

# PROJECT JEZERA

YOUR PIECE  
OF PARADISE  
IN THE  
HEART OF  
DALMATIA



Z U K I d . o . o .

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# JEZERA

## IN THE EMBRACE OF THE KORNATI ARCHIPELAGO

Located on the southeast of the island of Murter, in a deep bay protected from the winds, Jezera is a place where fishing tradition and nautical luxury meet in perfect harmony. As the proud holder of numerous awards, including the award for the most beautiful waterfront and the prestigious "Blue Flower", Jezera offers an authentic Mediterranean atmosphere that has been recognized throughout Europe.



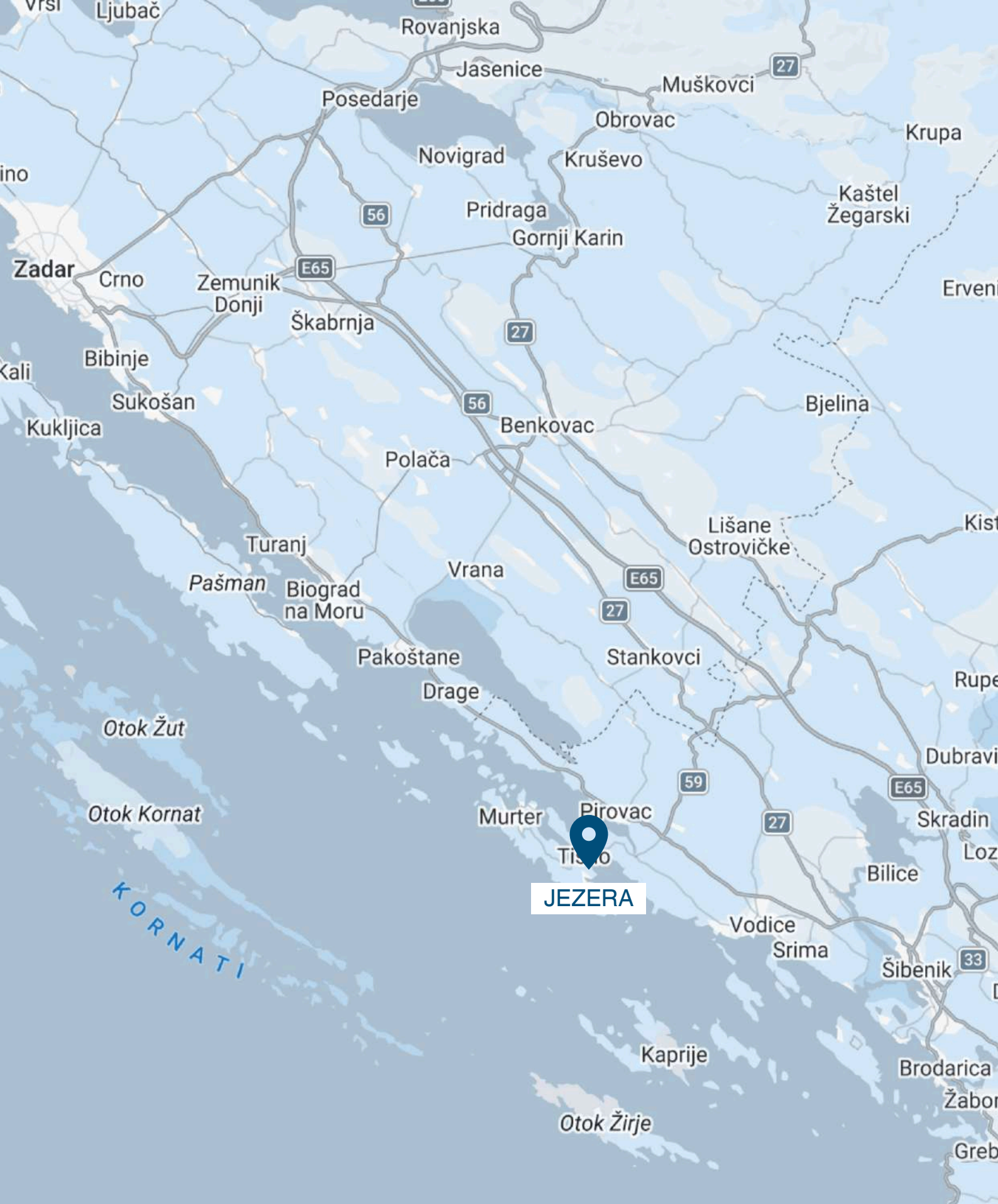
# PRESTIGIOUS LOCATION

## PERFECT CONNECTION

The settlement is located on the southeast of the island of Murter, the largest and most densely populated island in Šibenik-Knin County. It is located in a bay naturally protected from strong winds, and extends into the interior of the island to the bay of Lovišća, where the tourist resort of Jezera-Lovišća is located.

Jezera is 28 km from Šibenik, 60 km from Zadar (55 km from Zadar Airport), and 110 km from Split (90 km from Split Airport). The town is 7 km from the Adriatic Highway (D8), from which you turn onto the state road (D121) that leads via Tisno to the island of Murter.





#### CONTACT INFORMATION:

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# ZUKI d.o.o.

## MISSION & VISION

Our mission is to turn our customers' visions into reality, uncompromisingly respecting the highest quality and tradition of over 30 years. We are committed to creating lasting values and stable relationships with our partners, employees and the community in which we operate. By continuously investing in the excellence of our team, we ensure professional development that is reflected in each of our projects. For 30 years, we have strived to be a respected and desirable partner, known for business excellence and professionalism, and to protect and nurture relationships with all participants with loyalty and honesty.



# TRADITION & TRUST



## ABOUT US

Today, Zuki d.o.o. has over 30 employees and we have a license to perform all types of construction work in building and civil engineering, individually, partially or turnkey. The company Zuki d.o.o. was founded in 1992, when it employed 2 employees and performed minor work on various adaptations. Already in 1994, the company contracted its first larger and more serious job for the construction of approximately 60 kilometers of gas network. Then we bought our first excavator and worked with the help of subcontractors, and two years later (1996) we became independent and were fully equipped with machinery and personnel to perform various infrastructural works. We have built numerous facilities for various purposes in both building and civil engineering, and through successful work and numerous awards and recognitions, of which we would like to highlight.

## AWARDS AND RECOGNITIONS



Recognition in 2008 and 2009



Recognition in 2002 and 2008



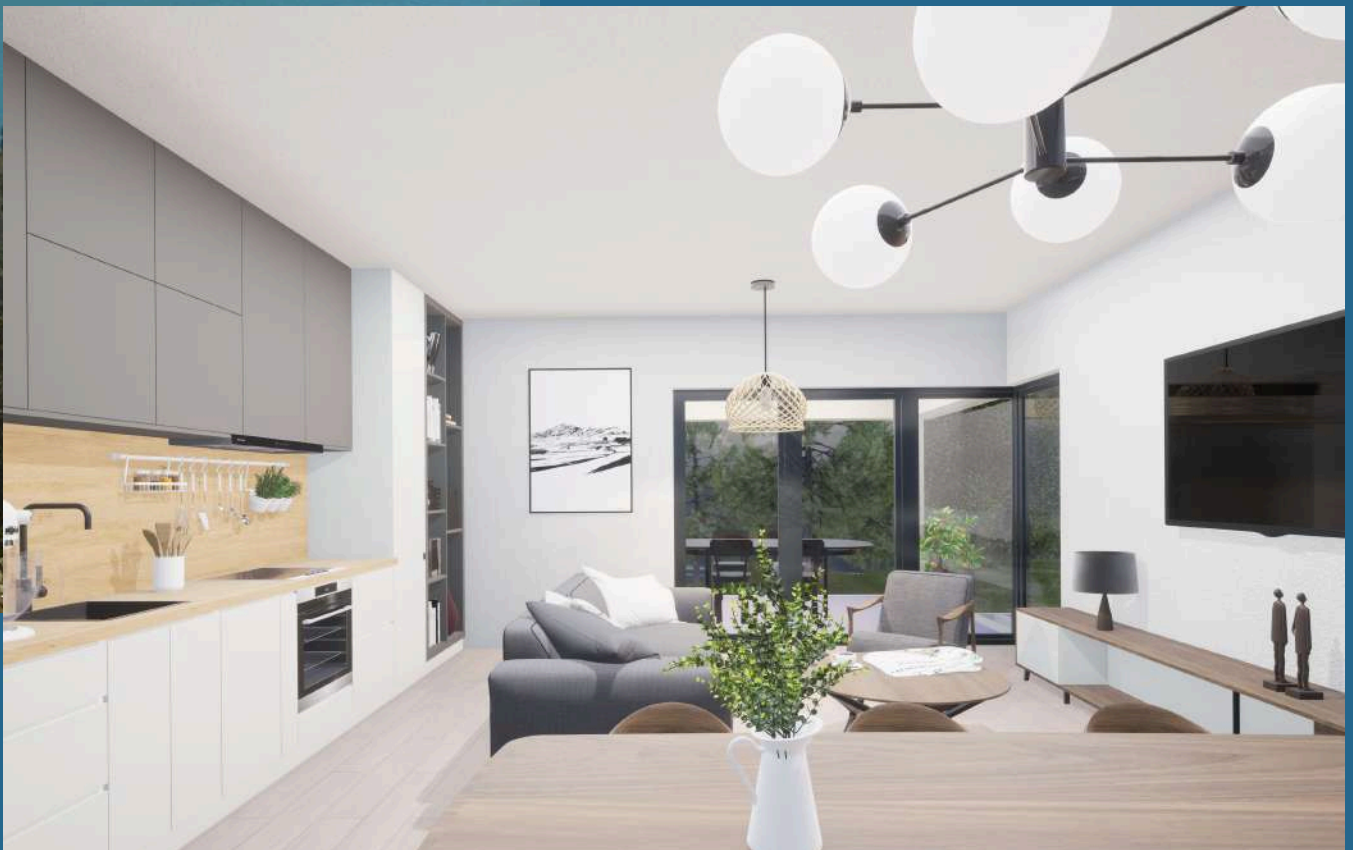
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# MODERN HARMONY

Enjoy the luxury offered by one of the most beautiful bays on the Adriatic. Our apartments in Jezera combine superb architecture with functionality, creating a space where every day becomes a vacation. We build with confidence – for generations to come.





# PROJECT JEZERA



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Our new project consists of two contemporary residential buildings, each offering four spacious and carefully designed residential units.

Each building features one separate apartment spanning three floors, while the remaining three residential units per building are comfortable single-storey apartments, ideal for those seeking elegance and functionality with a sea view.

# EIGHT AESTHETICS OF LIFE APARTMENTS



Min. area:  
**71,23 M<sup>2</sup>**

Max. area:  
**157,60 M<sup>2</sup>**

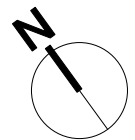
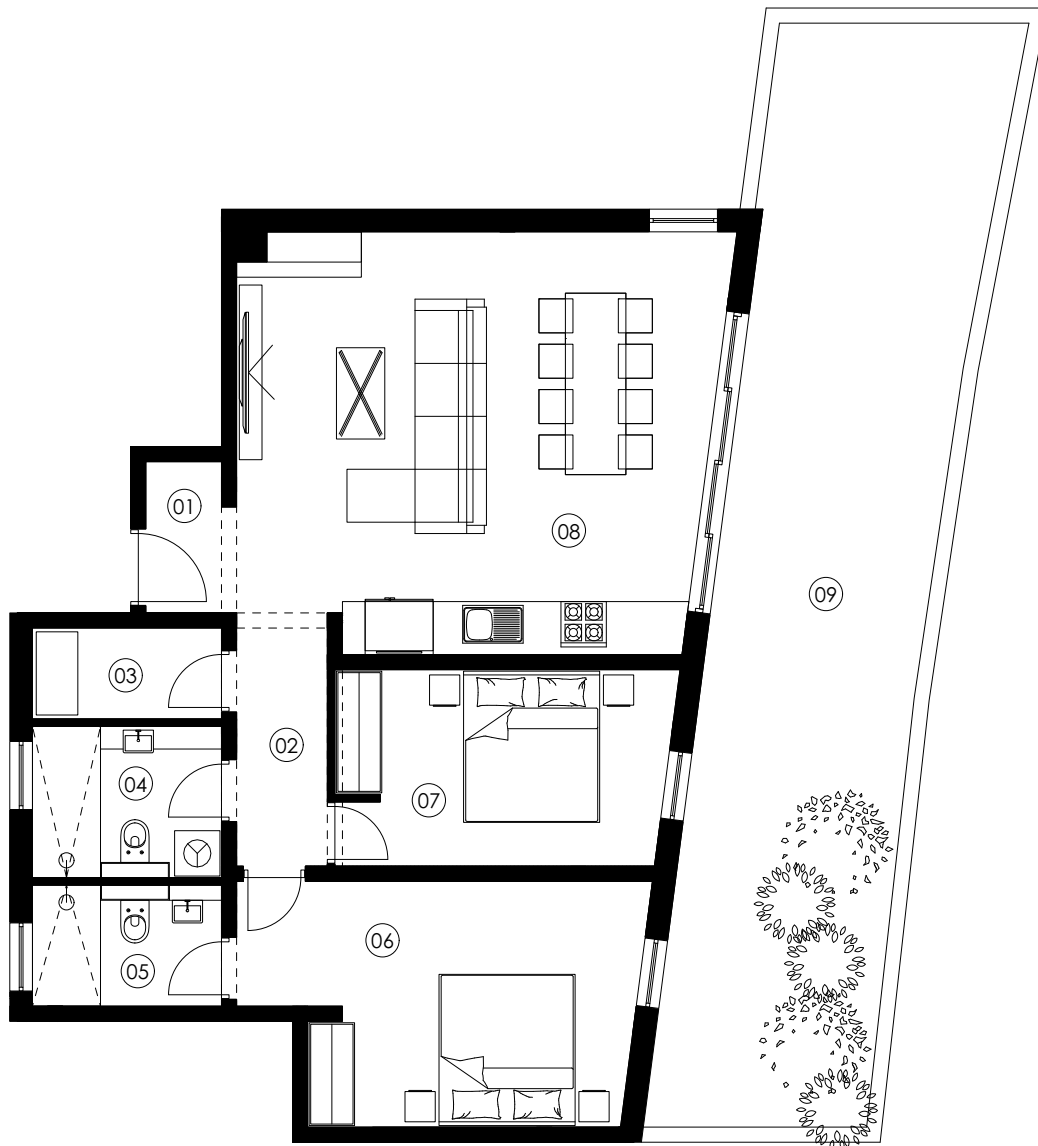


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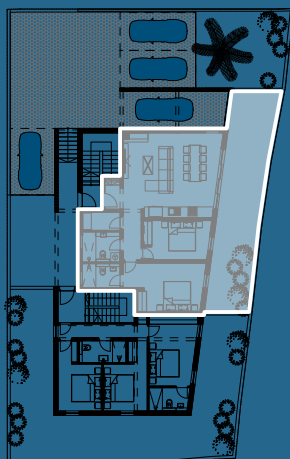
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# BUILDING 1 / GROUND FLOOR

# APARTMENT 1



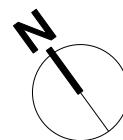
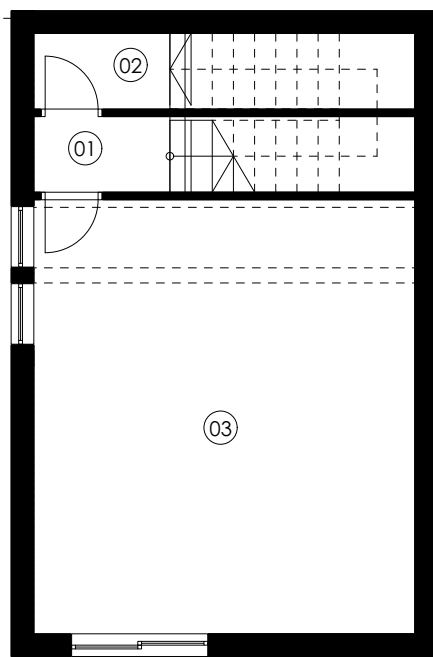
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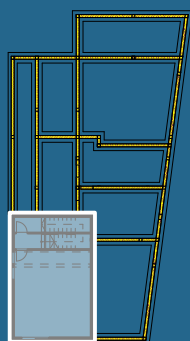
room	m <sup>2</sup>	k	m <sup>2</sup> x k
01 entrance area	2,28m <sup>2</sup>	1,00	2,28m <sup>2</sup>
02 hallway	4,02m <sup>2</sup>	1,00	4,02m <sup>2</sup>
03 storage room	3,00m <sup>2</sup>	1,00	3,00m <sup>2</sup>
04 bathroom 1	4,82m <sup>2</sup>	1,00	4,82m <sup>2</sup>
05 bathroom 2	3,82m <sup>2</sup>	1,00	3,82m <sup>2</sup>
06 bedroom 1	15,59m <sup>2</sup>	1,00	15,59m <sup>2</sup>
07 bedroom 2	11,37m <sup>2</sup>	1,00	11,37m <sup>2</sup>
08 living, dining, kitch.	34,03m <sup>2</sup>	1,00	34,03m <sup>2</sup>
<b>total closed part</b>			<b>78,93m<sup>2</sup></b>
09   greenery	43,24m <sup>2</sup>	0,10	4,32m <sup>2</sup>
<b>total net area</b>			<b>83,59m<sup>2</sup></b>

BUILDING 1 / BASEMENT

# APARTMENT 2 - 1/3

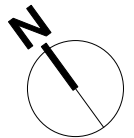
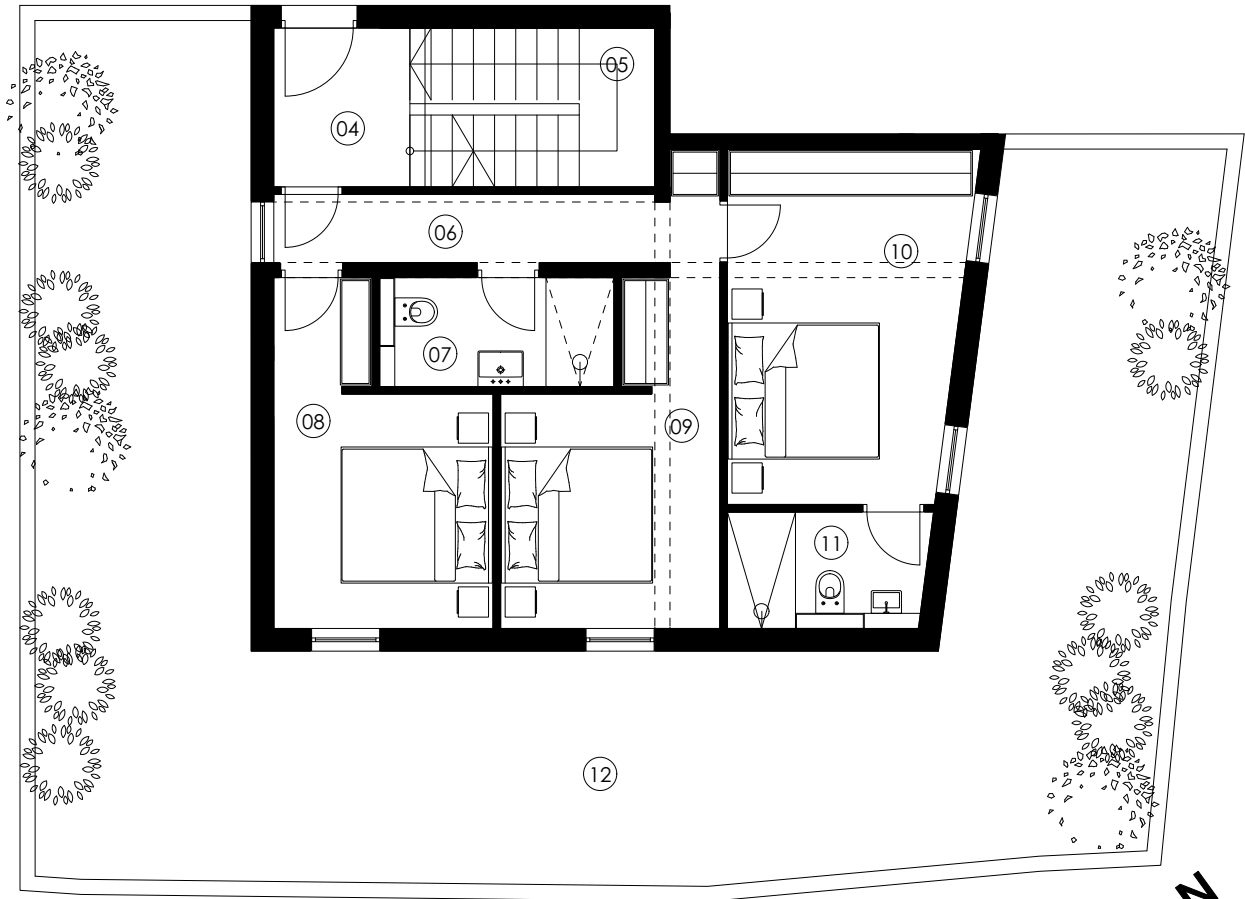


1:100



	room	m <sup>2</sup>	c	m <sup>2</sup> x c
01	hallway	1,80m <sup>2</sup>	1,00	1,80m <sup>2</sup>
02	storage room	5,04m <sup>2</sup>	0,30-1,00	3,56m <sup>2</sup>
03	gym	28,93m <sup>2</sup>	1,00	28,93m <sup>2</sup>
total closed part				34,29m <sup>2</sup>
<b>total net area</b>				<b>34,29m<sup>2</sup></b>

# APARTMENT 2 - 2/3



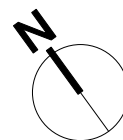
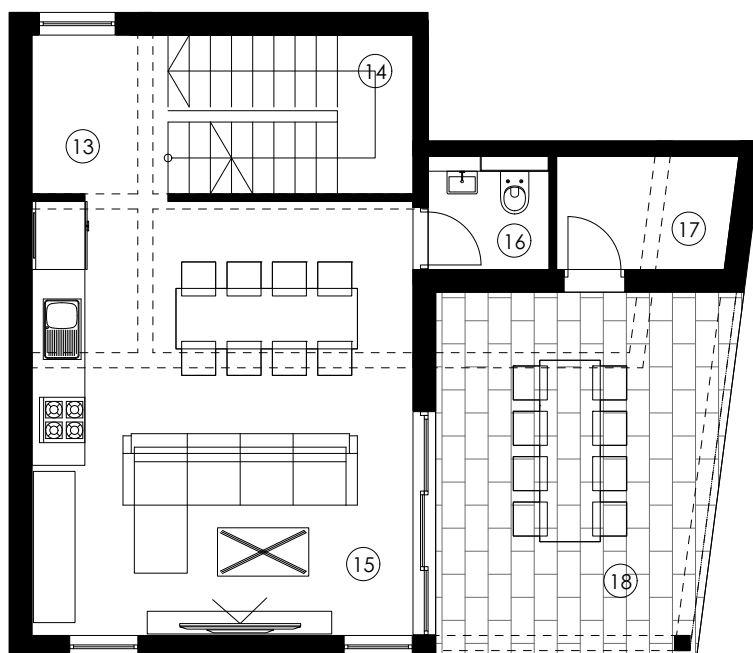
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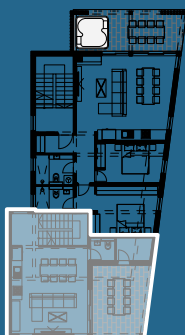
room	m <sup>2</sup>	c	m <sup>2</sup> x c
04 entrance area	3,78m <sup>2</sup>	1,00	3,78m <sup>2</sup>
05 stairs	6,80m <sup>2</sup>	1,00	6,80m <sup>2</sup>
06 hallway	5,69m <sup>2</sup>	1,00	5,69m <sup>2</sup>
07 bathroom 1	4,18m <sup>2</sup>	1,00	4,18m <sup>2</sup>
08 bedroom 1	10,95m <sup>2</sup>	1,00	10,95m <sup>2</sup>
09 bedroom 2	10,95m <sup>2</sup>	1,00	10,95m <sup>2</sup>
10 bedroom 3	14,32m <sup>2</sup>	1,00	14,32m <sup>2</sup>
11 bathroom 2	3,72m <sup>2</sup>	1,00	3,72m <sup>2</sup>
<b>total closed part</b>			<b>60,39m<sup>2</sup></b>
12 greenery	87,74m <sup>2</sup>	0,10	8,77m <sup>2</sup>
<b>total net area</b>			<b>69,16m<sup>2</sup></b>

BUILDING 1 / 1ST FLOOR

# APARTMENT 2 - 3/3



1:100



room	m <sup>2</sup>	c	m <sup>2</sup> x c
13 stairs	6,80m <sup>2</sup>	1,00	6,80m <sup>2</sup>
14 hallway	3,78m <sup>2</sup>	1,00	3,78m <sup>2</sup>
15 living, dining, kitch.	28,93m <sup>2</sup>	1,00	28,93m <sup>2</sup>
16 toilet	2,08m <sup>2</sup>	1,00	2,08m <sup>2</sup>
17 storage room	3,47m <sup>2</sup>	1,00	3,47m <sup>2</sup>

total closed part 45,06m<sup>2</sup>

18 | covered terrace 18,18m<sup>2</sup> | 0,50 | 9,09m<sup>2</sup>

**total net area 54,15m<sup>2</sup>**

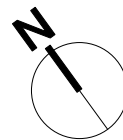
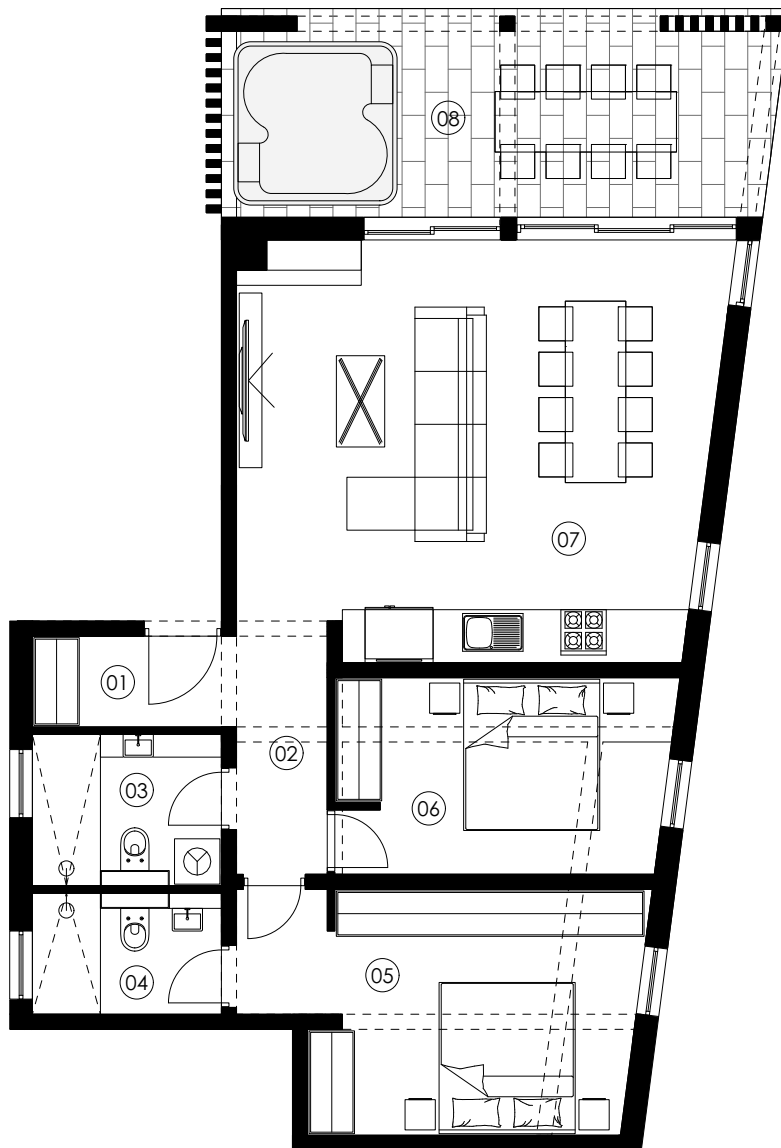
#### RECAPITULATION

01	basement	34,29m <sup>2</sup>
02	ground floor	69,16m <sup>2</sup>
03	1st floor	54,15m <sup>2</sup>

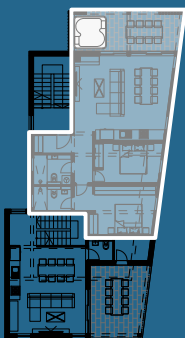
**total net area - APARTMENT 2 157,60m<sup>2</sup>**

BUILDING 1 / 1ST FLOOR

# APARTMENT 3



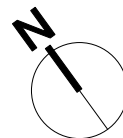
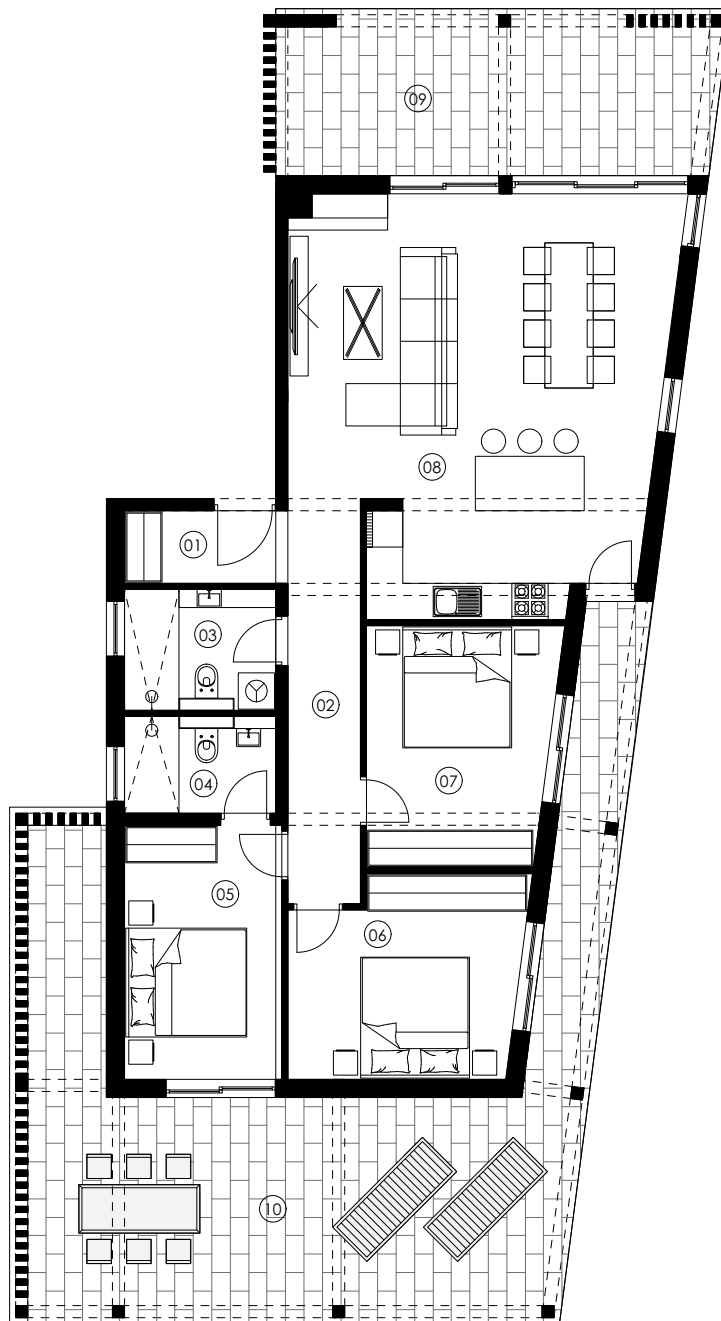
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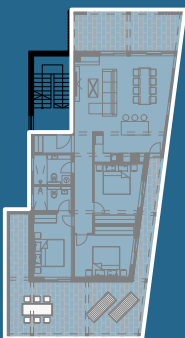
room	m <sup>2</sup>	c	m <sup>2</sup> x c
01 entrance area	3,24m <sup>2</sup>	1,00	3,24m <sup>2</sup>
02 hallway	4,02m <sup>2</sup>	1,00	4,02m <sup>2</sup>
03 bathroom 1	4,82m <sup>2</sup>	1,00	4,82m <sup>2</sup>
04 bathroom 2	3,82m <sup>2</sup>	1,00	3,82m <sup>2</sup>
05 bedroom 1	15,59m <sup>2</sup>	1,00	15,59m <sup>2</sup>
06 bedroom 2	11,37m <sup>2</sup>	1,00	11,37m <sup>2</sup>
07 living, dining, kitch.	34,03m <sup>2</sup>	1,00	34,03m <sup>2</sup>
<b>total closed part</b>			<b>76,89m<sup>2</sup></b>
09 covered terrace	19,98m <sup>2</sup>	0,50	9,99m <sup>2</sup>
<b>total net area</b>			<b>86,88m<sup>2</sup></b>

# BUILDING 1 / 2ST FLOOR

# APT. 4



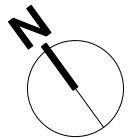
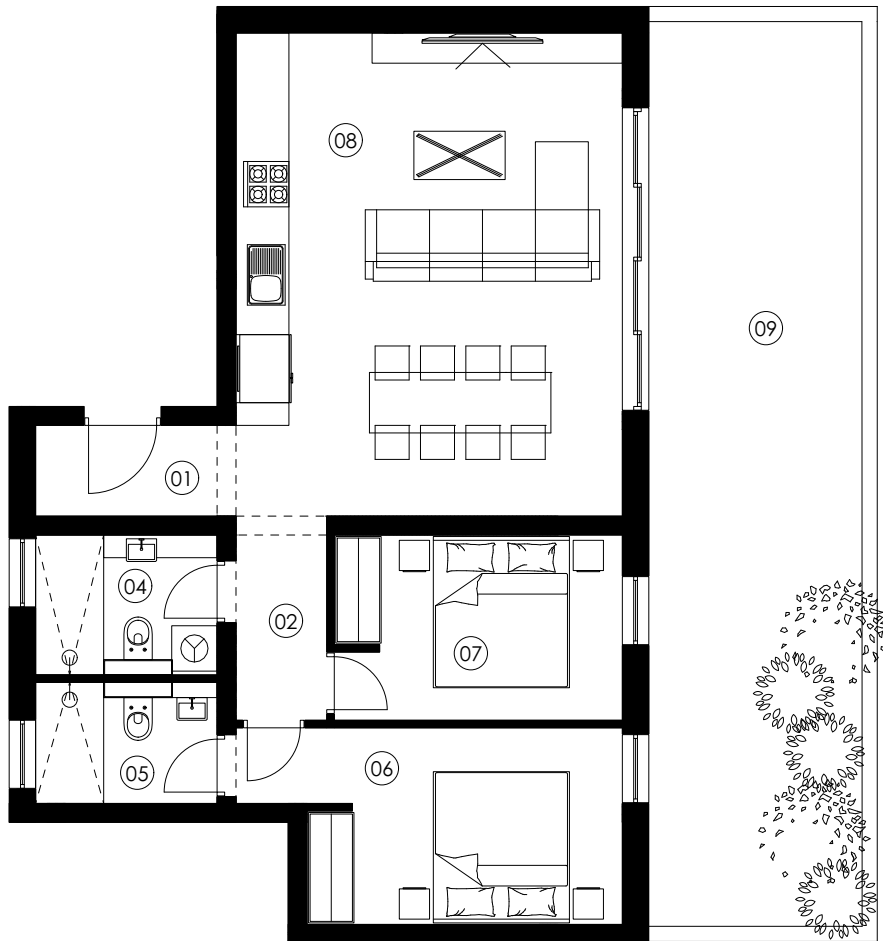
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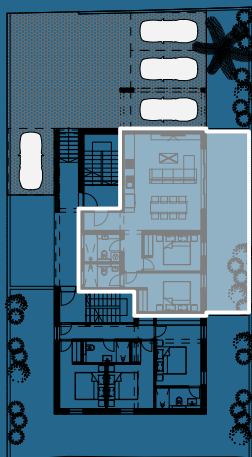
room	m <sup>2</sup>	c	m <sup>2</sup> x c
01 entrance area	3,24m <sup>2</sup>	1,00	3,24m <sup>2</sup>
02 hallway	8,04m <sup>2</sup>	1,00	8,04m <sup>2</sup>
03 bathroom 1	4,82m <sup>2</sup>	1,00	4,82m <sup>2</sup>
04 bathroom 2	3,82m <sup>2</sup>	1,00	3,82m <sup>2</sup>
05 bedroom 1	10,92m <sup>2</sup>	1,00	10,92m <sup>2</sup>
06 bedroom 2	12,22m <sup>2</sup>	1,00	12,22m <sup>2</sup>
07 bedroom 3	12,08m <sup>2</sup>	1,00	12,08m <sup>2</sup>
08 living, dining, kitch.	39,81m <sup>2</sup>	1,00	39,81m <sup>2</sup>
<b>total closed part</b>			<b>94,95m<sup>2</sup></b>
09 covered terrace	19,98m <sup>2</sup>	0,50	9,99m <sup>2</sup>
10 uncovered terrace	51,36m <sup>2</sup>	0,25	12,84m <sup>2</sup>
<b>total net area</b>			<b>117,78m<sup>2</sup></b>

# BUILDING 2 / GROUND FLOOR

# APARTMENT 5



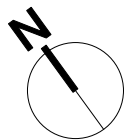
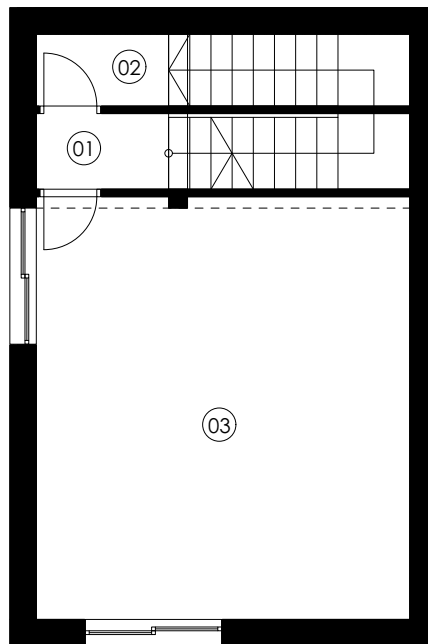
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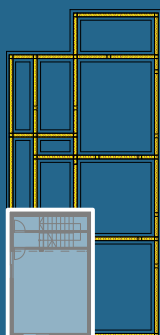
room	m <sup>2</sup>	c	m <sup>2</sup> x c
01 entrance area	3,18m <sup>2</sup>	1,00	3,18m <sup>2</sup>
02 hallway	3,24m <sup>2</sup>	1,00	3,24m <sup>2</sup>
03 bathroom 1	4,26m <sup>2</sup>	1,00	4,26m <sup>2</sup>
04 bathroom 2	3,54m <sup>2</sup>	1,00	3,54m <sup>2</sup>
05 bedroom 1	11,72m <sup>2</sup>	1,00	11,72m <sup>2</sup>
06 bedroom 2	9,27m <sup>2</sup>	1,00	9,27m <sup>2</sup>
07 living, dining, kitch.	32,65m <sup>2</sup>	1,00	32,65m <sup>2</sup>
<b>total closed part</b>			<b>67,86m<sup>2</sup></b>
08 greenery	33,74m <sup>2</sup>	0,10	3,37m <sup>2</sup>
<b>total net area</b>			<b>71,23m<sup>2</sup></b>

BUILDING 2 / BASEMENT

# APARTMENT 6 - 1/3



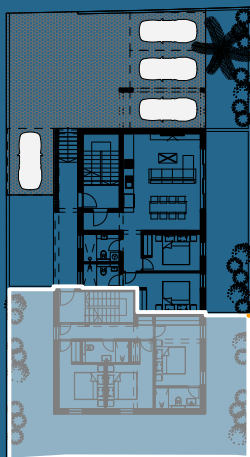
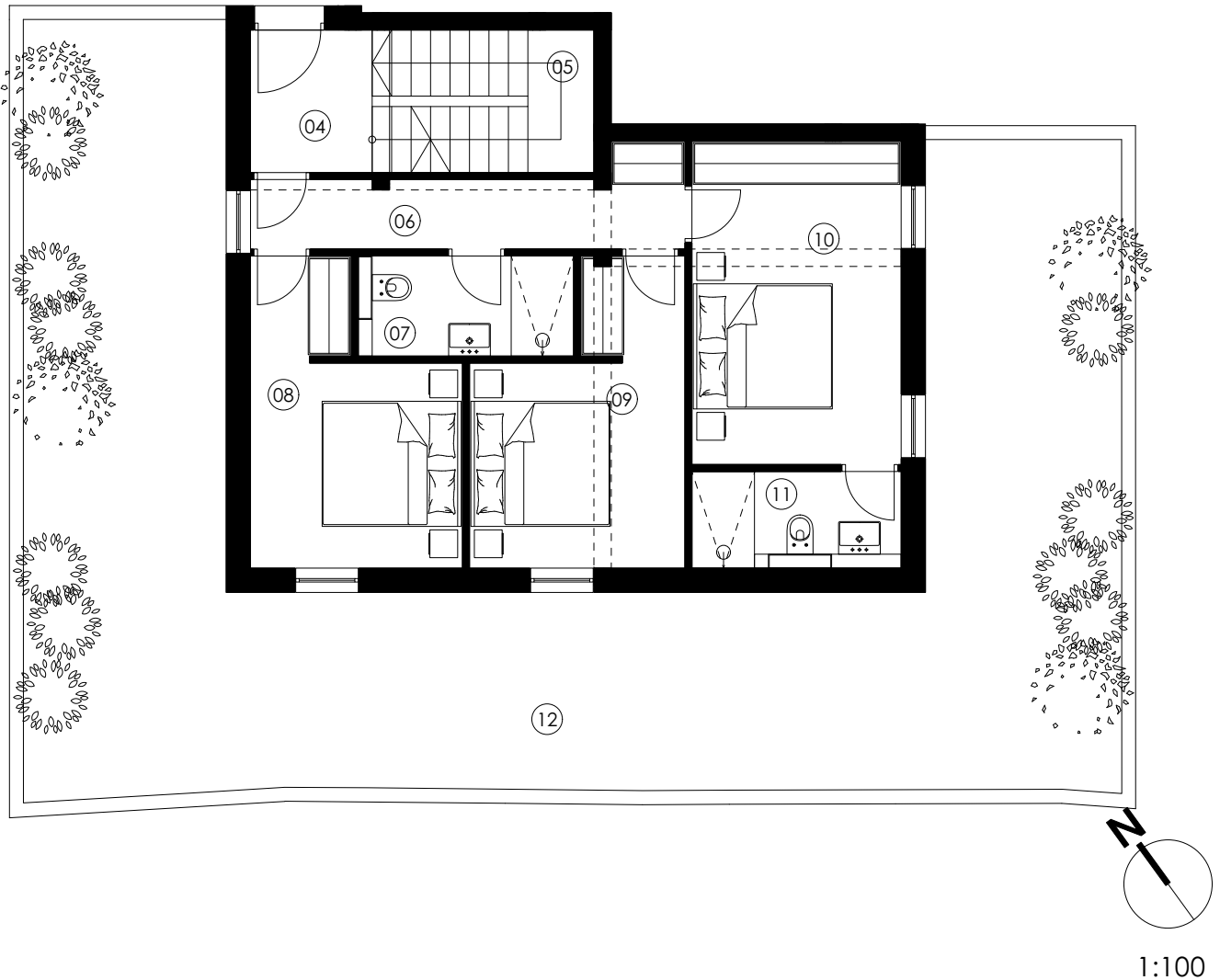
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	room	m <sup>2</sup>	c	m <sup>2</sup> x c
01	hallway	1,75m <sup>2</sup>	1,00	1,75m <sup>2</sup>
02	storage room	4,69m <sup>2</sup>	0,30-1,00	3,33m <sup>2</sup>
03	gym	27,58m <sup>2</sup>	1,00	27,58m <sup>2</sup>
total closed part				32,66m <sup>2</sup>
total net area				32,66m <sup>2</sup>

# BUILDING 2 / GROUND FLOOR

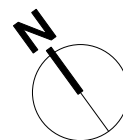
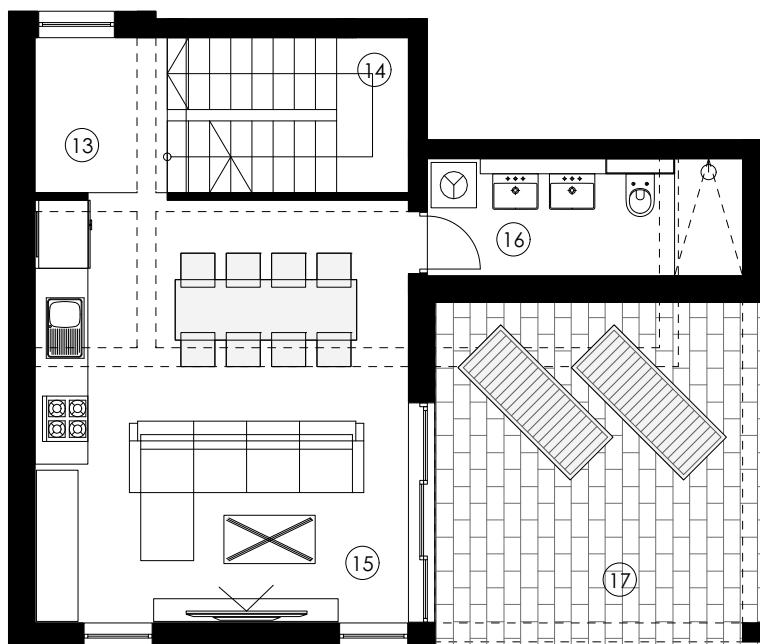
# APARTMENT 6 - 2/3



	room	m <sup>2</sup>	c	m <sup>2</sup> x c
04	entrance area	3,59m <sup>2</sup>	1,00	3,59m <sup>2</sup>
05	stairs	6,54m <sup>2</sup>	1,00	6,54m <sup>2</sup>
06	hallway	6,76m <sup>2</sup>	1,00	6,76m <sup>2</sup>
07	bathroom 1	4,18m <sup>2</sup>	1,00	4,18m <sup>2</sup>
08	bedroom 1	10,17m <sup>2</sup>	1,00	10,17m <sup>2</sup>
09	bedroom 2	10,36m <sup>2</sup>	1,00	10,36m <sup>2</sup>
10	bedroom 3	14,00m <sup>2</sup>	1,00	14,00m <sup>2</sup>
11	bathroom 2	3,76m <sup>2</sup>	1,00	3,76m <sup>2</sup>
<b>total closed part</b>				<b>59,36m<sup>2</sup></b>
12	greenery	87,55m <sup>2</sup>	0,10	8,76m <sup>2</sup>
<b>total net area</b>				<b>68,12m<sup>2</sup></b>

BUILDING 2 / 1ST FLOOR

# APARTMENT 6 - 3/3



1:100



room	m <sup>2</sup>	c	m <sup>2</sup> x c
13 hallway	3,69m <sup>2</sup>	1,00	3,69m <sup>2</sup>
14 stairs	6,54m <sup>2</sup>	1,00	6,54m <sup>2</sup>
15 living, dining, kitch.	27,61m <sup>2</sup>	1,00	27,61m <sup>2</sup>
16 bathroom	5,95m <sup>2</sup>	1,00	5,95m <sup>2</sup>

total closed part 43,79m<sup>2</sup>

17 | covered terrace 19,66m<sup>2</sup> | 0,50 | 9,83m<sup>2</sup>

**total net area 53,62m<sup>2</sup>**

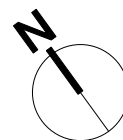
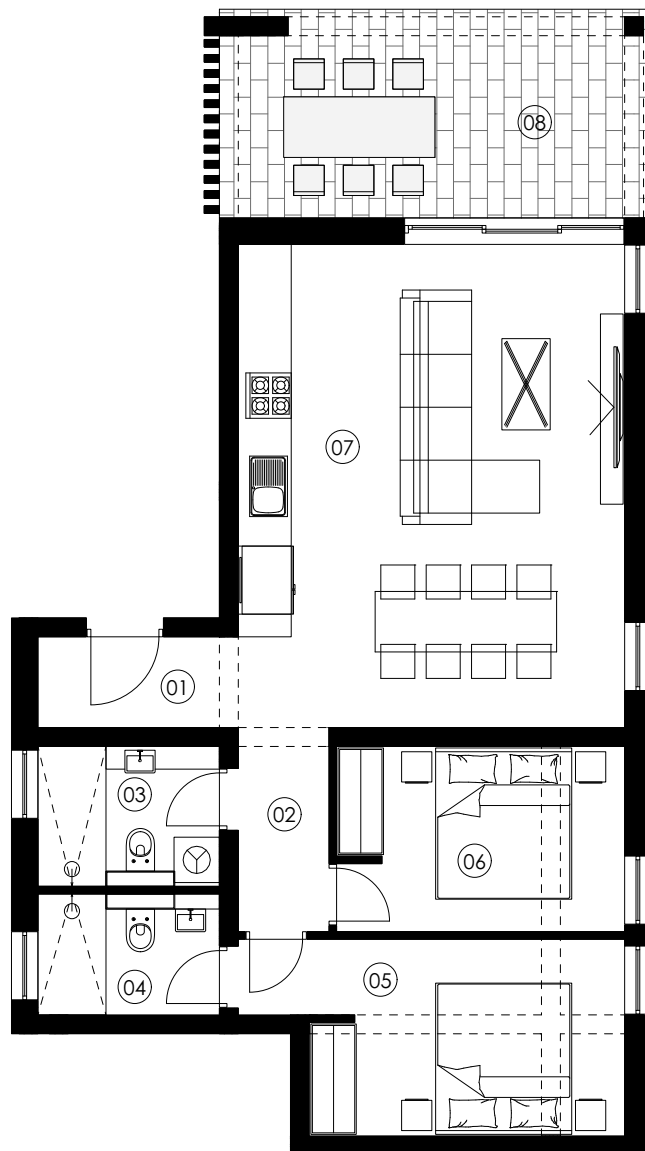
#### RECAPITULATION

01	basement	32,66m <sup>2</sup>
02	ground floor	68,12m <sup>2</sup>
03	1st floor	53,62m <sup>2</sup>

**total net area - APARTMENT 6 154,40m<sup>2</sup>**

BUILDING 2 / 1ST FLOOR

# APARTMENT 7



1:100



room	m <sup>2</sup>	c	m <sup>2</sup> x c
01   entrance area	3,18m <sup>2</sup>	1,00	3,18m <sup>2</sup>
02   hallway	3,24m <sup>2</sup>	1,00	3,24m <sup>2</sup>
03   bathroom 1	4,26m <sup>2</sup>	1,00	4,26m <sup>2</sup>
04   bathroom 2	3,54m <sup>2</sup>	1,00	3,54m <sup>2</sup>
05   bedroom 1	11,72m <sup>2</sup>	1,00	11,72m <sup>2</sup>
06   bedroom 2	9,27m <sup>2</sup>	1,00	9,27m <sup>2</sup>
07   living, dining, kitch.	32,65m <sup>2</sup>	1,00	32,65m <sup>2</sup>

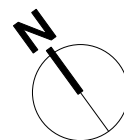
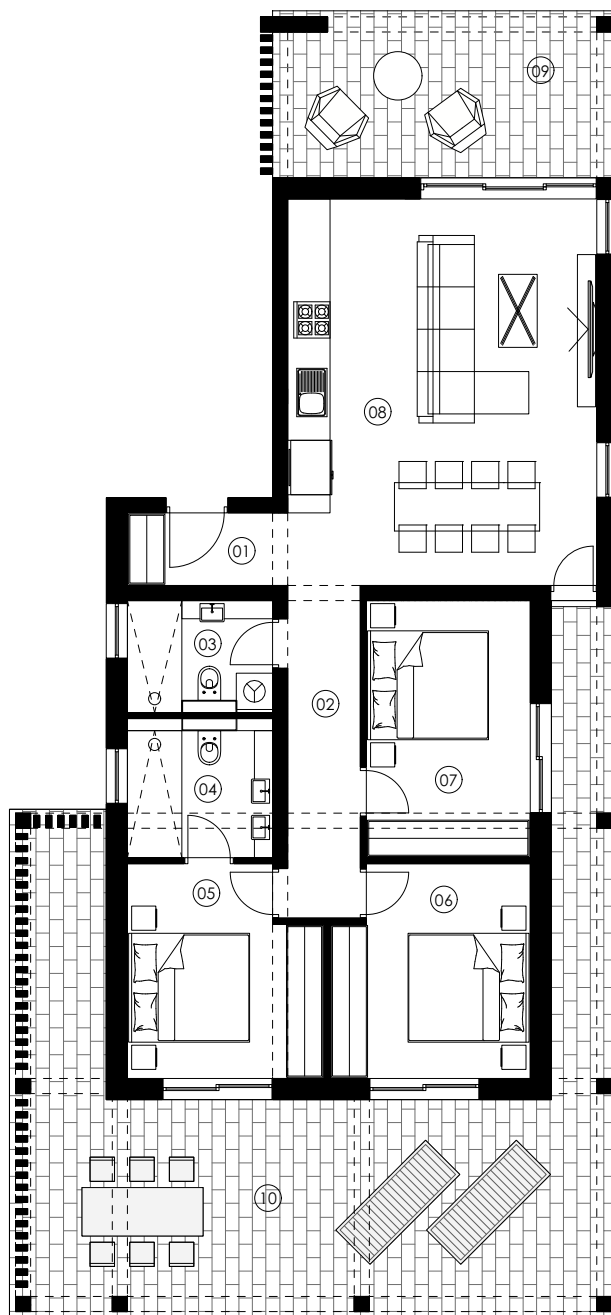
total closed part 67,86m<sup>2</sup>

09 | covered terrace 14,78m<sup>2</sup> | 0,50 | 7,39m<sup>2</sup>

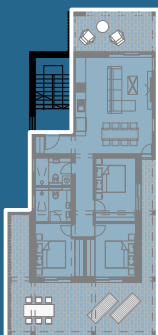
total net area 75,25m<sup>2</sup>

# BUILDING 2 / 2ST FLOOR

# APT. 8



1:125



room	m <sup>2</sup>	c	m <sup>2</sup> x c
01 entrance area	3,18m <sup>2</sup>	1,00	3,18m <sup>2</sup>
02 hallway	6,60m <sup>2</sup>	1,00	6,60m <sup>2</sup>
03 bathroom 1	4,26m <sup>2</sup>	1,00	4,26m <sup>2</sup>
04 bathroom 2	5,04m <sup>2</sup>	1,00	5,04m <sup>2</sup>
05 bedroom 1	10,69m <sup>2</sup>	1,00	10,69m <sup>2</sup>
06 bedroom 2	11,15m <sup>2</sup>	1,00	11,15m <sup>2</sup>
07 bedroom 3	11,52m <sup>2</sup>	1,00	11,52m <sup>2</sup>
08 living, dining, kitch.	32,65m <sup>2</sup>	1,00	32,65m <sup>2</sup>
<b>total closed part</b>			<b>85,09m<sup>2</sup></b>
09 covered terrace	14,78m <sup>2</sup>	0,50	7,39m <sup>2</sup>
10 uncovered terrace	52,73m <sup>2</sup>	0,25	13,18m <sup>2</sup>
<b>total net area</b>			<b>105,66m<sup>2</sup></b>

 PROJECT JEZERA



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