



SANTA LUCIA

RESIDENCE





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# WHY SANTA LUCIA

Inspiration for the name “Santa Lucia” came from the St. Lucia patronage of the city, Velika Gorica.

Nowadays, 13<sup>th</sup> December is celebrated as the Day of the Velika Gorica, and in the week preceding the holiday, the town organizes numerous cultural events called Lucia’s Days.

St. Lucia, known for holding a palm leaf in her hand, also served as an inspiration when designing the logo. An inspiration that symbolizes victory with integrity across eons and cultures.



**SANTA LUCIA**  
RESIDENCE



# STRATEGICALLY LOCATED WITHIN ZAGREB COUNTY

ZAGREB



5  
MIN

AWAY FROM  
INTERNATIONAL AIRPORT  
ZAGREB



15  
MIN

AWAY FROM  
ZAGREB CITY  
CENTER



2  
MIN

AWAY FROM  
DIRECT ACCESS TO  
MAIN HIGHWAY

ZAGREB .....	12 KM
LJUBLJANA .....	150 KM
RIJEKA .....	172 KM
SPLIT .....	417 KM
OSIJEK .....	282 KM

VELIKA  
GORICA



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ARTIST CONCEPTUAL RENDERING.





Santa Lucia, located in one of Zagreb's leafiest suburbs, Velika Gorica, has an inspiring outlook across open parkland. It's close to the international airport, various sports content while being just 5 minutes walking distance from the city centre.

As the 6<sup>th</sup> largest city in Croatia, Velika Gorica has a self-contained community with all necessities just outside your door, including a medical centre, supermarkets, schools, daycare, restaurants, and many more.

## WHAT'S IN YOUR NEIGHBOURHOOD?



MEDICAL FACILITY



SCHOOL



CONVENIENCE STORE



SHOPPING CENTRE



# KEY FEATURES



Plot size: **12.012 m<sup>2</sup>**

Gross Floor Area (GFA) total **about 25.886 m<sup>2</sup>**

Gross Floor Area (GFA) residential: **about 21.384 m<sup>2</sup>**

Gross Floor Area (GFA) business: : **4.502 m<sup>2</sup>**

Number of apartments: **273**

All renders presented are part of the architectural concept created by **DIES studio** in coordination with Santa Lucia Residence d.o.o. and as such it is registered and protected by EUIPO (European Union Intellectual Property Office)\*





# PHASE 1

**Land plot size: 5.690 m<sup>2</sup>**

**Gross Floor Area (GFA) above ground: 12.483 m<sup>2</sup>**

**Gross Floor Area (GFA) residential: 10.312 m<sup>2</sup>**

**Gross Floor Area (GFA) business: 2.171 m<sup>2</sup>**

**Number of apartments: 132**



# PHASE 2

**Land plot size: 6.322 m<sup>2</sup>**

**Gross Floor Area (GFA) above ground: 13.403 m<sup>2</sup>**

**Gross Floor Area (GFA) residential: 11.072 m<sup>2</sup>**

**Gross Floor Area (GFA) business: 2.331 m<sup>2</sup>**

**Number of apartments: 141**





# EXTERIOR

**Luxury apartments are quietly nestled amid beautifully manicured gardens and pathways, creating a sense of private village life. Each home also offers generous private outdoor space – balcony or terrace, some offering stunning views across the Velika Gorica.**

When life is stressful, a little assistance may go a long way. Residents at Santa Lucia may make use of a variety of onsite amenities designed to provide the ideal lifestyle and improve their well-being. This colorful environment all year round, with mature trees, box hedges, and floral influences, portrays the perfect stress-free zone.







These unique residences are curated by the designer's deeply humanistic approach to design. They manifest in a unique living environment, definitive of exceptional residential elegance, envisioned for those who aspire to an elevated sense of luxury and comfort.





# INTERIOR

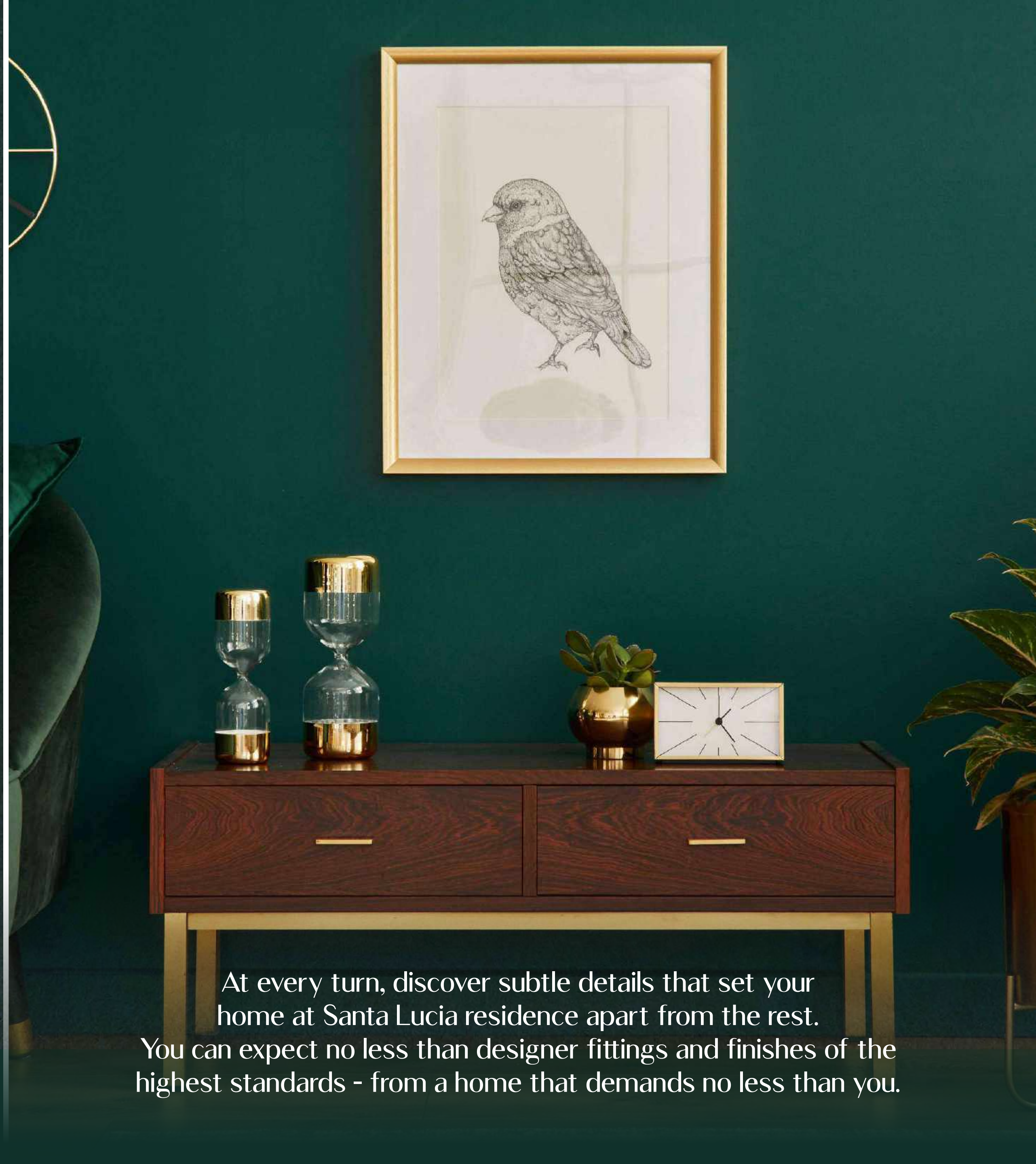
## WELCOME TO A HOME THAT MAKES AN INSTANT IMPRESSION

Carefully planned living regions and spatial-delicate formats give you the flexibility of a space that adjusts to your requirements.

Santa Lucia's interior design focuses on making spaces functional, safe, and beautiful by determining space requirements and selecting decorative items, such as colors, lighting, and materials. In the end, it all came down to creating a space that will inspire you each morning.







At every turn, discover subtle details that set your home at Santa Lucia residence apart from the rest. You can expect no less than designer fittings and finishes of the highest standards - from a home that demands no less than you.



# APARTMENTS WITH GARDEN

True to its name, a garden apartment offers green spaces that provide a feeling of being one with nature, rather than overlooking a parking lot or main road. Green, open-air, space works charms during sunny days while keeping your guests entertained.

It fits perfectly for families with kids and pets because it provides the flexibility you need on the busiest days while nurturing everyone's quality of life.



# MAIN SQUARE

Santa Lucia has plenty of recreational facilities and social spaces to indulge you and your company. These areas, designed to cater to everyone, are ideal for relaxing and enjoying the finer living.

Your housing cluster in Santa Lucia will help you integrate into the community and enjoy the recreational facilities it has to offer.





# COWORKING SPACE

## Work-Life Balance

**Santa Lucia coworking space and community are recognized for their inspiring environment in both offices and open space. Areas where you will love to stay a bit longer.**

Our thriving, collaborative coworking community is the product of thoughtfully planned spaces, facilities, and programs that encourage both work and play -welcoming enough to call home yet professional enough for your next board meeting.

**Meet, work, and interact in a new and exciting way.**



# AMENITIES ON YOUR DOORSTEP

## ENJOY THE SMALL TOWN LIFESTYLE

**Santa Lucia residence is built around a beautifully sculptured landscaped garden – solely for residents' use.**

It's a community built to catch up with friends and spend time with family, with several pavement cafés and casual eateries on the main square. The boutique stores are a pleasure - anything from traditional grocers brimming with fresh market goods to unique decor retailers can be found here.





# DESIGNED TO HIGH SUSTAINABILITY STANDARDS

**At Santa Lucia, we've incorporated a number of amenities to help you live a healthy, sustainable lifestyle while reducing your environmental impact.**

## GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

We are devoted to minimizing energy, water, and waste at our construction sites, offices, and apartments.

Almost all of our developments are constructed on brownfield property, and we make every effort to preserve and improve biodiversity and natural ecosystems. Features such as dual-flush WCs, recycling bins, and energy efficiency are included in our apartments to support sustainable living.

## A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

Apartments and workplaces in Santa Lucia aren't only for today. They are built to improve the communities in which they are placed permanently. This is accomplished via our dedication to quality design, attentive landscaping, empathetic restoration, and unwavering sustainability standards.

We want to meet the needs of not just our clients but also their neighbors and the larger community in which they live. It's a long-term strategy: we aim to create extraordinary locations for people to live, work, and relax, as well as communities that will thrive today and in the future.

## ENERGY EFFICIENCY

The apartments are meant to be extremely energy efficient, resulting in decreased energy usage and lower carbon dioxide emissions. Features installed include:

- High levels of thermal insulation and airtightness
- 100% low energy and LED lighting
- A and A+ white goods throughout
- A CHP powered communal heat network which helps reduce carbon emissions

## REDUCING WATER USE

Water saving fixtures and fittings include water efficient taps, showers and dual flush toilets along with water efficient white goods.

## MORE NATURE

At Santa Lucia, we make sure that all of our developments benefit the area's natural resources and animals.

## SUSTAINABLE TRAVEL

It's never been easier to travel sustainably; the car park features safe bike storage and plans to introduce electric car charging stations in the future. In addition, a bus station is only a short walk away, allowing quick and simple access to the city center of Zagreb in 15 minutes.



# CO<sub>2</sub> NEUTRAL RESIDENCE

Climate-positive activities offset the emissions, resulting in a net carbon footprint of zero over time.

The globe is in the midst of a climate emergency that puts people and the ecosystem in jeopardy. We are committed to doing our part by reducing our operations' carbon footprint. As a result, our objective of having a ZERO carbon footprint is based on science-based carbon-reduction targets that are linked with the Paris Agreement's more ambitious goal of limiting global warming to **1.5 °C**.

For us, a carbon neutral building is one in which greenhouse gas emissions are kept to a minimum at all phases of construction, including manufacture.





# CONTACT

**Lovro Šprem**

PROJECT MANAGER

+385 98 187 72 81

lovro.sprem@spillerfarmer.hr

**SPILLER FARMER**  
REAL ESTATE CONSULTANTS

SANTA LUCIA RESIDENCE



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