

PetrTm

RESORT & RESIDENCES





Inspiration for Petram was found in three colours – the green of Istria, the blue of the Adriatic Sea and the white of the snow-capped peaks of the Italian Dolomites.

-ARCHITECTURAL STUDIO LAD



Where Istria becomes your personal luxury



Petram Resort & Residences

Welcome to Petram Resort & Residences, a place where the beauty of Istria and the quiet presence of luxury blend into an experience of genuine relaxation. This is a way of contemporary living in Istria, created for those who expect more from their stay and wish to enjoy every moment. The name Petram comes from the Latin word for stone and foundation. We chose it because it best reflects the values on which this project is built – stability, elegance and longevity. In addition, the logo features the Greek letter A, symbolizing strength and steadfastness.

The resort's visual identity is inspired by the colors of Istria. Green reflects the region's olive groves and vineyards, blue carries the energy of the Adriatic Sea, and white evokes the snow-covered peaks of the Dolomites, visible from the resort on clear days. Together, these three colors form the aesthetic signature of a place that radiates natural harmony and refined luxury. That is why an olive tree stands at the heart of the resort, symbolizing resilience and value that grows over time.

Located on the western slopes of Savudrija, Petram Resort & Residences balances privacy with immediate access to world-class amenities. This rare position fosters openness towards Europe and the world, while preserving the privacy and exclusivity of a space defined by freedom of movement. The proximity of Slovenia and Italy makes the resort easily accessible.

Petram offers everything that makes a luxury vacation or a second home truly desirable. From breathtaking views of the Piran Bay and the largest rooftop infinity pool in Europe stretching an impressive 105 meters, to superior wellness, sports facilities and gastronomy. Every detail has been designed as an investment in a better quality of life. Here, you are not simply purchasing property. You are investing in time, serenity and an experience that endures.

Location

How to Reach Us?



Petram Resort & Residences is situated in an exceptional location, at the crossroads of Croatia, Slovenia, and Italy, on the westernmost part of the Croatian coastline. This rare position creates a sense of openness towards Europe and the wider world, while preserving privacy and exclusivity, where luxury is defined by freedom of movement, accessibility, and seamless connectivity. The proximity of the Slovenian and Italian borders, regional cities, and Portorož Airport places this location naturally within the broader European landscape.



PETRAM,
WHERE LUXURY
IS GROUNDED
IN THE
STRENGTH
OF NATURE



Istria at its most authentic



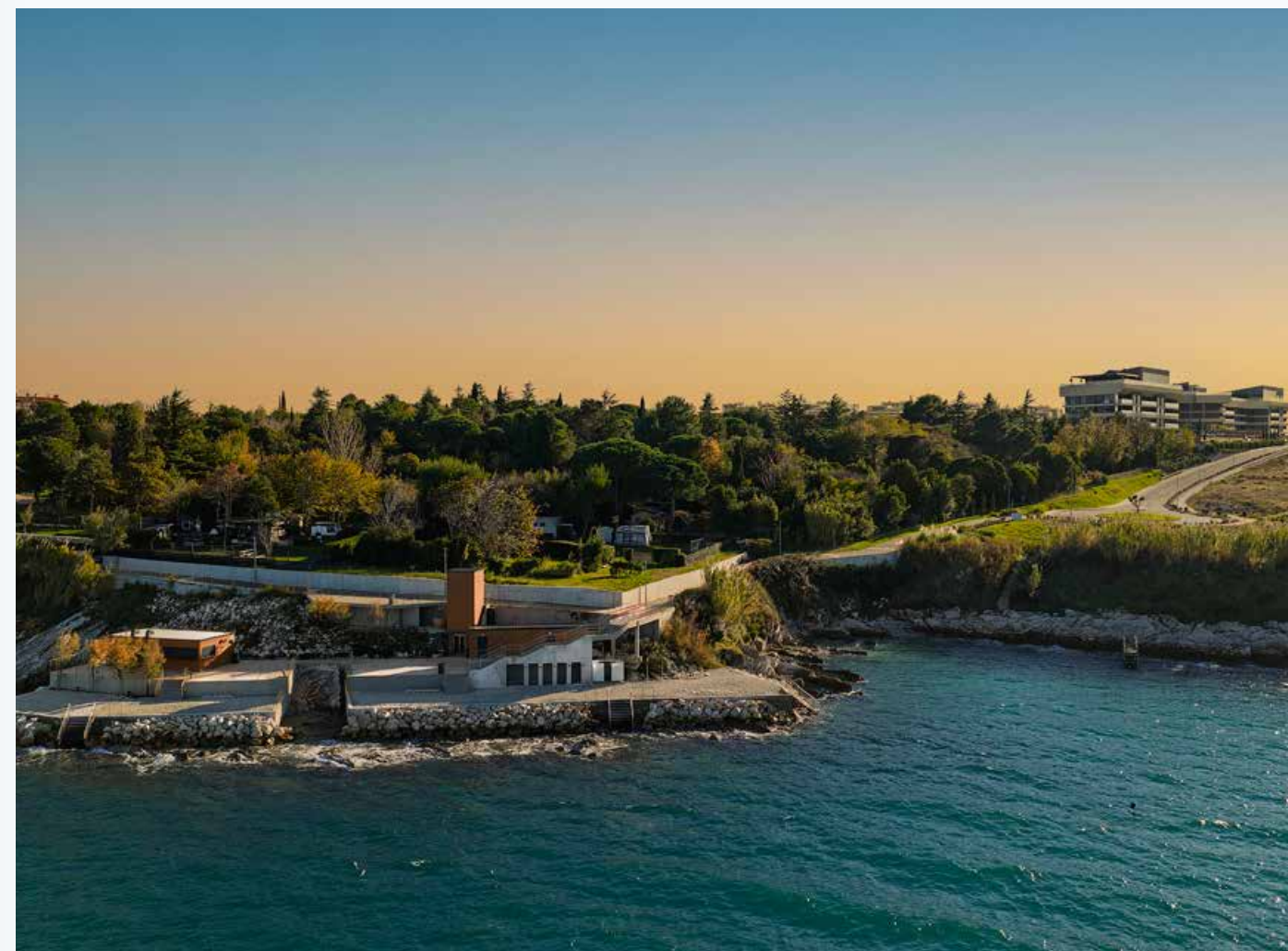
Istria is one of the most desirable regions in Europe. It is a place where nature, tradition and exceptional gastronomy are inseparably connected. Often referred to as the Croatian Tuscany, Istria maintains a strong identity shaped by olive groves and vineyards, the scents of the earth and a way of life that celebrates hedonism and authenticity. Boškari, fuži, truffles and superb wines are not just flavours but symbols of Istrian cuisine. Istria is also history written in stone and a culture that lives year-round.

The millennia-old heritage of Istria is reflected in the monumental Pula Arena, the Euphrasian Basilica in Poreč, and the Brijuni Islands, both UNESCO World Heritage sites. Rovinj, with its stone streets and artistic energy, confirms why this region is a constant source of inspiration. Throughout the year, wine and culinary festivals, truffle and fine-wine events, and film festivals such as those in Motovun and Pula keep the cultural scene vibrant and alive. Savudrija and its surroundings offer an ideal balance of tranquility and a pleasant everyday rhythm. Mornings can begin with a coffee by the sea, continue with a day trip into the lush inland, and end with dinner at a Michelin-recommended restaurant. Here, you are simply not staying in a location. Here, you are living in a region that inspires you every day.





The balance of sports and the Mediterranean



The northwestern coast of Istria, home to Petram Resort & Residences, brings together everything that makes this region truly unique. Local producers, hidden coves, and the serene Mediterranean rhythm create an environment where each day begins authentically – in harmony with nature. Staying at Petram Resort & Residences means living at a point where different cultures, lifestyles, and destinations meet, with the privilege of quick access to Slovenian and Italian cities, as well as the peacefulness of the Croatian coast.

Set in the heart of Istria's breathtaking landscape, Petram Resort & Residences is your exclusive oasis, offering ultimate privacy by the sea. Embrace a lifestyle guided by nature, where every activity flows organically from the surrounding environment. Your residence is more than a home. It's a private sanctuary, while the resort's grounds become an endless canvas for adventure and relaxation. Istria masterfully combines the serenity of the Mediterranean with exciting sporting opportunities.

Here, landscape, tranquility, and the refined art of outdoor living come together, transforming golf into both a sport and a meditative ritual. Just moments from the resort, the PGA Adriatic Golf Course offers an elevated golfing experience. Whether you are a seasoned golfer or discovering the game for the first time, you will enjoy an 18-hole championship course—one of the region's best. With five starting tees, every hole delivers a fresh challenge and unveils breathtaking vistas of Istria's vibrant landscape.



Quiet luxury at Petram Resort & Residences

Petram Resort & Residences is situated on an elevated position overlooking Piran Bay, in a setting that naturally blends tranquility, openness and a profound sense of privacy. Inspired by the surrounding landscape, local gastronomy and the proximity of the sea, we have created a place where life flows simply, effortlessly and in perfect harmony.

The resort offers amenities that go far beyond the typical holiday experience, creating a new level of comfort and luxury. The wellness and spa area, located on the very rooftop of the resort, offers panoramic views of olive groves, the sea, and the Istrian landscape, creating an atmosphere where both body and mind can truly regenerate. Petram Wellness & Spa combines state-of-the-art technology, thoughtful design and specially crafted treatments inspired by the power and energy of the natural environment.

Guests can enjoy an indoor pool, five saunas — three dry and two steam — treatment rooms, a hair salon and a fully equipped modern gym. Through a holistic approach, our highly

qualified experts integrate advanced equipment, professional cosmetics and individualised therapies that encompass everything from quantum medicine to nutrition and tailored exercise programs. The Petram Fitness Program offers a comprehensive approach to health and well-being, suitable for all ages and fitness levels. Personalised training sessions, designed according to guests' individual goals and needs, ensure an active and fulfilling stay in a remarkable setting.

A highlight of the resort is Europe's largest rooftop infinity pool, an impressive 105 meters long, offering the sensation of swimming between the sea and the sky — a defining experience of every stay.

Sports courts, restaurants, lounge areas and carefully curated services ensure that every moment at Petram Resort & Residences feels like a natural extension of home — whether for a short escape, an extended stay or life in a second residence.

A PLACE
WHERE PEACE
ENDURES
AND VALUE
GROWS

Elegance in living Stability in the investment

At Petram Resort & Residences, investment gains a new meaning. Here, architecture, nature, and long-term value meet, creating a space where every detail is focused on quality of life and investment security.

The resort gathers 252 carefully designed units:

- 179 apartments in the aparthotel
- 55 exclusive villas
- 18 residences in the immediate vicinity of the resort

Petram Resort & Residences offers more than space. It offers a way of life that is thoughtful, comfortable, and long-term fulfilling.



PETRAM RESORT & RESIDENCES

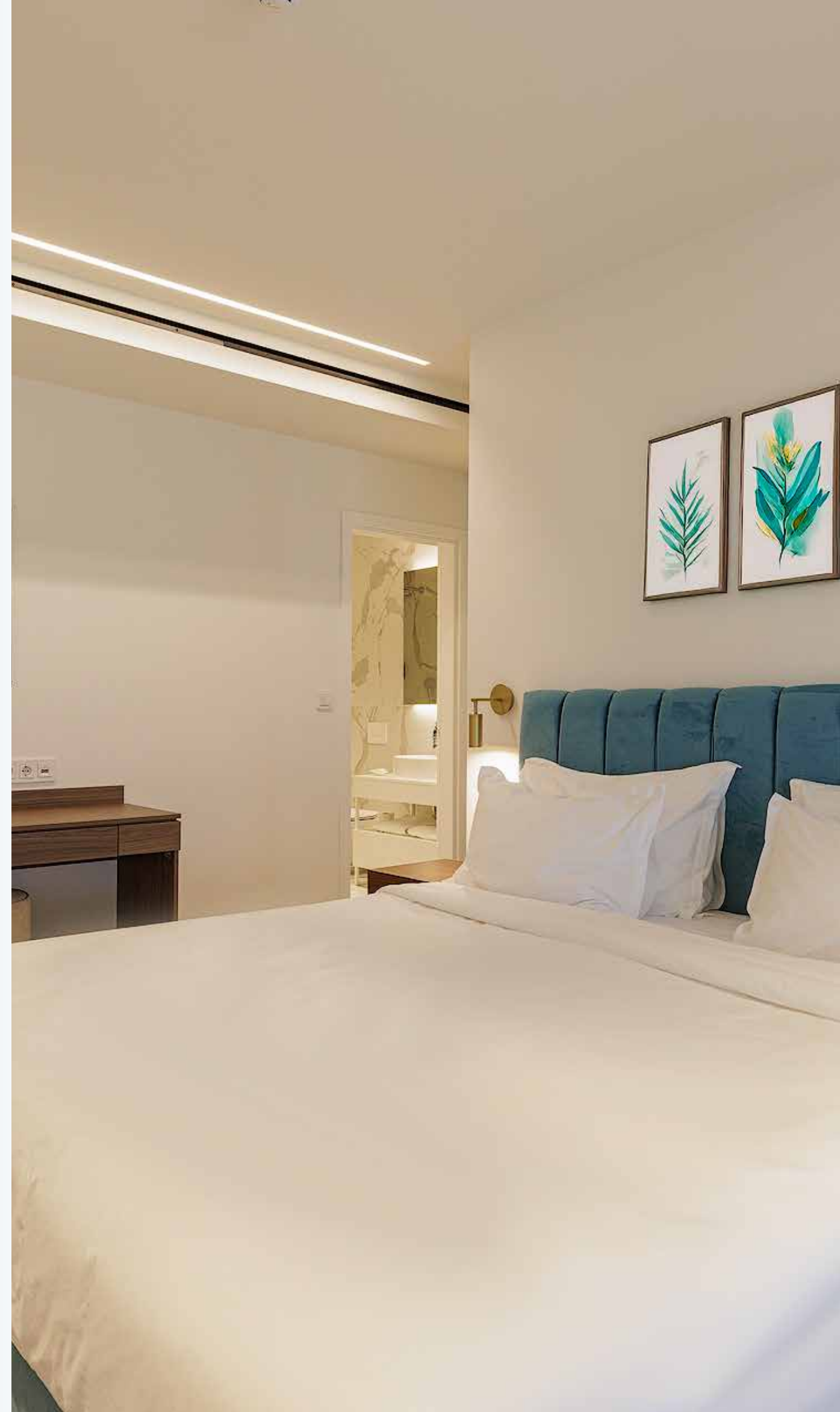




Luxury apartments

Sometimes, it's enough to simply open the door to your apartment and know that everything is just as it should be. At Petram Resort & Residences, every space is designed to make your arrival, stay, and return effortless. Whether you're looking for an intimate studio for two or a spacious three-bedroom apartment for family and friends, every detail serves a purpose—to offer you comfort, privacy, and a sense of peace. Layouts range from 32 to 122 square meters, thoughtfully arranged to

let the space breathe. A terrace is always there for your morning coffee or an evening moment of calm, while the seamless connection to pools, wellness areas, restaurants, and resort amenities makes everyday life feel easy and relaxed. Here, you're not just choosing an apartment—you're choosing how you want to live. And whenever you return, everything is already waiting—ready, tidy, and familiar. Just the way it should be.



Exclusive villas

Our villas are designed to offer a space where everyday living becomes simple, comfortable and perfectly aligned with your personal rhythm. Each of the 55 villas features a thoughtful layout, generous space for family and guests, a private terrace, and—within selected units—a rooftop infinity pool, in as many as 12 villas, for moments you may wish to keep entirely your own. Depending on the villa, guest capacity ranges from 4 to 8 people.

Ranging from 260 to 460 square meters, the villas are crafted to naturally follow your lifestyle. Whether you are coming for a weekend, staying longer, or simply want the certainty of having a place to return to, these homes adapt to your needs.

An openness towards the outdoors, abundant natural light, materials that evoke a sense of home, and seamless connection to the resort's amenities all contribute to a complete living experience.

If you are looking for a place that can hold silence, laughter, gatherings with friends, retreats from the world, and days without a schedule, you have found it. Here, every day can unfold exactly the way you choose.

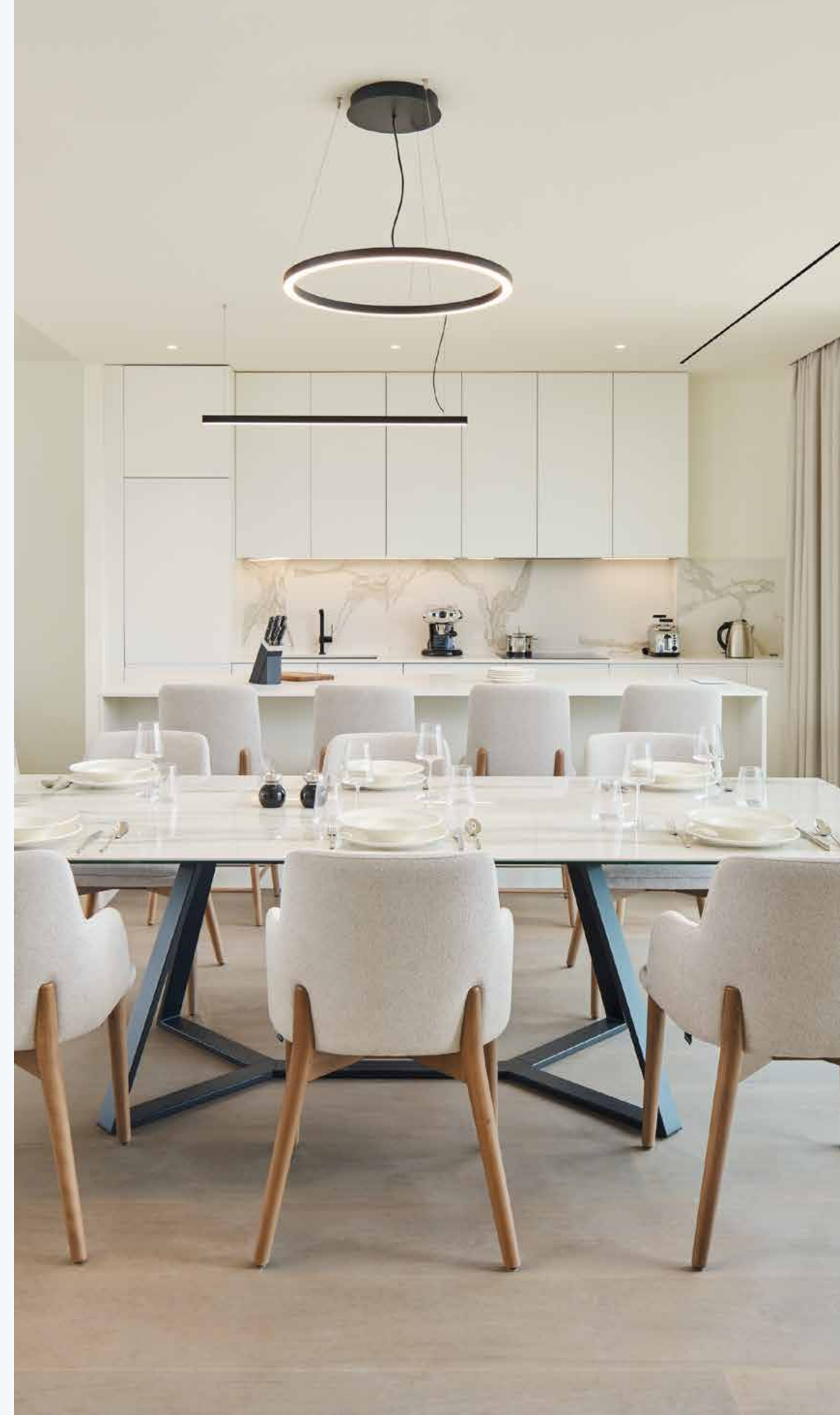
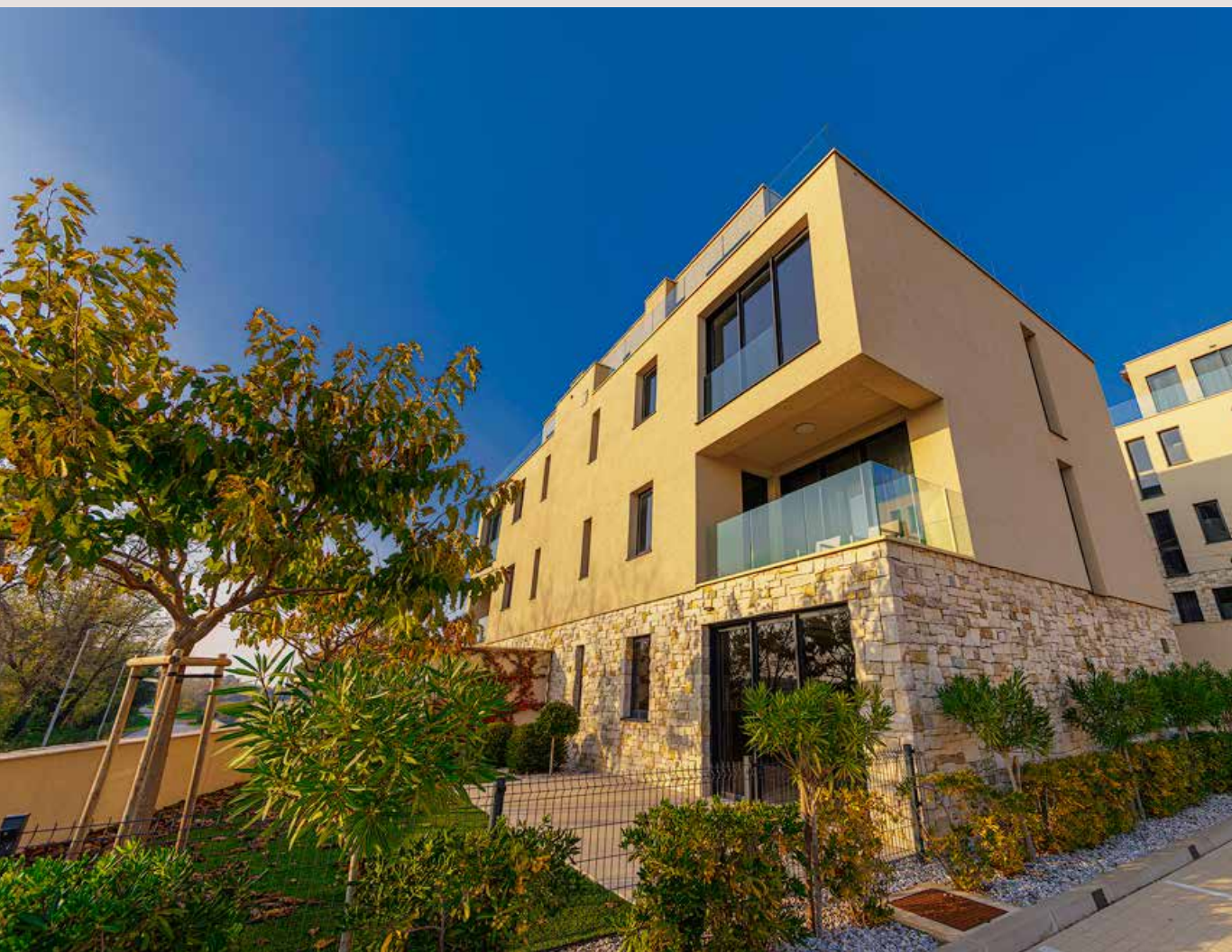
Petram Resort & Residences has four types of villas within the resort:

- Two Bedroom villa (260 m²), garden (300 m²)
- Two Bedroom villa with a Studio (280 m²), garden (350 m²)
- Three Bedroom Villa (330 m²), garden (350 m²)
- Four Bedroom Villa with a Pool (460 m²), garden (500 m²)



Stylish flats

Our residences are located within three smaller residential buildings, offering a sense of a quieter corner right outside of the resort. With only 18 units available, this option is ideal for those seeking a balance between privacy and access to everything Petram Resort & Residences has to offer. With two or three bedrooms, functional layouts, terraces, and abundant natural light, these residences are perfectly suited for everyday living—or as a home that's ready whenever you choose to return. Included parking and full access to all resort amenities—from wellness and pools to sports and family facilities—further enrich the living experience. Thoughtfully designed, easy to maintain, and seamlessly aligned with a lifestyle that values peace, stability, and simplicity, these residences offer a grounded and lasting sense of home.





Services that support seamless ownership

- 24/7 Reception and Dedicated Concierge Service
- Bellboy & Luggage Assistance
- Complimentary Parking and Valet Service
- Babysitting Services
- Bicycle Rental Within the Resort
- E-Buggy Shuttle Service Throughout the Resort
- Airport Transfer Service (available upon request)
- Professional Housekeeping and Cleaning Services
- Automatic License Plate Recognition at the Resort Entrance
- Fully Accessible, Wheelchair-Friendly Environment
- 24/7 Security and Video Surveillance
- Private Gated Community
- Electric Vehicle Charging Stations



Facilities: Experience the best of life



The amenities at Petram Resort & Residences are designed to naturally complement a lifestyle that embraces balance and wellbeing. The idea is simple. Your stay should feel comfortable, effortless, and relaxed, whether you arrive on your own, with a partner, or with your family.

At the heart of the resort lies the wellness area, a peaceful retreat created for rest and regeneration.

Gastronomy is an essential part of everyday life at Petram Resort & Residences. The restaurants offer a diverse culinary experience inspired by local ingredients, while the sea views lend a refined and serene atmosphere to every meal.

For those who enjoy spending time outdoors, the resort offers sports courts, fitness areas, and well-maintained cycling paths. Families with

children benefit from dedicated playrooms and family spaces thoughtfully designed for younger guests.

Everything at Petram Resort & Residences is created to adapt to your rhythm. Some days begin in the wellness area, others on the tennis court or out on a walk, and those who prefer quieter moments will find that sometimes it is enough to sit by the sea and let the day unfold naturally. This flexibility is what makes each stay personal and pleasant. It is a place where amenities do not impose themselves, but rather extend a way of life that becomes easier and more beautiful here.





Ownership that balances security and pleasure



Purchasing a property at Petram Resort & Residences is more than choosing a place for holidays. It is a decision that brings long-term value, whether you stay here often or only occasionally. Each unit is part of a system that ensures carefree ownership, professional management, and the potential to generate returns through the rental program when you are not present.

The model is simple: we take care of everything, and you decide when and how you want to use your property. Your apartment, residence, or villa is always ready for you maintained, immaculate, and fully connected to all resort amenities. At the same time, your property can work for you, generating additional income and providing the stability that comes from investing in real, tangible value.

In Istria, a region increasingly sought after by those who value peace, accessibility, and quality of life, Petram Resort & Residences stands out as a project that offers a balance between enjoying the present and ensuring security for the future.



MK Group the visionary force behind Petram Resort & Residences



MK GROUP
One vision. Smart decisions.

PETRAM RESORT & RESIDENCES

Petram Resort & Residences is part of the MK Group portfolio, one of the region's most respected business groups, renowned for developing projects that go beyond the conventional standards of tourism and real estate. Guided by a clear vision and long-term thinking, MK Group consistently creates developments that unite outstanding architecture, a contemporary lifestyle and lasting value.

Today, MK Group manages a diverse portfolio that includes eleven hotels developed through majority and minority ownership stakes across carefully selected destinations in Serbia, Slovenia, Croatia and Montenegro, as well as Portorož Airport and prestigious golf courses in Savudrija. Each project is approached with deep respect for its setting, the identity of the destination and the local community, resulting in sustainable concepts that set new benchmarks for living and tourism.

MK Group does not merely develop hotels and residences — it creates destinations. Places designed to deliver an exceptional level of comfort, investment security and long-term

value. The Group believes that true luxury lies in peace of mind, stability and confidence in the future, a philosophy that forms the foundation of every project it brings to life.

MK Group entered this project driven by a strong belief in Savudrija's potential and a vision of a new, cosmopolitan Istria — a destination that honors its natural and cultural heritage while meeting the expectations of a modern, international way of life.

Petram Resort & Residences brings together experience gained at the region's most prestigious locations, shaping an environment where elegance, comfort and a sense of permanence come together effortlessly. Here, every detail has a purpose, and every square meter represents a thoughtful investment in a higher quality of life.

Petram Resort & Residences is not just a destination. It is an address for a perfect getaway — and a secure, long-term investment.



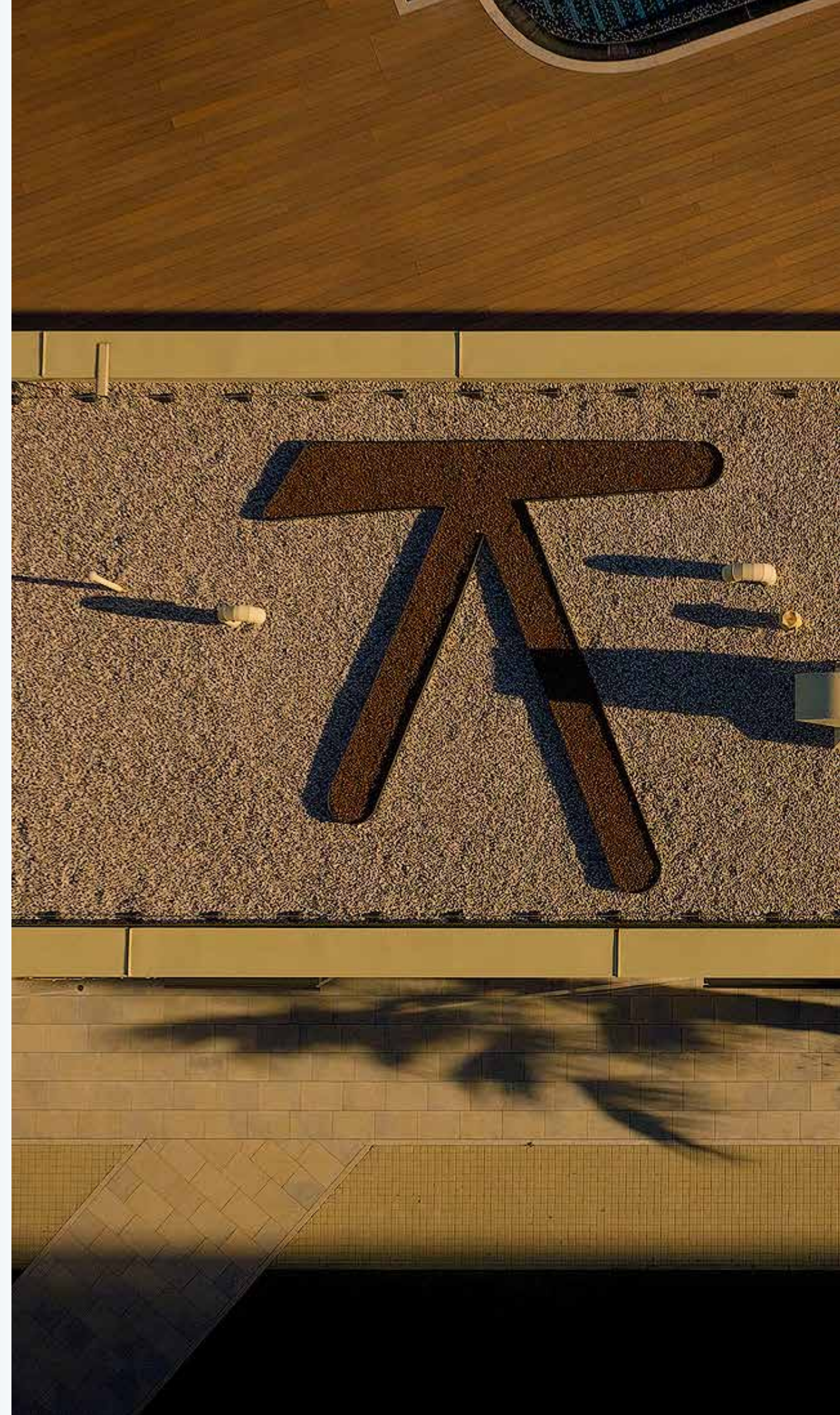
MK Group and Aleksandar Group

A synergy of expertise shaping a new Savudrija



Petram Resort & Residences is the result of a powerful connection between two areas of expertise: Aleksandar Group's extensive construction know-how and MK Group's over 15 years of experience in developing and managing luxury hospitality.

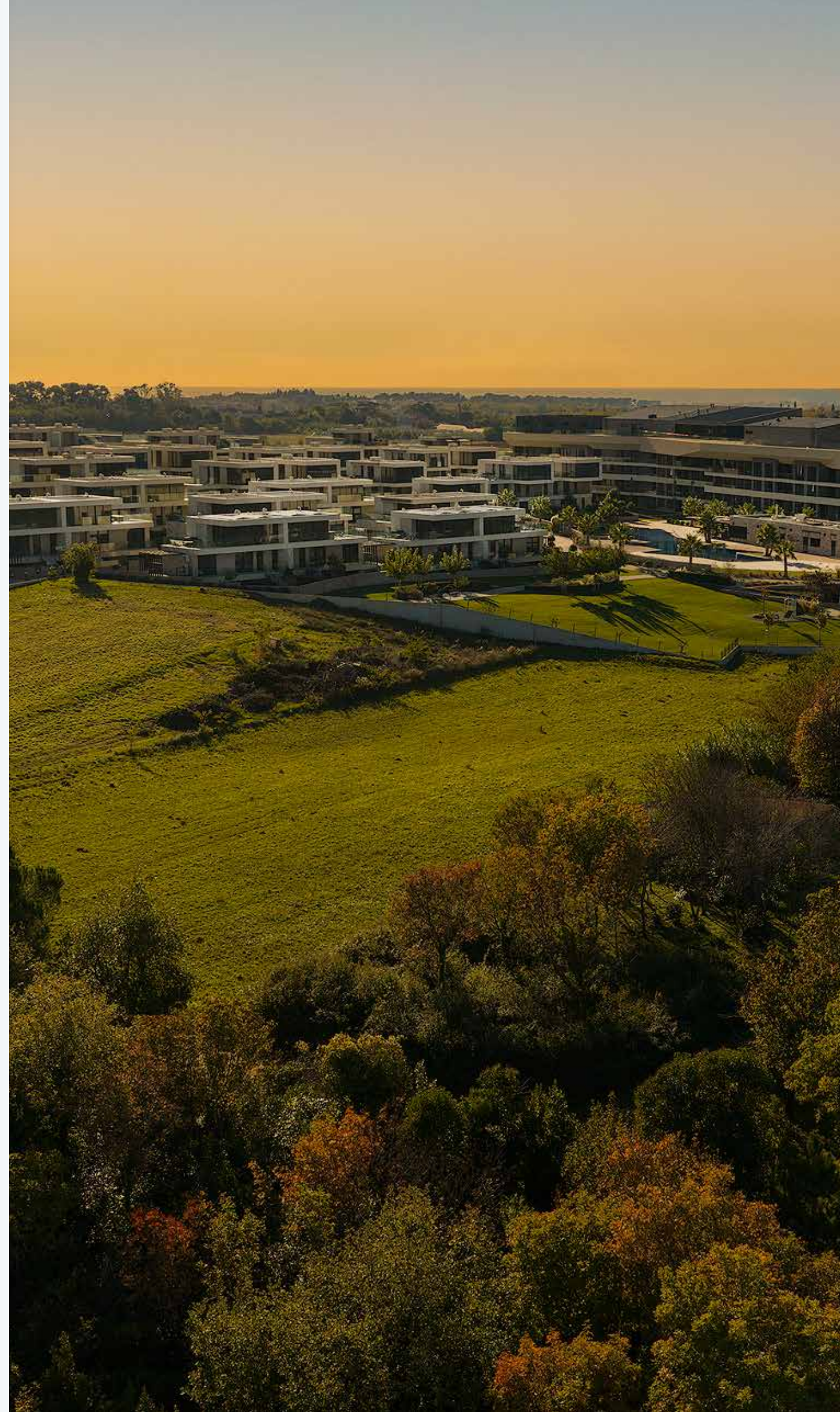
Aleksandar Group is a highly regarded company with a strong track record in real estate development and construction. With more than 2 million square meters built, their contribution to the project is reflected in superior execution, technical precision and uncompromising quality at every stage of construction.





Welcome to Petram Resort & Residences!

Become part of a place where the Istrian landscape,
contemporary comfort, and everyday peace come together.



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