



FALKENSTEINER
RESIDENCES
AURORA

Maritime Living.

Behind the brand

More than 65 years ago, a small guesthouse in the South Tyrolean Alps laid the foundation stone for the Falkensteiner Michaeler Tourism Group (FMTG) – one of the leading regional providers and developers of tourism services and products in Central and Southeastern Europe.

To this day, FMTG is an owner-managed company with strong family roots. Profound industry know-how in tourism, many years of management and development experience, short decision-making processes, an efficient international commercial organisation and a unique can-do mentality have made our company a successful hotel operator and developer with more than 2,000 employees and 30 Hotels & Residences in seven countries.



- 1957** Maria and Josef Falkensteiner open a guest house in Ehrenburg / South Tyrol
- 1978** The brothers Andreas and Erich Falkensteiner take over the company
- 1995** Otmar Michaeler joins the company Foundation of Falkensteiner Hotel Management and Michaeler & Partner
- 1998/ 2003** Acquisition of the first hotels in Austria, Croatia & Czech Republic
- 2006/ 2007** Foundation of FMTG with new corporate structure and relocation of the headquarter to Vienna, launch of Falkensteiner Residences
- 2015/ 2021** Expansion in Italy & extensive refurbishments of hotels in Austria, Croatia & Italy
- 2022** Foundation of FMTG Invest and FMTG Premium Camping, expansion in Austria, extensive refurbishments in the Czech Republic & Croatia
- 2023** Opening of the Luxury Villas in Croatia (Punta Skala), expansion in Italy with new projects in Salò, Licata, Cesenatico and Bolzano
- 2024** Decision for market entry in Germany (Grömitz) & new project developments in Croatia

Falkensteiner Residences

OUR CONCEPT

With Falkensteiner Residences, you can fully relax while we take care of everything – giving you more time to enjoy your own holiday home.

Our real estate development concept embodies innovative architecture in prime locations, stylish and timeless furnishings and premium services with the cosiness of home. You are surrounded by elegance and beauty, inside and out. The services and amenities allow you to enjoy carefree vacations with your loved ones without the worries and work connected with second home ownership.

ADVANTAGES AT A GLANCE

- ◆ Apartments are part of a 5-star Falkensteiner resort
- ◆ Access to comprehensive services of the neighbouring hotels: SPA area, restaurants & outlets, entertainment programmes and much more
- ◆ Housekeeping and individual services on request
- ◆ Advantages through Loyalty Club membership
- ◆ Attractive rental models



RESIDENCES
AURORA
2025/26 · CROATIA



PARK RESIDENCES
LAKE GARDA
2025/26 · ITALY



RESIDENCES
JESOLO
2021 · ITALY



RESIDENCES
SEНИA
2009 · CROATIA



RESIDENCES
EDELWEISS
2009 · AUSTRIA

Residences Aurora



The Residences Aurora, located in the 5-star [Punta Skala Resort in Croatia](#), offer luxurious seaside living. Surrounded by turquoise waters and Mediterranean vegetation, they blend modern design with natural elegance.

This exclusive development consists of 88 high-end apartments across four buildings, available in various sizes—from cozy units to spacious family residences. Depending on preference, residents can choose between terraces with panoramic

views or gardens with direct access to nature. Large glass surfaces and natural materials create a harmonious atmosphere, seamlessly connecting indoor and outdoor spaces. Additionally, residents benefit from the amenities of the neighboring 5-star hotels and a wide range of leisure activities within the resort.

[Construction](#) of the Residences Aurora began in September 2024, with completion scheduled for the end of 2025.



RESIDENCES
AURORA
2025/26 · CROATIA



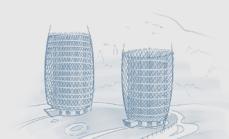
PARK RESIDENCES
LAKE GARDA
2025/26 · ITALY



RESIDENCES
JESOLO
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RESIDENCES
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HIGHLIGHTS AT A GLANCE

- ◆ Prime location - right on the Dalmatian coast, situated in the 5-star Punta Skala resort near Zadar
- ◆ Perfect accessibility - easily accessible by car and plane
- ◆ Modern & maritime - architecture by Podrecca Architects, interior design by Aggi Bruch and landscaping by Lindle+Bukor
- ◆ Individual living concept - Fully equipped apartments with 1 to 3 bedrooms or studio, available in two exclusive design lines
- ◆ Spacious outdoor areas - terrace & garden or balcony
- ◆ 5-star luxury & service - Access to the exclusive amenities of the neighbouring 5-star hotels
- ◆ Concierge service - customised support for maximum living comfort
- ◆ Professional property management - all-round carefree package for your property



CUISINE

Let yourself be pampered by a wide culinary offer in the restaurants and bars of the Resort and varied evening entertainment. Whether it's a cosy dinner in your own lounge area or a themed dinner in a restaurant atmosphere - delight is only a few steps away.

WELLNESS & SPA

Treat yourself with access to the spacious pool & spa areas of surrounding Falkensteiner Hotels and a high-quality wellness offer with special regional highlights.

CHILDCARE SERVICES

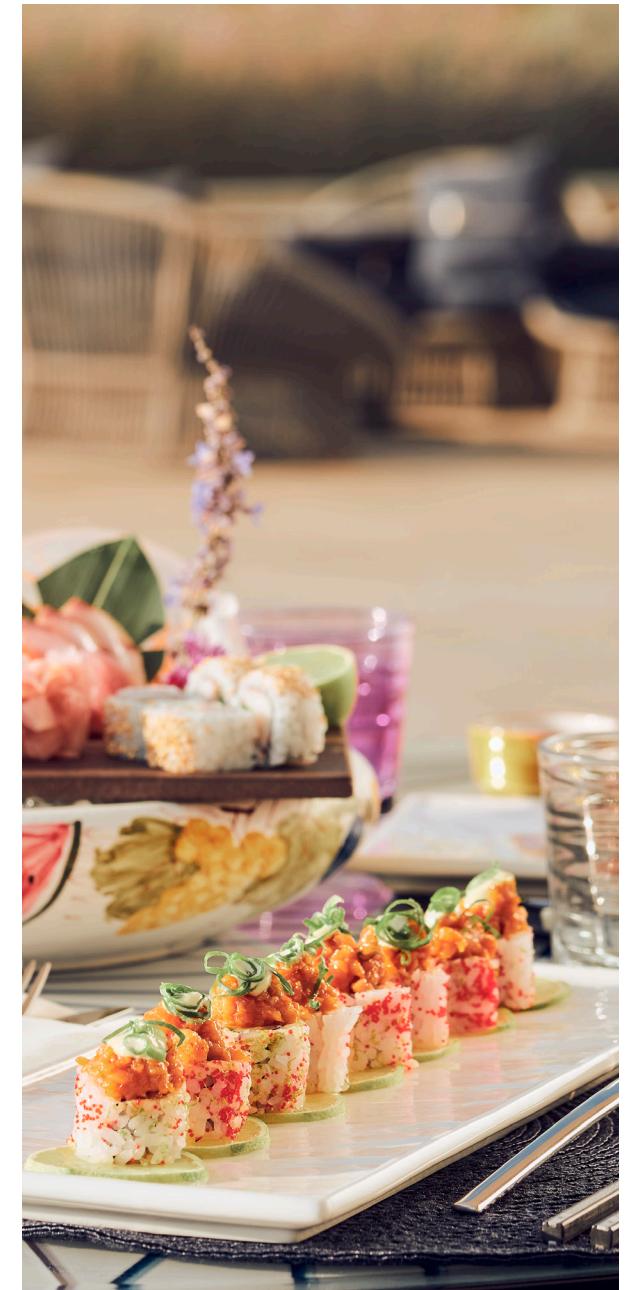
Your little ones are in good hands in Falkyland! The close-by Falkensteiner hotels have childcare and specially created children's programs in the play worlds as well as in the open-air playgrounds.

SPORT & RECREATION

In addition to the breathtaking scenery and great attractions in the surroundings of our Falkensteiner Residences, the diverse offerings in the sports and fitness facilities of the neighboring Falkensteiner Hotels provide a wide range of opportunities to continue your active lifestyle even on vacation.

APARTMENT SERVICES

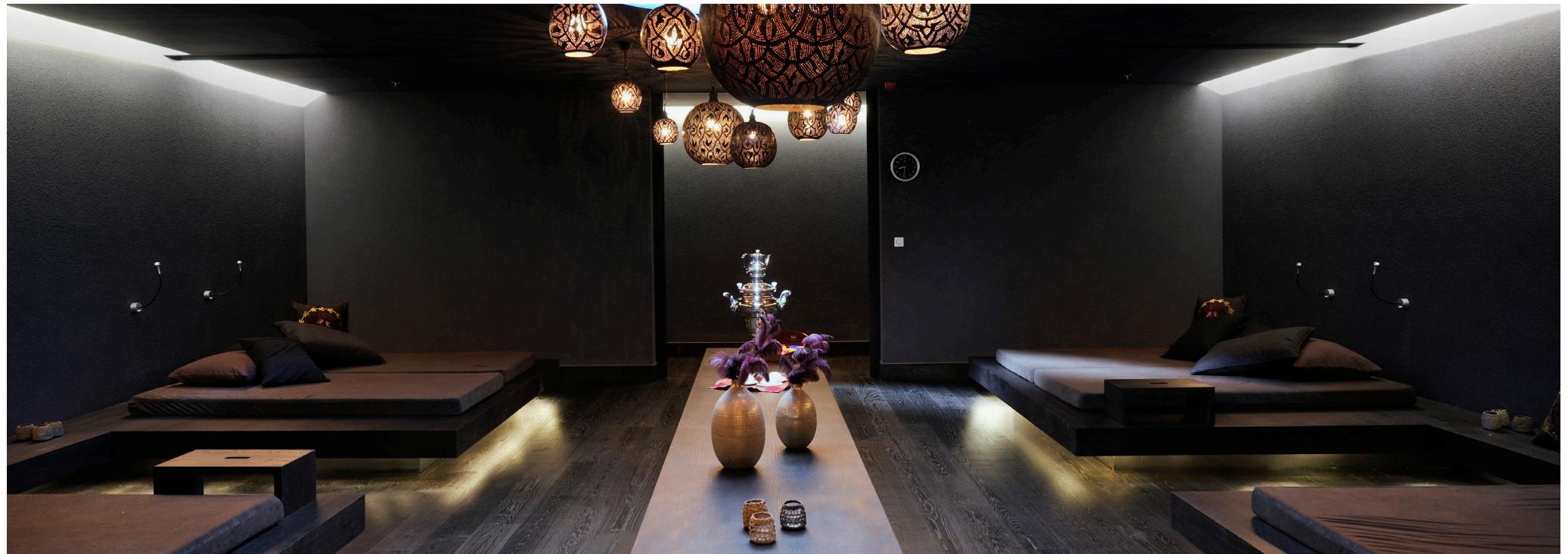
With our various services such as regular checks of the apartments in your absence as well as the possibility to safely store your personal belongings while re-letting your holiday residence, your property will be cared for in every aspect. Pre-arrival and post-departure services like temperature setting, airing and cleaning are all within the scope of Premium Living Services.



HOMEOWNER BENEFITS

	INCLUDED	OPTIONAL
Access to the Residences reception desk services	◆	
Access to wellness centre and fitness equipment in hotel(s)	◆	
Access to public parts in the hotel (lobby, bar, restaurant).	◆	
Special benefits through the Loyalty Club Membership	◆	
Access to the Fortis Gym	◆	
Falkyland in the 5* Family Hotel Diadora	◆	
Bowling, E-gaming, Tennis & other activities		◆*
Housekeeping & other services		◆

*with owner discount



Subject to change. All services are upon request and availability. Opening and operating hours depend on the hotel's guidelines and may vary.

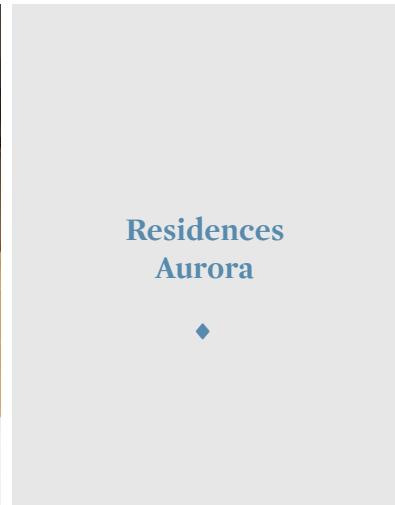


Resort Punta Skala



Surrounded by the Adriatic Sea, laced with stretches of coastline whose different textures bear witness to the incredible diversity of nature, you will find yourself in a very special maritime location. Where longing meets the feeling of pure freedom and waves break gently on rock formations, you have arrived in the Mediterranean landscape of Croatia – on the remote Punta Skala peninsula.

The incredible expanse of forests contrasts with the glittering blue of the open sea. Lose yourself in daydreams while a gentle breeze blows around your nose. Recharge your batteries under the Dalmatian sun and explore the surroundings in your own way – whether playing sports on the spacious grounds or in the tranquillity of the meditative sound of the sea.

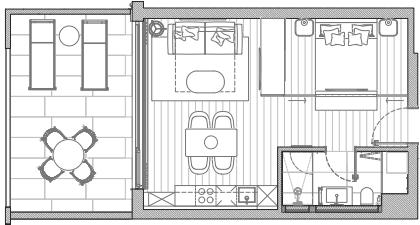


[>> View all visualisations](#)



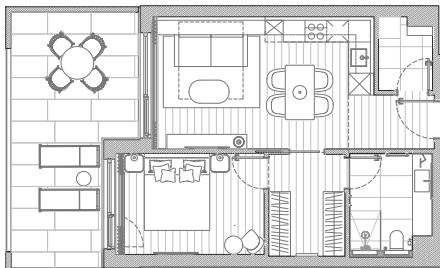
Aurora
Resort plan

AURORA
LAYOUTS



FLAVIA (A1)

41,75m² net living area
~ 21m² loggia
or ~ 21m² loggia & 29-38m² garden



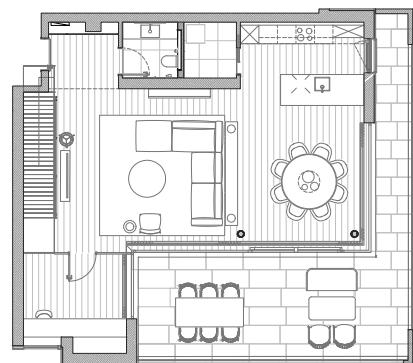
AMBER (A)

50,50m² net living area
~ 21m² loggia
or ~ 21m² loggia & 30-43m² garden



RUBIA (B)

76,40m² net living area
24-34m² loggia
or ~ 24-34m² loggia & 45-51m² garden



ORO (C)

171-176m² net living area
106-125m² terrace, 72m² loggia, 203-334m² garden

Interior
Design Lines



COASTAL CALM



OLIVE GROVE

Cost overview



BUYING COSTS IN €

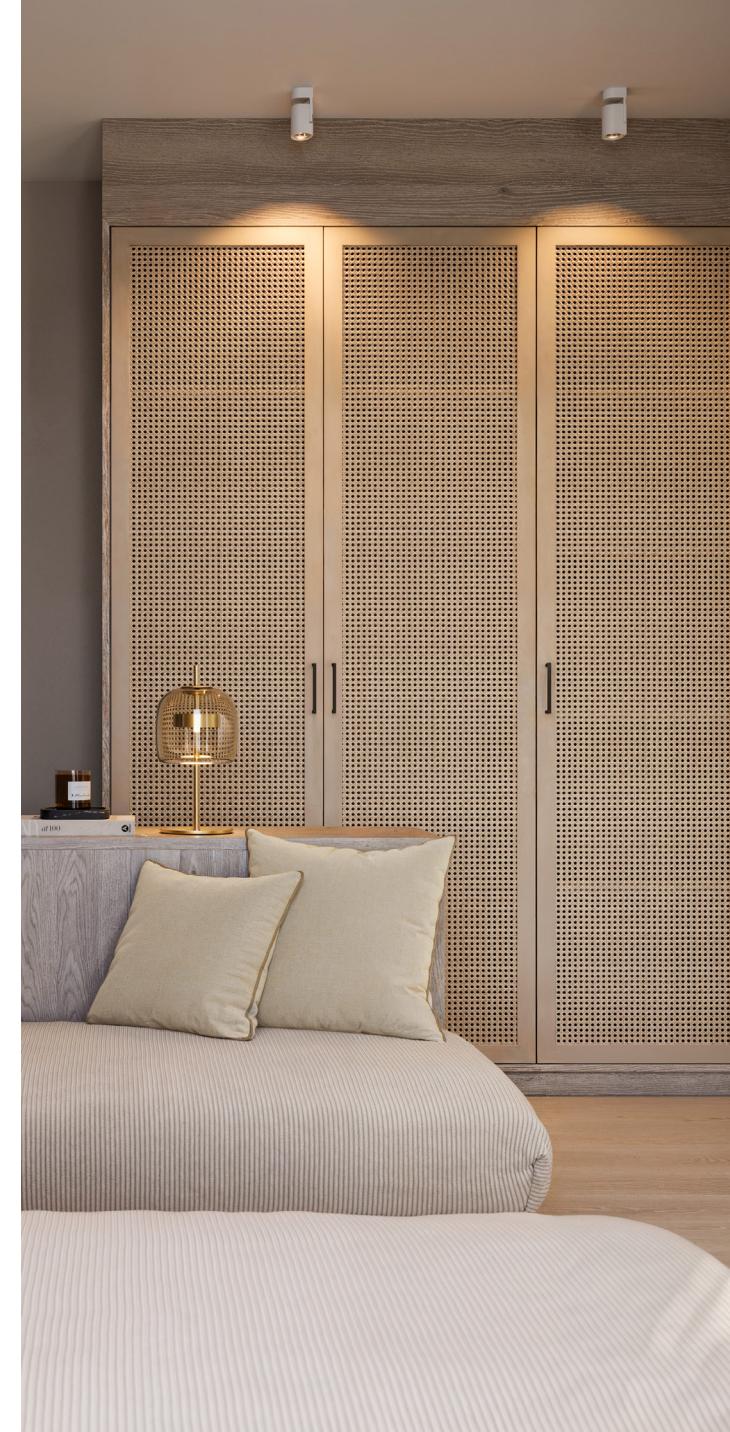
Contract notary charges, subdivision & documentation costs	4.000 + applicable VAT*
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*not including costs for escrow

RUNNING COSTS IN €

Maintenance costs Aurora & common resort costs	4,90 /m ² usable area /month + VAT
Homeowner benefits package*	
Studio Apartment (A1-Flavia)	3.500 + applicable VAT
One-Bedroom Apartment (A-Amber)	4.500 + applicable VAT
Two-Bedroom Apartment (B-Rubia)	5.500 + applicable VAT
Three-Bedroom Apartment (C-Oro)	7.500 + applicable VAT
Consumption-related costs such as water and electricity	approx. 1,00 /m ² usable area /month + VAT

*annual fee



Rental models



Owners can choose to rent out their residences as part of the Falkensteiner offering.

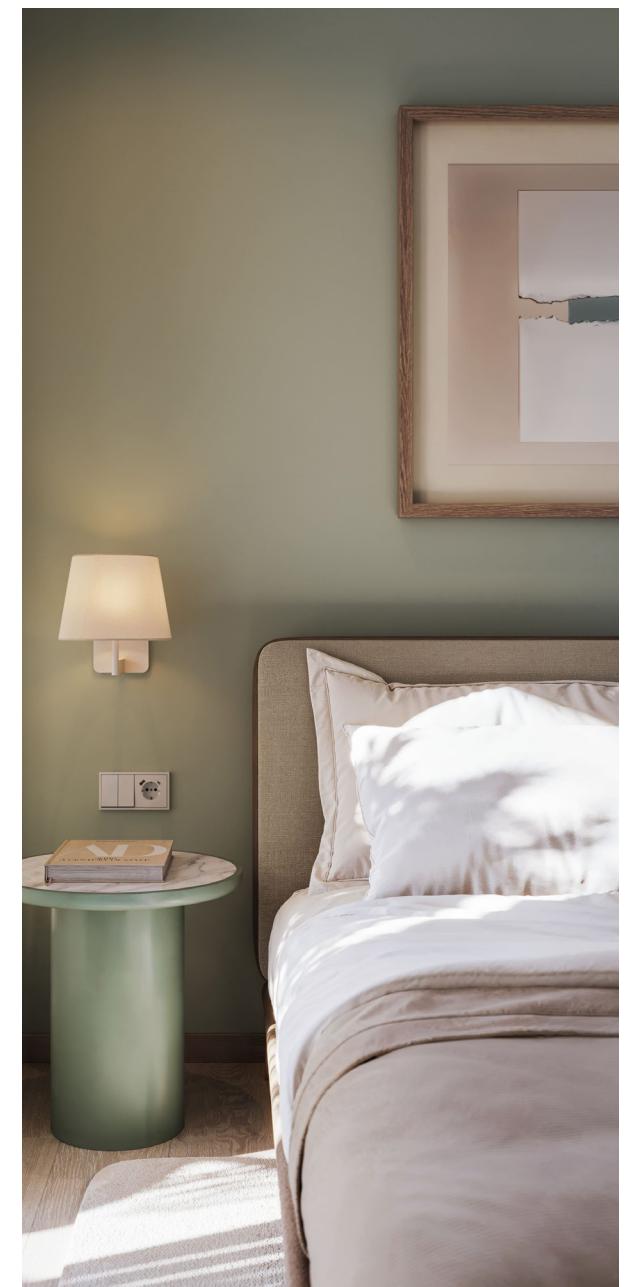
Should you decide to sub-let, Falkensteiner offers you the following models.

YIELD PARTNER PROGRAM

Rental income	60:40 share of net income in favour of owners
Owner stays	Up to 2 weeks in high season + up to 4 weeks in low season
Additional use	Subject to availability, with preferential rates

YIELD GUARANTEE PROGRAM

Return p.a.	4% of total net purchase price
Duration	5 years (one-time, fixed term)
Owner stays	Maximum 3 weeks, excluding high season
Additional use	Subject to availability, with preferential rates
Service fee	75% of the service fee



*Peak season: from last Saturday in June to first Saturday in September

On the right you will find further documents about the Residences Aurora.

**FEEL FREE TO CONTACT US IF YOU
HAVE ANY QUESTIONS.**

Falkensteiner Residences
FMTG Development GmbH
Walcherstraße 1A, Stiege C2, Top 6.04 |
1020 Wien

sales@fmtg.com

Subject to change.

