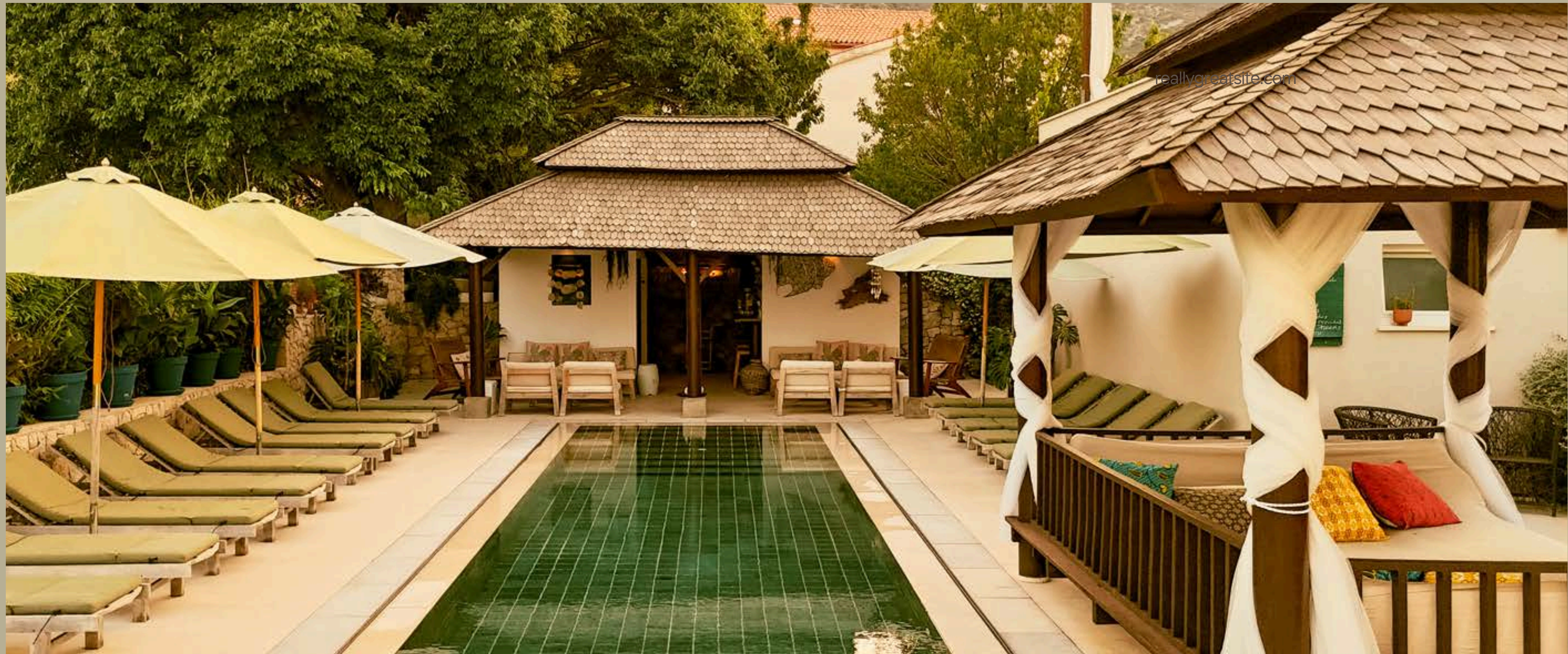


Galboka Residence

A Private Residence on One of Croatia's Most Beautiful Islands

galbokaresidence.com





Located on the idyllic island of Lošinj in Croatia, Galboka Residence offers a rare opportunity to own a private one- or two-bedroom residence in one of the Adriatic's most charming and sought-after destinations.

Surrounded by Mediterranean nature and just moments from the crystal-clear sea, the residence combines relaxed island living with the comfort of a boutique resort.

The project consists of fifteen exclusive turnkey residences, thoughtfully designed with high-quality materials, spacious terraces and fully equipped kitchens.

Residents and guests can enjoy resort-style amenities including a swimming pool, jacuzzi, landscaped gardens and elegant outdoor spaces designed for relaxation and privacy.

With Lošinj's growing reputation as a premium Mediterranean destination and the limited availability of boutique developments, Galboka Residence offers a unique combination of lifestyle, ownership, and investment potential. Become part of this exclusive, small-scale condominium.

About Galboka

Galboka Residence

Croatia has become one of the Mediterranean's most desirable destinations, known for its pristine Adriatic coastline, more than a thousand islands and a rich cultural heritage. Its unique combination of natural beauty, historic towns and a relaxed Mediterranean lifestyle attracts visitors from around the world seeking authentic experiences away from mass tourism.

As a member of the European Union and part of the Schengen Area, Croatia offers a stable and investor-friendly environment with transparent property regulations and a well-developed tourism infrastructure.

Demand for high-quality boutique accommodation continues to grow, while the supply of premium coastal and island properties remains limited. With excellent international accessibility through airports such as Zagreb, Pula, Rijeka, and Zadar, Croatia offers an exceptional combination of lifestyle and long-term property value.

Croatia – Full of Life

Galboka Residence



Lošinj Island & The town of Nerezine

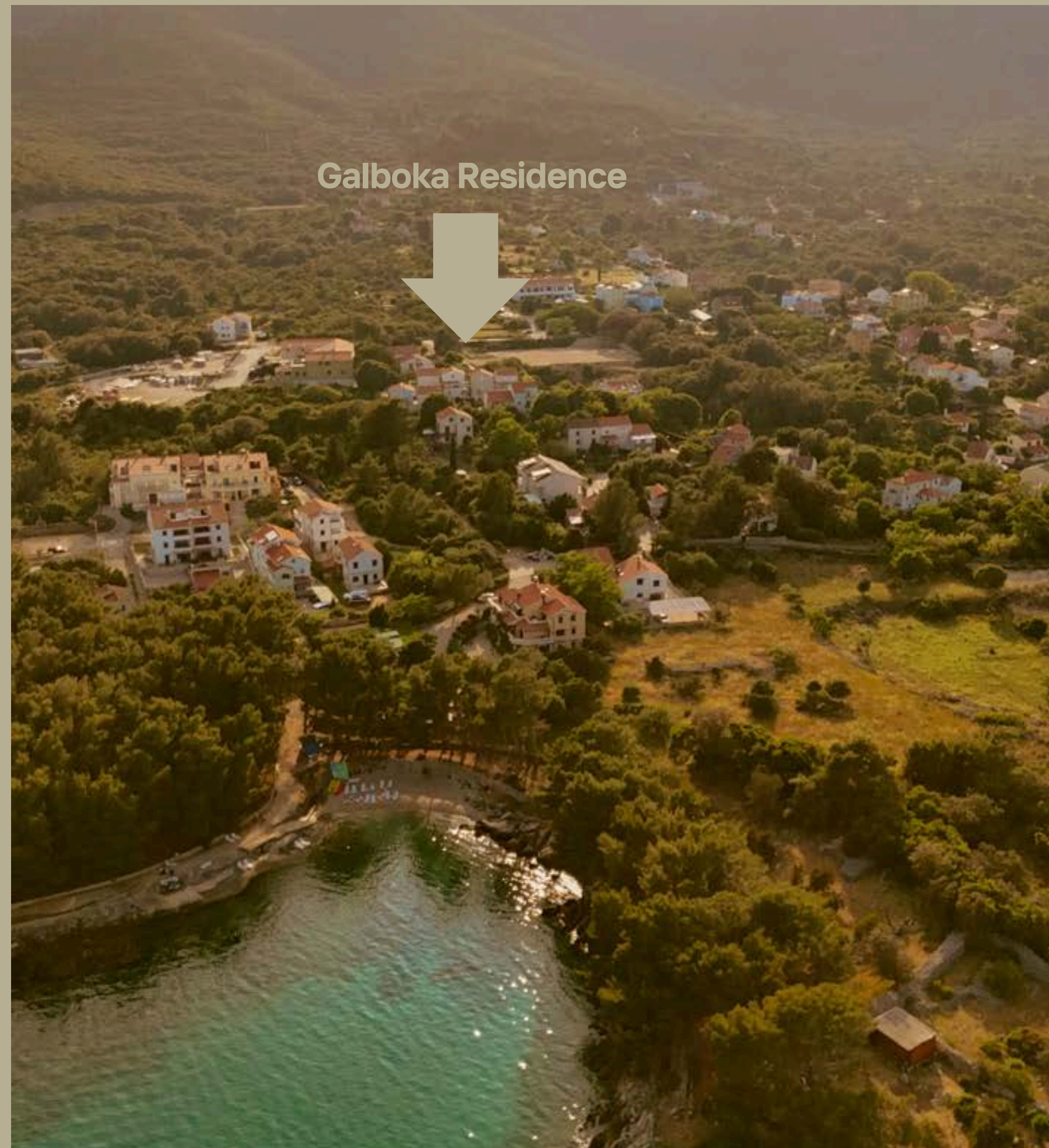
Surrounded by crystal-clear waters and centuries-old pine forests, Lošinj is one of the Adriatic's most charming boutique destinations, located in the Kvarner Gulf. Renowned for its pristine beaches, wellness and vitality heritage, and preserved Mediterranean landscape, the island continues to attract discerning visitors seeking privacy, authenticity, and understated luxury. Strict coastal planning regulations and limited new developments further support long-term property value and pricing resilience.

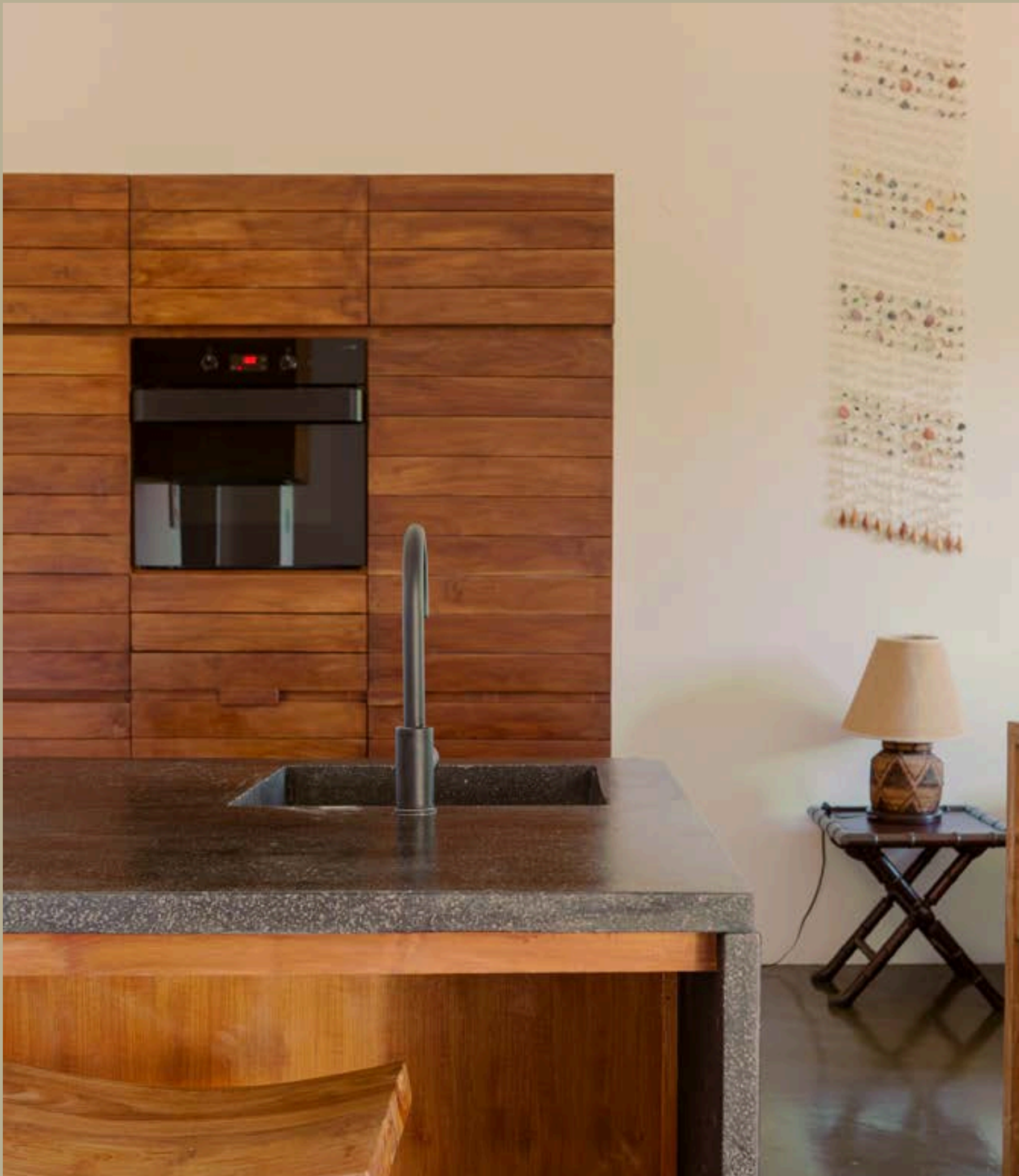
The town of Nerezine embodies quiet Adriatic charm. This historic harbour village, framed by the sea and rolling hills, offers an atmosphere of effortless sophistication and intimacy. Residents and guests enjoy easy access to local cafés, boutique restaurants, and scenic walking paths, all while remaining within reach of the island's main amenities.

Galboka Residence is ideally situated just a three-minute walk from Galboka Beach and an eight-minute walk from the centre of Nerezine, combining tranquillity with convenience. The scarcity of thoughtfully designed, high-quality residences on Lošinj and in Nerezine positions this project firmly within the boutique segment.

As international interest in wellness-oriented and experiential travel continues to grow, Lošinj and Nerezine offer a rare opportunity to own a residence in an underexposed luxury enclave, perfect for personal enjoyment, rental potential, and long-term value appreciation.

Galboka Residence





One-bedroom Residence

The one-bedroom residences are all located on the ground floor and feature a private garden, offering serene, open living and direct access to nature.

The open-plan living and dining area flows onto the terrace, equipped with a dining set and lounge space, perfect for morning coffee or sunset relaxation. The fully equipped kitchen includes fridge, dishwasher, induction cooktop, and oven.

The double bedroom features a romantic canopy bed, while the bathroom has a walk-in shower and double sink. Central air conditioning and heating ensure comfort throughout.



48 m2



Parking



1 Bedroom



1 Bathroom

Starting from
€ 245.000

Galboka Residence



Visual Overview



Two-bedroom Residence

The 2-bedroom residences are all located on the ground floor and feature a private garden surrounded by fragrant Mediterranean vegetation, creating a serene home away from home.

The private entrance opens to a spacious living area with an open-plan kitchen and dining space. The kitchen includes a built-in wall unit (fridge, oven, storage) and a kitchen island with induction cooktop, dishwasher, and additional storage.

The living room flows seamlessly onto a large terrace with pergola shading, furnished with a dining set and lounge area, perfect for relaxing or entertaining amid the lush garden.

Both bedrooms feature romantic canopy beds, and the modern bathroom includes a washbasin, walk-in shower, and toilet. Central air conditioning and heating ensure comfort throughout.



64 m2



Parking



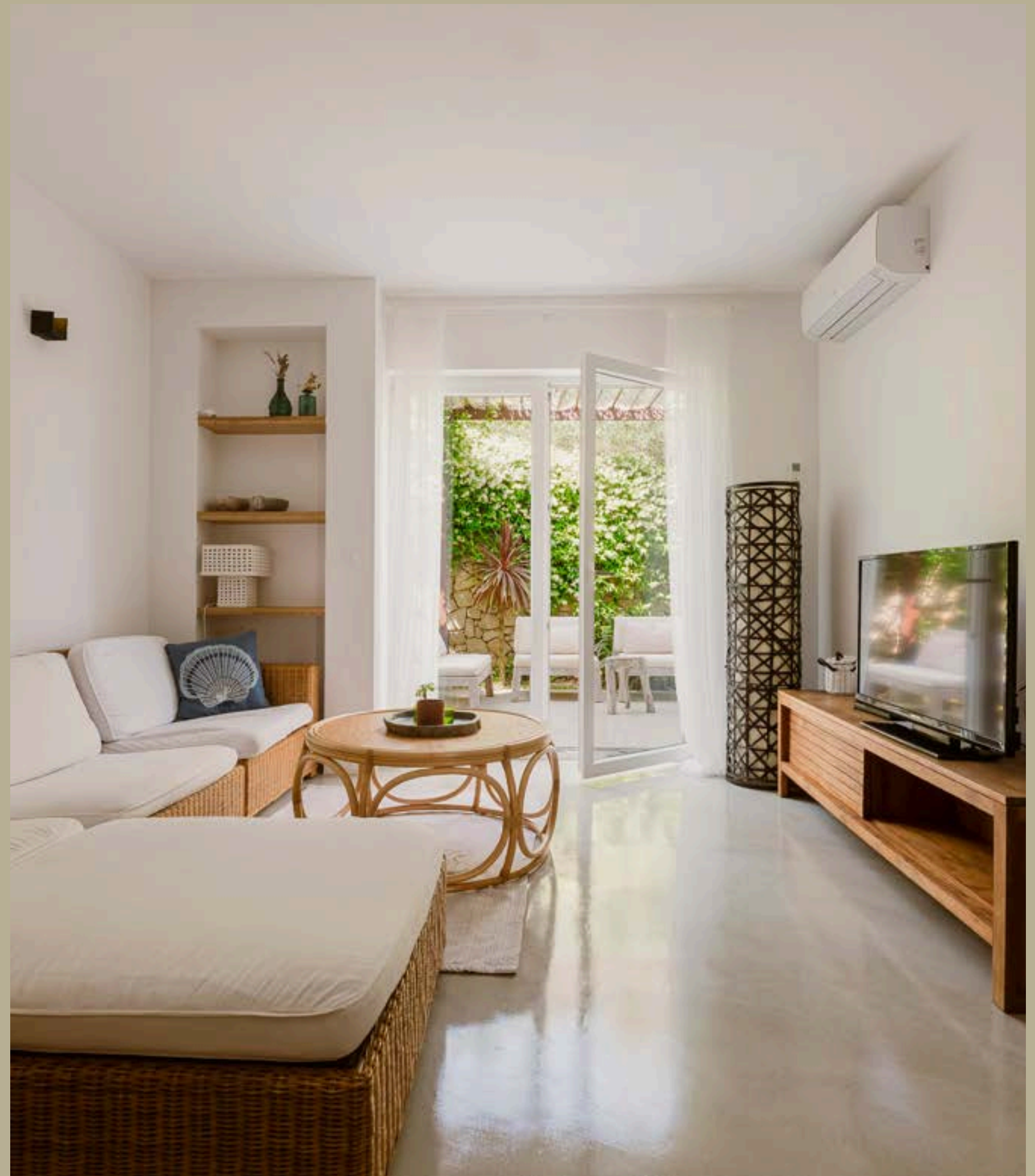
2 Bedrooms



1 Bathroom

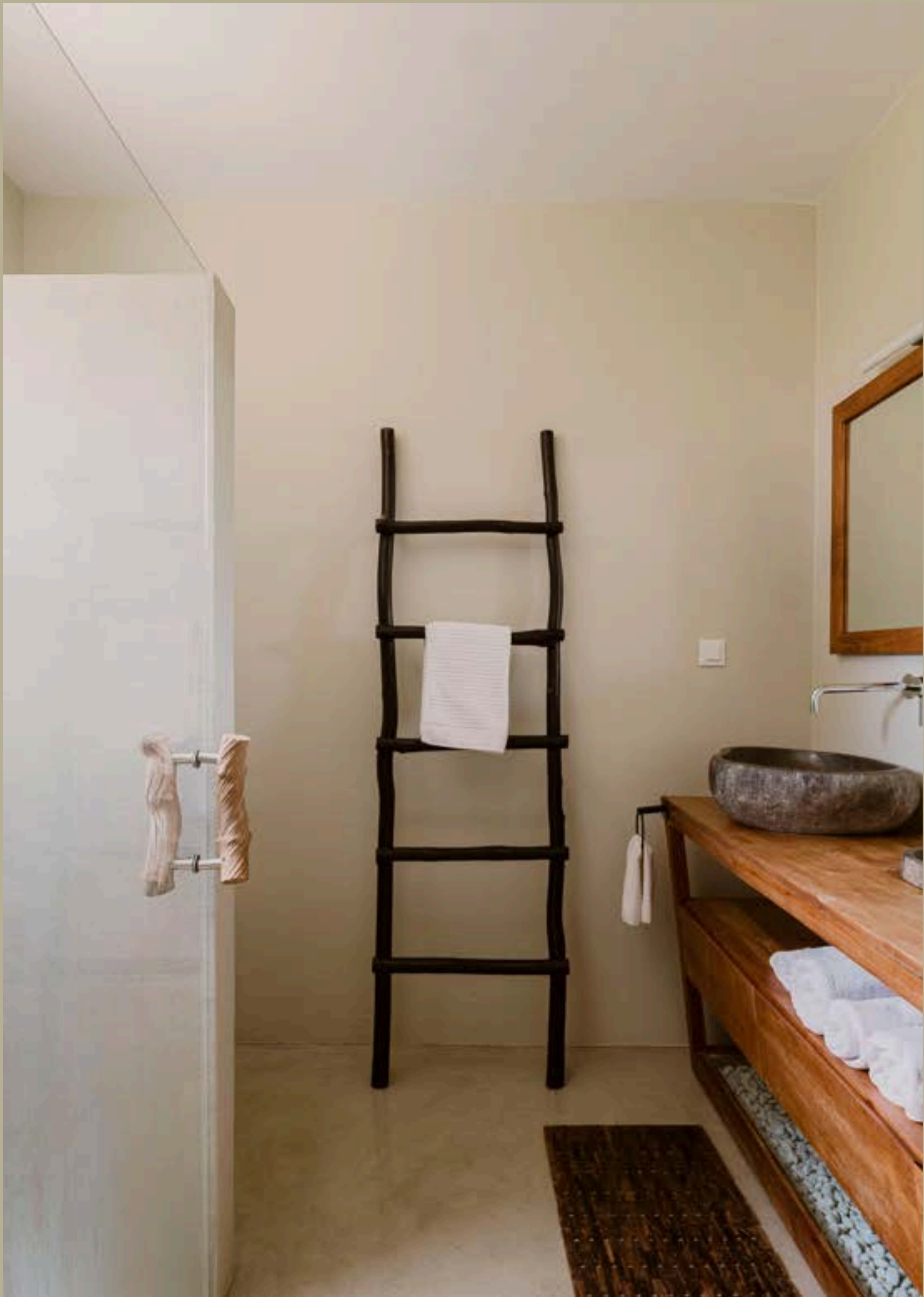
Starting from
€ 335.000

Galboka residence





Visual Overview



Galboka Residence

Visual Overview



Two-bedroom Duplex Residence

These duplex residences are located on the first and second floors, with a private entrance and some of them with sea view.

The entrance hall leads to a bright living area with an open-plan kitchen and dining space. The kitchen features a built-in wall unit (fridge, oven, storage) and a kitchen island with induction cooktop, dishwasher, and additional storage. The residence is equipped with a toilet on both floors.

The living room opens onto a large terrace with a pergola, providing shade from the morning sun and some with sea views. The terrace is furnished with a dining set and lounge area, ideal for enjoying the Adriatic breeze.

Stairs lead to the second floor, opening into a cozy reading area. The upper floor houses two double bedrooms, each with a romantic canopy bed, and a modern bathroom with double washbasin, walk-in shower, and toilet. Central air conditioning and heating ensure comfort throughout.



83 m2



Parking



2 Bedrooms



1 Bathroom

Starting from
€ 375.000

Galboka residence

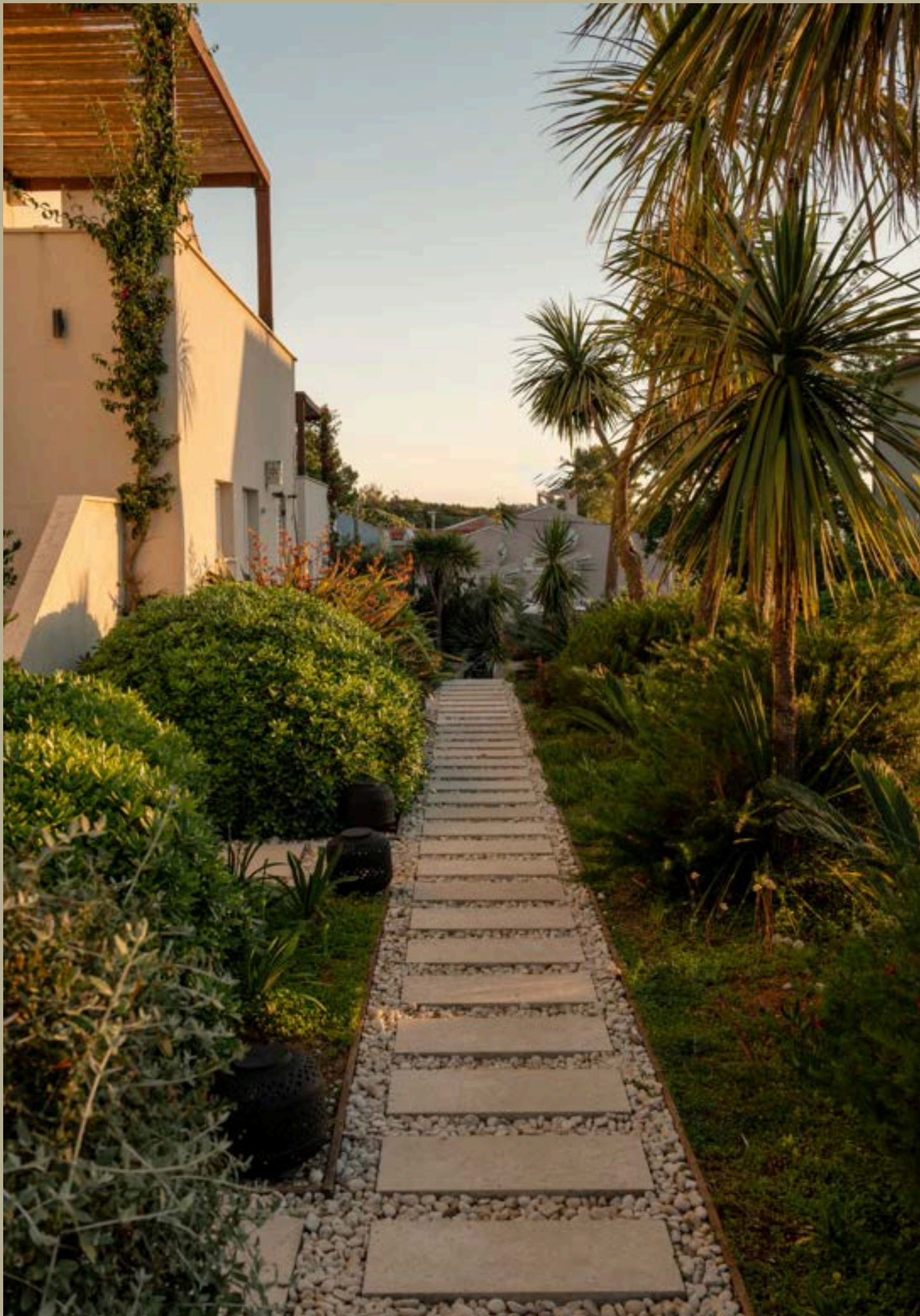


Visual Overview



Type	Size	Outdoor	Availability	Price	Galboka Residence Overview
1 Bedroom Residence	48 m2	Garden Terrace	3 Residences	€ 245.000 - € 249.000	
2 Bedroom Residence	64 m2	Garden Terrace	3 Residences	€ 335.000 - € 345.000	
2 Bedroom Duplex Residence	83 m2	Terrace	6 Residences	€ 375.000 - € 395..000	





Galboka Residence

Ownership & Rental Concept

Galboka Residence combines private ownership with a professionally managed rental concept, offering both lifestyle and investment potential within a boutique development of only fifteen residences. Each residence is delivered fully turnkey, including carefully selected design furniture and complete interior inventory, allowing for immediate personal use or rental.

Owners may choose to manage rentals independently, or participate in the Galboka Residence professional rental program, which covers marketing, bookings, guest services, cleaning, and maintenance. Based on this model, projected net yields range between 3% and 5% per year, assuming limited personal use.

Ownership costs are transparent and predictable. A monthly service fee of € 210–385, depending on the size of the residence, includes maintenance of gardens, pool, communal areas, building upkeep, and the lease of a parking space. Fixed costs for utilities and insurance average approximately € 250 per month, depending on size and usage. When participating in the rental program, these costs can be covered from rental revenues, contributing to a largely self-sustaining ownership model.

With its prime location near the beach and village, high-quality turnkey finishes, and limited boutique supply, Galboka Residence represents a rare opportunity in a stable, high-demand Mediterranean market.

Galboka Residence is developed and managed by a team with strong local knowledge of the island of Lošinj and extensive experience in hospitality and property management.

Our vision is to create a small-scale condominium that combines the comfort of a private holiday home with the service and atmosphere of a boutique hospitality concept.

We focus on quality, thoughtful design and attentive guest experience, ensuring that both owners and visitors can enjoy the unique character of the island while benefiting from professional management and long-term property care.

Through this approach, Galboka Residence offers not only unforgettable getaways, but also a reliable and well-managed ownership experience.

About the Galboka Team

Galboka Residence

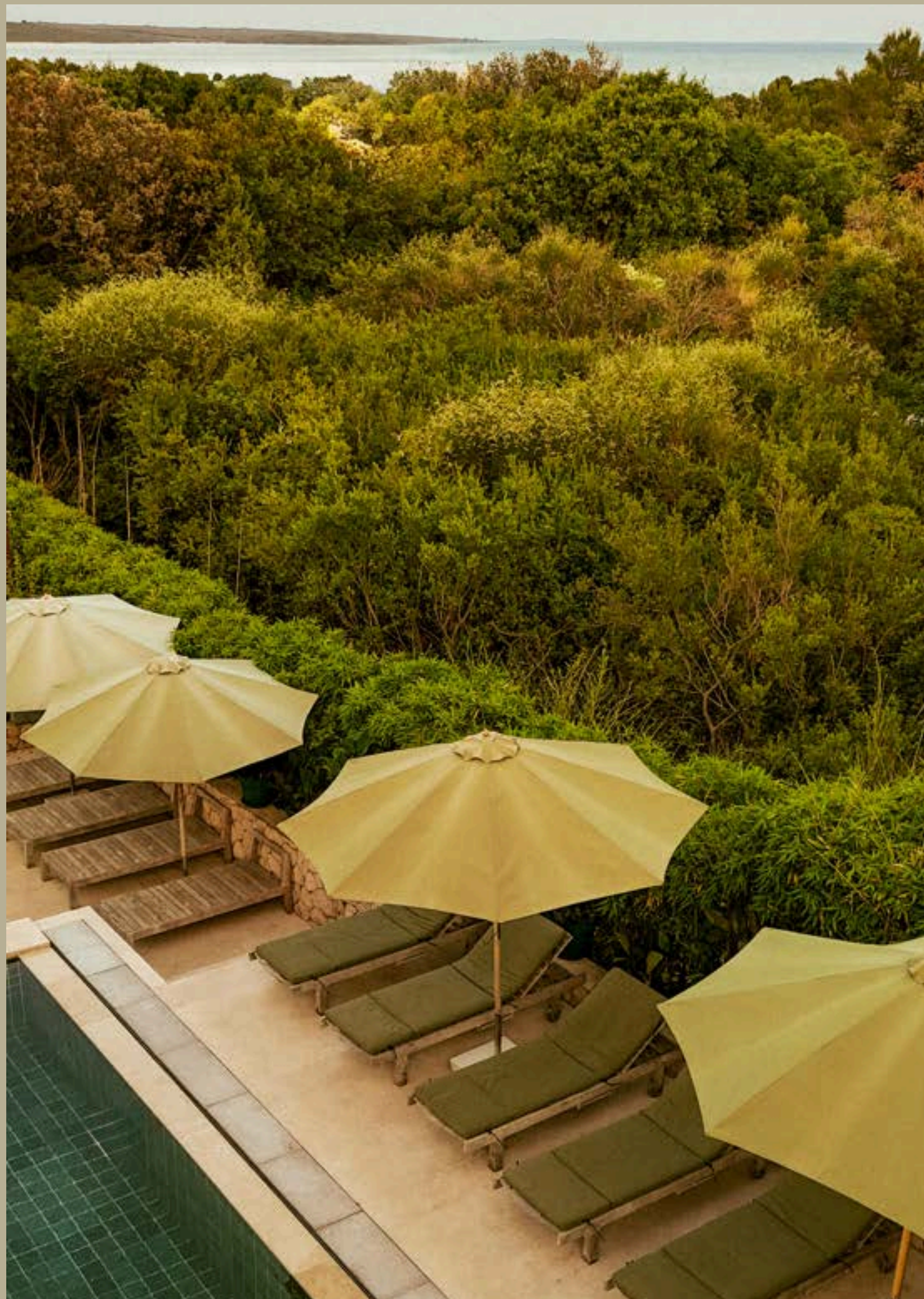




Galboka Residence

Visual Overview

Visual Overview





Visual Overview





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