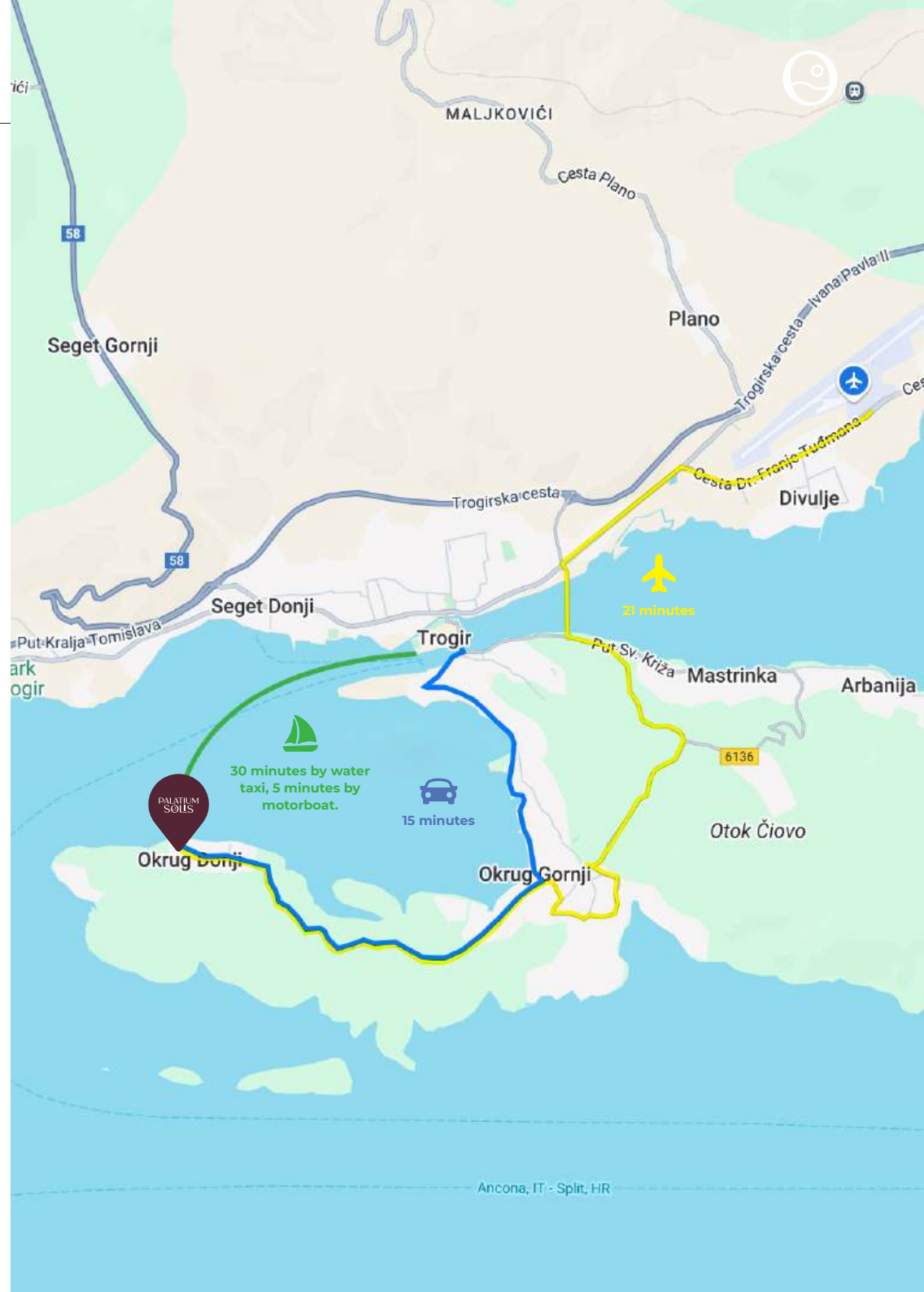
providing quick access from Zagreb, Dubrovnik, as well as from Austria, Italy and Slovenia



AIR CONNECTIONS WITH ALL OF EUROPE

direct, frequent flights to Munich, Vienna, Frankfurt, Zurich, Berlin and Warsaw, among others

This is why Palatium Solis is the perfect choice for a **second home** that can be easily visited – for weekends, seasons or longer stays. **Here, the world is close, but everyday life remains far away.**



Architecture and lifestyle

Palatium Solis was not created to dominate its surroundings. On the contrary, it was designed with harmony with nature, respect for the location and subtle elegance in mind. This is why the architecture of the development is so eye-catching – not because of its extravagance, but thanks to its proportions, balance and sense of style.

The three modern buildings are cascaded towards the sea, as if they were a natural extension of the rocks and plant terraces. Each of them is covered with **high-quality natural materials** that fit perfectly into the Mediterranean landscape: **sandstone, wooden details, glass and stone**. As a result, the design not only looks good – **it simply belongs in this space**.





PALATIUM
SOLIS

Floor-to-ceiling windows, wide terraces, private pools, gardens and sunshades make the boundary between inside and outside virtually disappear. It is a place created for living in harmony with the sun, sea and greenery.

Palatium Solis is not just a property – it is the architectural definition of the Mediterranean lifestyle.

Interiors with character

At **Palatium Solis**, each apartment is a space that **inspires you to live life on your own terms**.

From the moment you step inside, it is clear that the design has been created with the most demanding customers in mind: those who are looking for **world-class design**, but do not want to compromise on functionality and a sense of home comfort.

The apartments range in size from **88 to 144 m² of living space**, and **up to 464 m² of total usable area** (including terraces, gardens and swimming pools) – an invitation to live in a space that breathes and gives you freedom.

Each apartment opens onto three sides of the world, which, combined with panoramic glazing, not only provides **natural light throughout the day**, but also **views that never get boring**. From the living room, kitchen and bedroom, you always look out onto the water, greenery or sky.





Terraces are not just an addition – they are a **fully-fledged outdoor living area**, ideal for morning coffee, a lazy afternoon with a book or dinner at sunset. In many apartments, residents also have **private gardens and swimming pools** at their disposal, transforming the space into a **private resort**.

The apartments will be handed over to customers in **Croatian developer standard**, i.e. with floors laid, walls painted and air conditioning installed.



For those who want to move in without compromise, we offer the option of a **turnkey finish**. We work with **experienced interior designers** who specialise in luxury projects for clients from Germany, Austria, Switzerland and Scandinavia. Style, materials, layout – everything is individually tailored with attention to detail and everyday comfort.

Palatium Solis interiors are not just beautiful on visualisations. They are designed for living – free, elegant and without compromise.

Amenities – for you and your lifestyle

Palatium Solis is more than just a **complex of luxury apartments**. It is a **comprehensively designed space for living, rest and relaxation** – created for those who value privacy, comfort and quality at every level.

All common elements of the development have been planned so that everyday life and leisure are as natural and pleasant as they are aesthetic and discreet.

Privacy, comfort, functionality:



UNDERGROUND CAR PARK

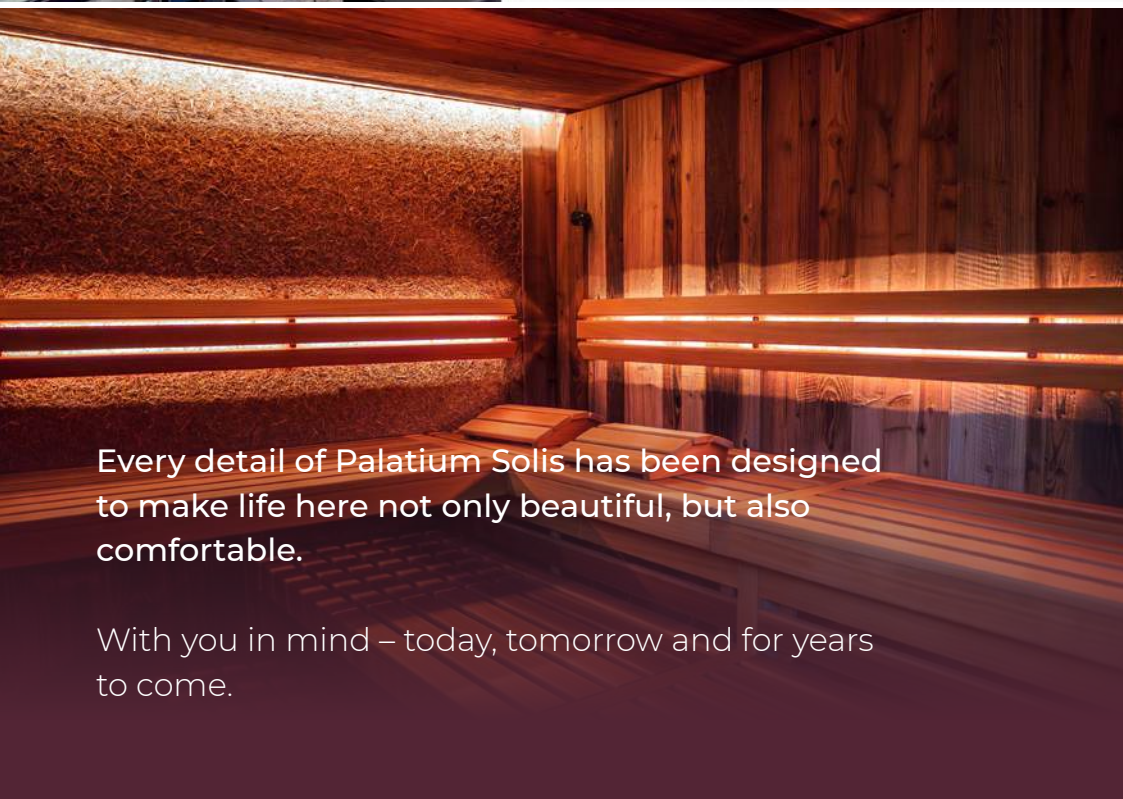
located under building E offers **14 parking spaces**, ensuring safety and convenience all year round.



ABOVE-GROUND PARKING

For apartments located closer to the coastline (buildings A–D), **8 above-ground parking spaces** have been planned, perfectly integrated into the surroundings and the architecture.





Every detail of Palatium Solis has been designed to make life here not only beautiful, but also comfortable.

With you in mind – today, tomorrow and for years to come.



COMMON ROOFTOP

at the top of building E, there is a rooftop with a panoramic view of the sea and Trogir. It is a place designed for relaxation, conversations over wine and evenings under the stars.



GYM AND SAUNAS

building E also offers a private gym, saunas and a bicycle storage room – always within easy reach, without having to leave the estate.



COMMON SWIMMING POOL

in the courtyard in front of building E, a spacious swimming pool with a recreational area has been designed, available exclusively to residents – an ideal place for morning relaxation or cooling off after a sunny day.



LIFTS

all buildings in the development are equipped with modern lifts, ensuring comfortable movement regardless of the floor.



SUN DECK

directly on the shoreline, we have arranged an elegant waterfront with a private sun deck and separate steps leading down to the sea – available exclusively to residents of the development.



SPACES BETWEEN BUILDINGS



WELL-DESIGNED COMMON AREAS



CONVENIENT ACCESS ROAD



WELL-PLANNED CIRCULATION PATHS



ABUNDANT GREENERY LEFT INTACT





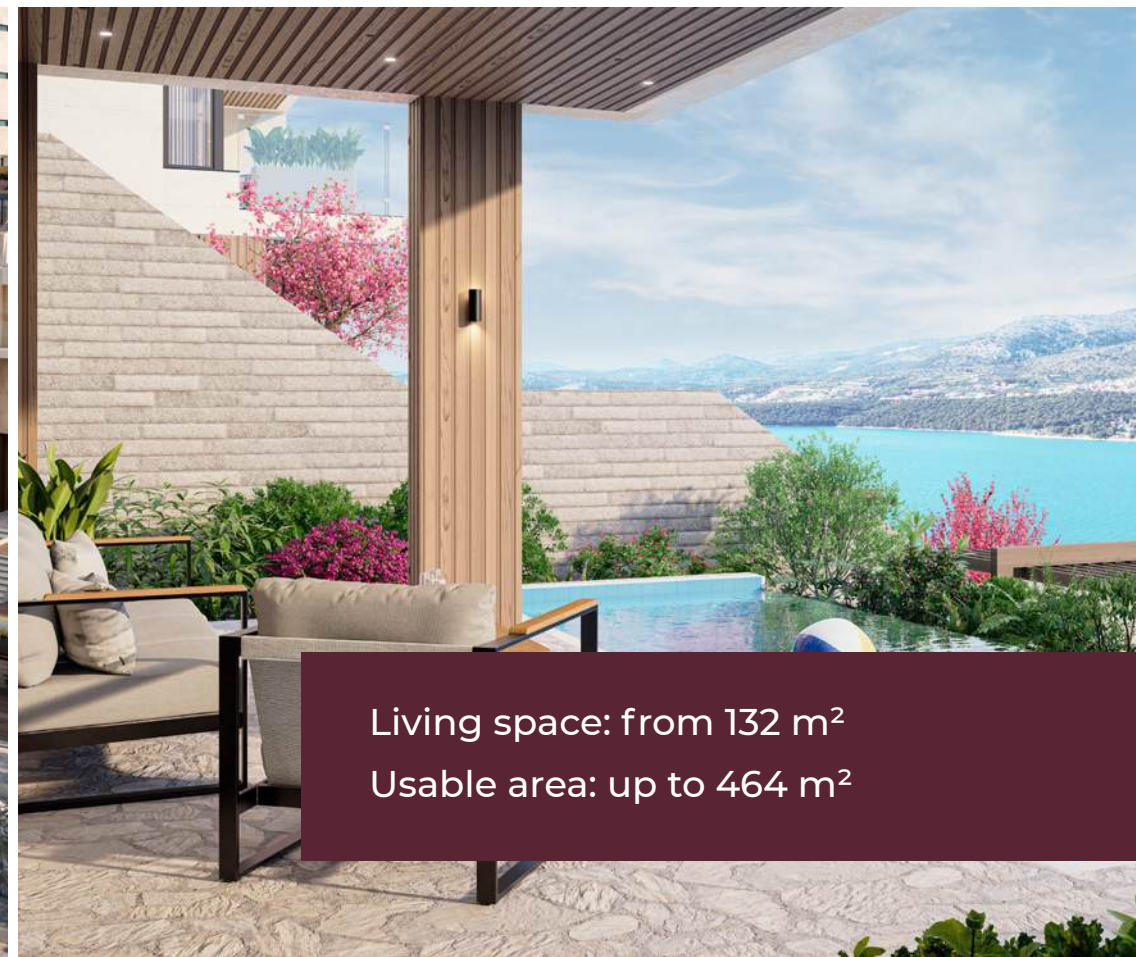
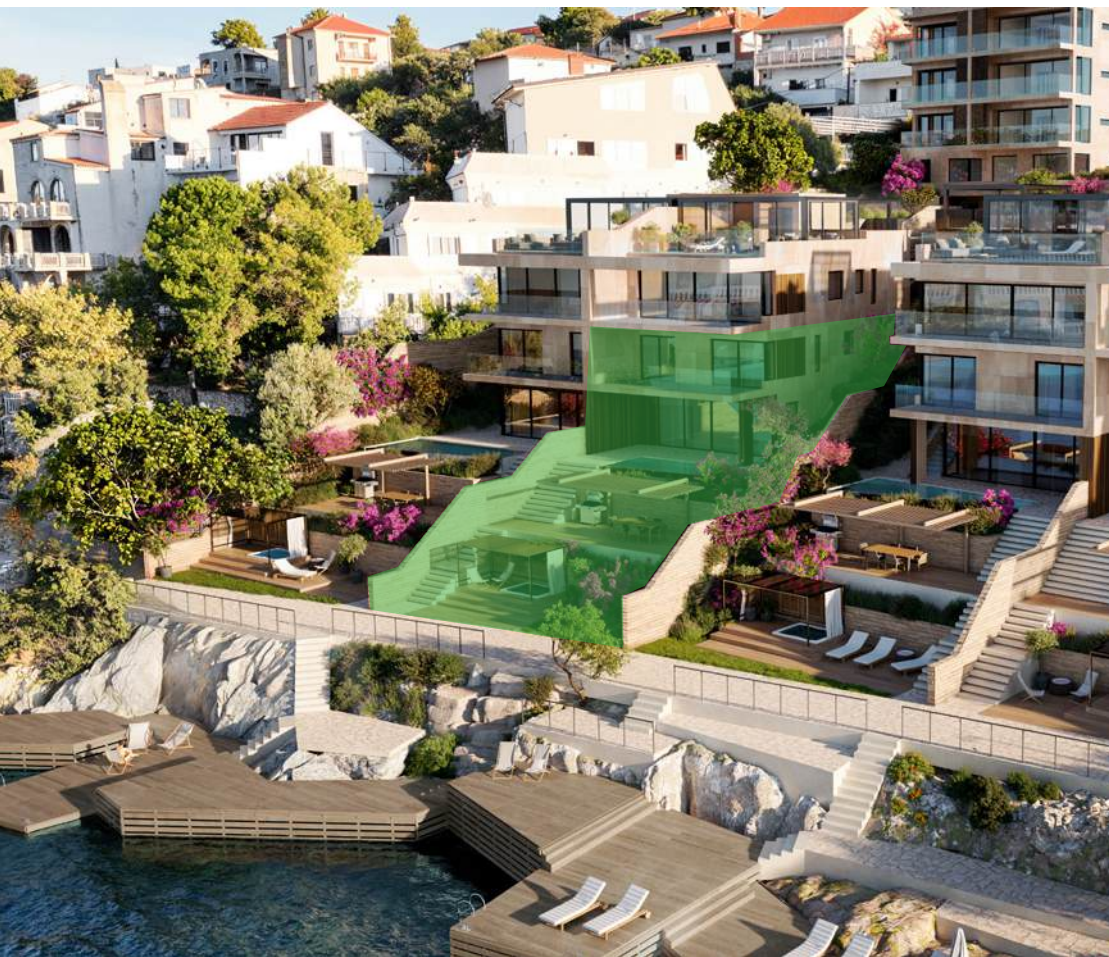
Tailor-made comfort zones

At **Palatium Solis**, you don't just choose square footage. You choose a lifestyle. Each apartment has been designed to meet different needs – but always in the spirit of the same philosophy: more space, more light, more privacy.

On the following pages, we present the four main types of apartments available in the development. Detailed information about each apartment is available in a separate document, which can be provided by our sales department.

Two-storey garden apartments – your Mediterranean retreat with the soul of a villa

This is an ideal proposition for those who value contact with nature and living 'close to the ground'. Each garden apartment has a **private terrace and garden** where you can create your own green oasis or relaxation area with a jacuzzi, barbecue or summer dining area. They are just a few steps away from direct access to the sea. These are apartments with the soul of a home – without the responsibilities.





Two-storey garden apartments – your Mediterranean retreat with the soul of a villa

APARTMENT E4 | FLOOR 0-1

FLOOR +1



GROUND FLOOR



No.	Room	Area
1.1	Staircase	8,19 m ²
1.2	Corridor	7,80 m ²
1.3	Room 2	12,83 m ²
1.4	Room 1	16,49 m ²
1.5	Bathroom	6,10 m ²
1.6	Room 3	11,78 m ²
1.7	Utility Room	4,04 m ²
1.8	Bathroom	4,59 m ²
1.9	Balcony	20,77 m ²

Ceiling height: 2,70 m

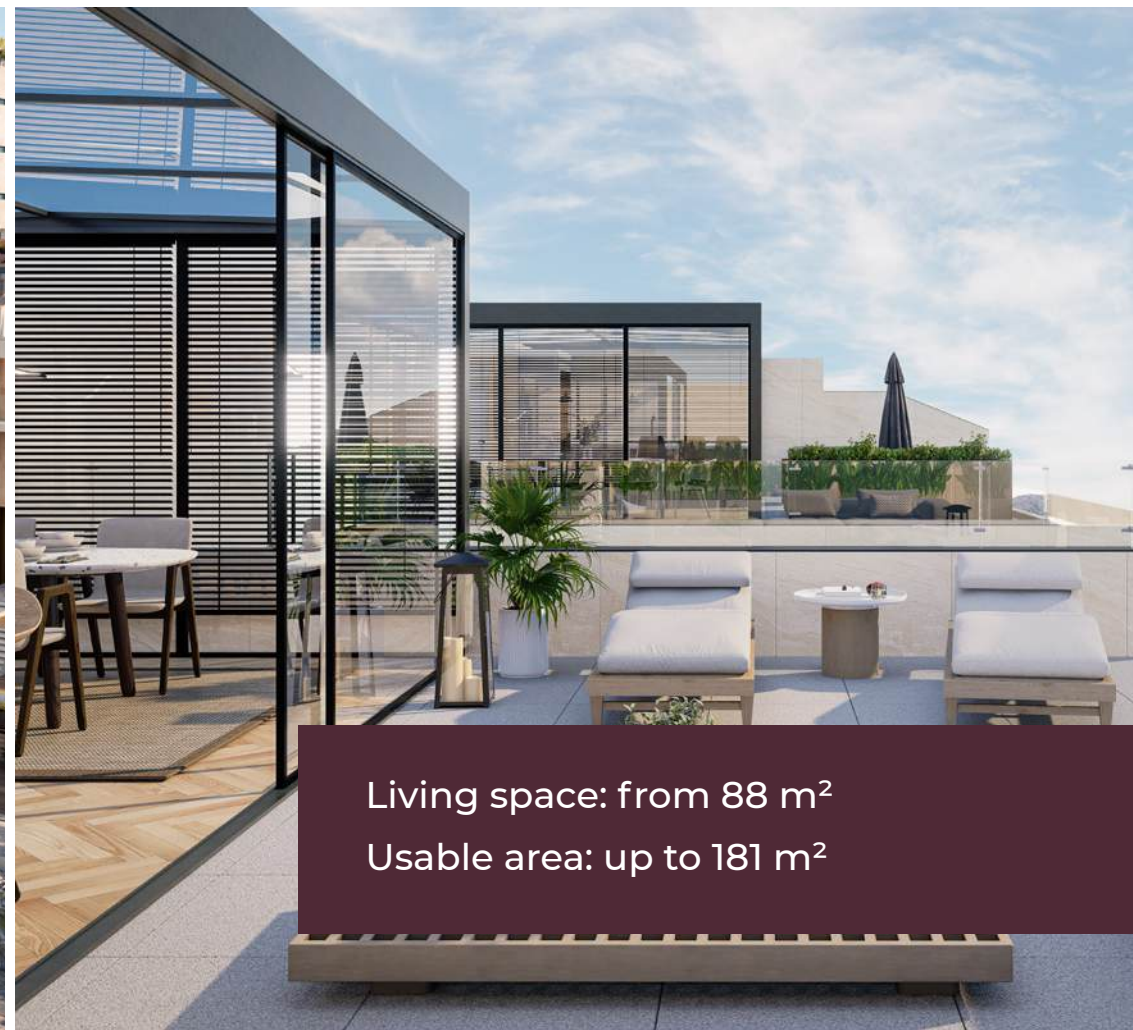
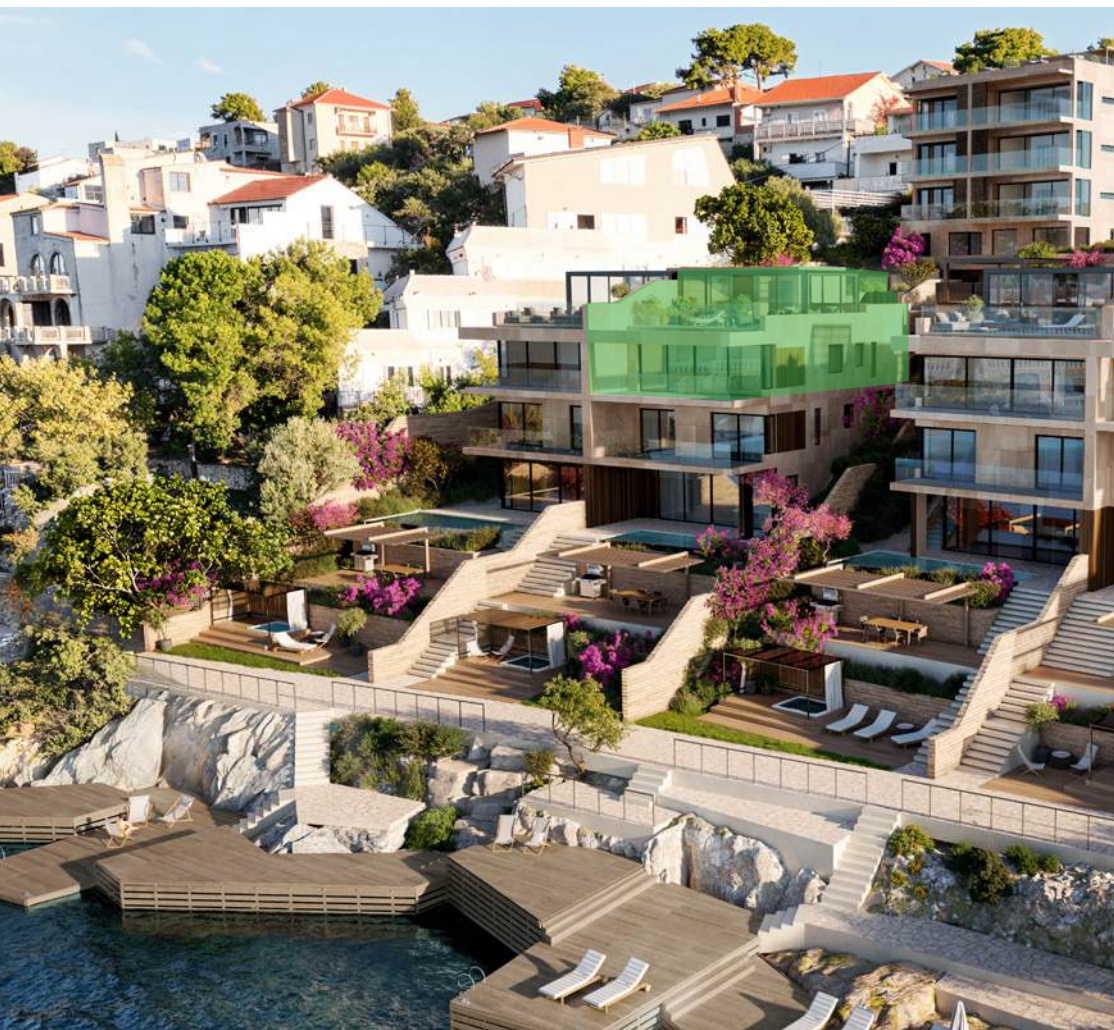
No.	Room	Area
0.1	Staircase	10,75 m ²
0.2	WC	2,17 m ²
0.3	Living Room	56,61 m ²
0.4	Terrace	26,92 m ²
0.5	Pool	22,22 m ²
0.6	Garden	237,00 m ²

Living area: 141,35 m²
Total area: 448,26 m²
Ceiling height: 3,10 m



Penthouses – A class of their own

Another gem of Palatium Solis. Each penthouse tells **a unique story of luxury and independence**. Impressive panoramic windows, **the best views of the Adriatic Sea**, private air-conditioned rooftops in the style of winter gardens and spacious terraces – these are truly unique properties. If you are looking for something absolutely exceptional, this is the place for you.





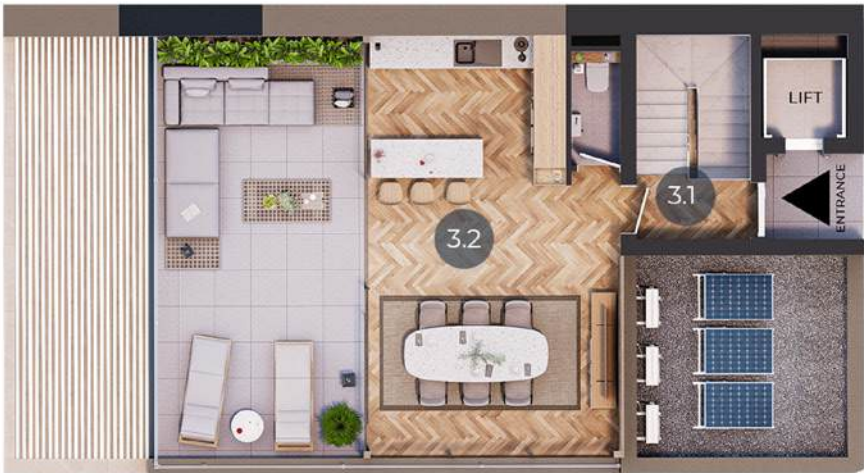
Penthouses – A class of their own

APARTMENT C2 | FLOOR 2-3

FLOOR +2



FLOOR +3



No.	Room	Area
2.1	Staircase	7,92 m ²
2.2	Corridor	5,54 m ²
2.3	Living room	33,94 m ²
2.4	Room 2	13,20 m ²
2.5	Bathroom	3,52 m ²
2.6	Room 1	14,67 m ²
2.7	Utility room	4,04 m ²
2.8	Bathroom	3,96 m ²
2.9	Balcony	21,47 m ²

No.	Room	Area
3.1	Staircase	8,06 m ²
3.2	Terrace with WC	65,22 m ²

Living area:	94,85 m ²
Total area:	181,54 m ²

Ceiling height Floor +2:	2,80 m
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Panoramic apartments (2 bedrooms) – Interiors bathed in light

Located on the middle floors, with exposure to three sides of the world, these apartments offer the best balance between space and perspective. Impressive glazing and wide terraces overlooking the coastline allow the interiors to blend naturally with the landscape. **The 2-bedroom apartment is the perfect option for those looking for more shared living space.**



Living area: from 104 m²

Usable area: up to 118 m²



Panoramic apartments (2 bedrooms) – Interiors bathed in light

APARTMENT E4 | FLOOR 2



No.	Room	Area
2.1	Hall	13,37 m ²
2.2	Room 1	20,46 m ²
2.3	Bathroom	5,97 m ²
2.4	Entrance hall	2,21 m ²
2.5	Room 2	11,50 m ²
2.6	Bathroom	6,35 m ²
2.7	Kitchen	14,53 m ²
2.8	Living room	30,60 m ²
2.9	Balcony	13,69 m ²

Ceiling height 2,70 m



Living area: 104,56 m²
Total area: 118,82 m²



Panoramic apartments (3 bedrooms) – Interiors bathed in light

Located on the middle floors, with exposure to three sides of the world, these apartments offer the best balance between space and perspective. Impressive glazing and wide terraces overlooking the coastline allow the interiors to blend naturally with the landscape. **The 3-bedroom apartment is the perfect option for those who need more bedroom space for comfortable relaxation.**



Living space: from 113 m²

Usable area: up to 130 m²



Panoramic apartments (3 bedrooms) – Interiors bathed in light

APARTMENT E3 | FLOOR 2



No.	Room	Area
2.1	Hall	12,71 m ²
2.2	Room 1	22,10 m ²
2.3	Bathroom	6,14 m ²
2.4	Entrance Hall	3,74 m ²
2.5	Room 2	12,42 m ²
2.6	Bathroom	6,77 m ²
2.7	Room 3	16,53 m ²
2.8	Living Room	32,52 m ²
2.9	Balcony	16,10 m ²

Ceiling height: 2,70 m



Living area: 112,93 m²
Total area: 129,03 m²



Riviera Homes d.o.o. – built on experience and trust

The **Palatium Solis** project is backed by a team of experts with many years of experience in European real estate markets. Riviera Homes d.o.o. was established with the aim of implementing an investment that would stand out not only for its architecture, but also for the transparency and quality of the process – from the first sketch to the handover of the keys.

We work with reputable local partners: **architectural firms, law firms, tax advisors, translators and a general contractor** with a proven track record in premium projects. All this to ensure maximum comfort and complete security for our clients' investments.



Sales offices and contact details

We will be happy to answer all your questions, show you the available apartments and provide you with purchase details – during a meeting, phone call or video conference.

We sell from two locations:

📍 Trogir (near Split), Croatia

📍 Munich, Germany

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🌐 www.palatiumsolis.com

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We are delighted to invite you to the world of **Palatium Solis**.

