

APARTMENTS UNDER CONSTRUCTION

Lastovo, Pasadur



LASTOVO

Far from the hustle and bustle of popular tourist centers, the island of Lastovo preserves what the Mediterranean once was – untouched, authentic, and enchantingly peaceful.

In a time when silence has become a rarity, Lastovo remains one of the last places on the Adriatic where the natural rhythm of life still prevails. There's no mass tourism here, no crowds, no noise – only crystal-clear sea, the scent of pine trees, and pure tranquility.

Its isolation becomes its advantage – time flows more slowly here, the air is cleaner, and the views from every corner of the island are breathtaking.

The island is part of a protected Nature Park, which adds extra value and ensures it remains unspoiled, authentic, and special. Surrounded by numerous small islets, hidden coves, and rocky headlands, it offers perfect conditions for sailing, diving, and peaceful relaxation. The sea around Lastovo is among the clearest and purest in the Adriatic, rich in marine life and ideal for nature lovers and water activities.

Lastovo is one of the rare places in Europe where the night sky can be seen in all its glory. Due to the near-total absence of light pollution, the island is perfect for stargazing and night photography. This natural phenomenon further highlights how well-preserved and unique Lastovo truly is.

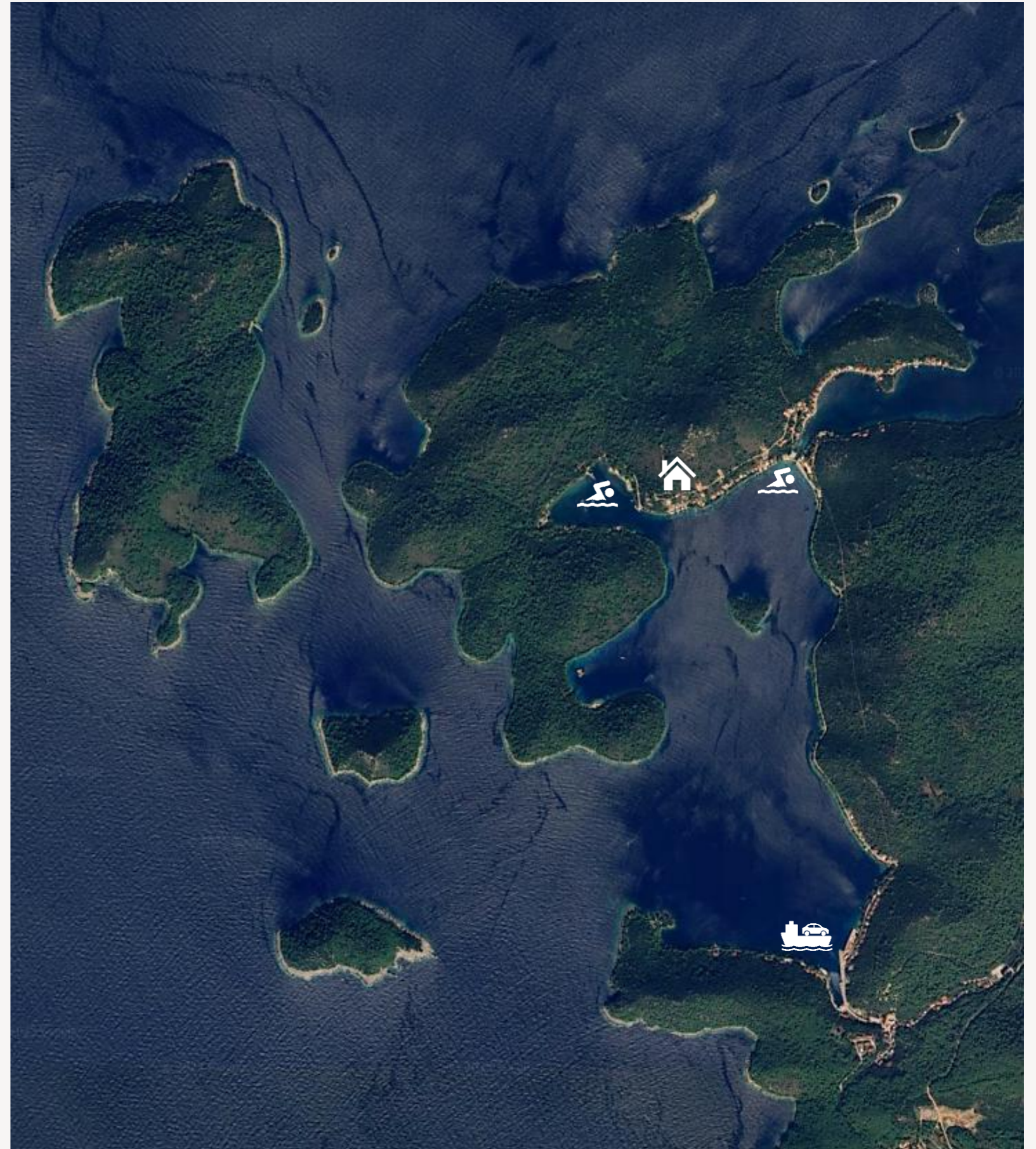
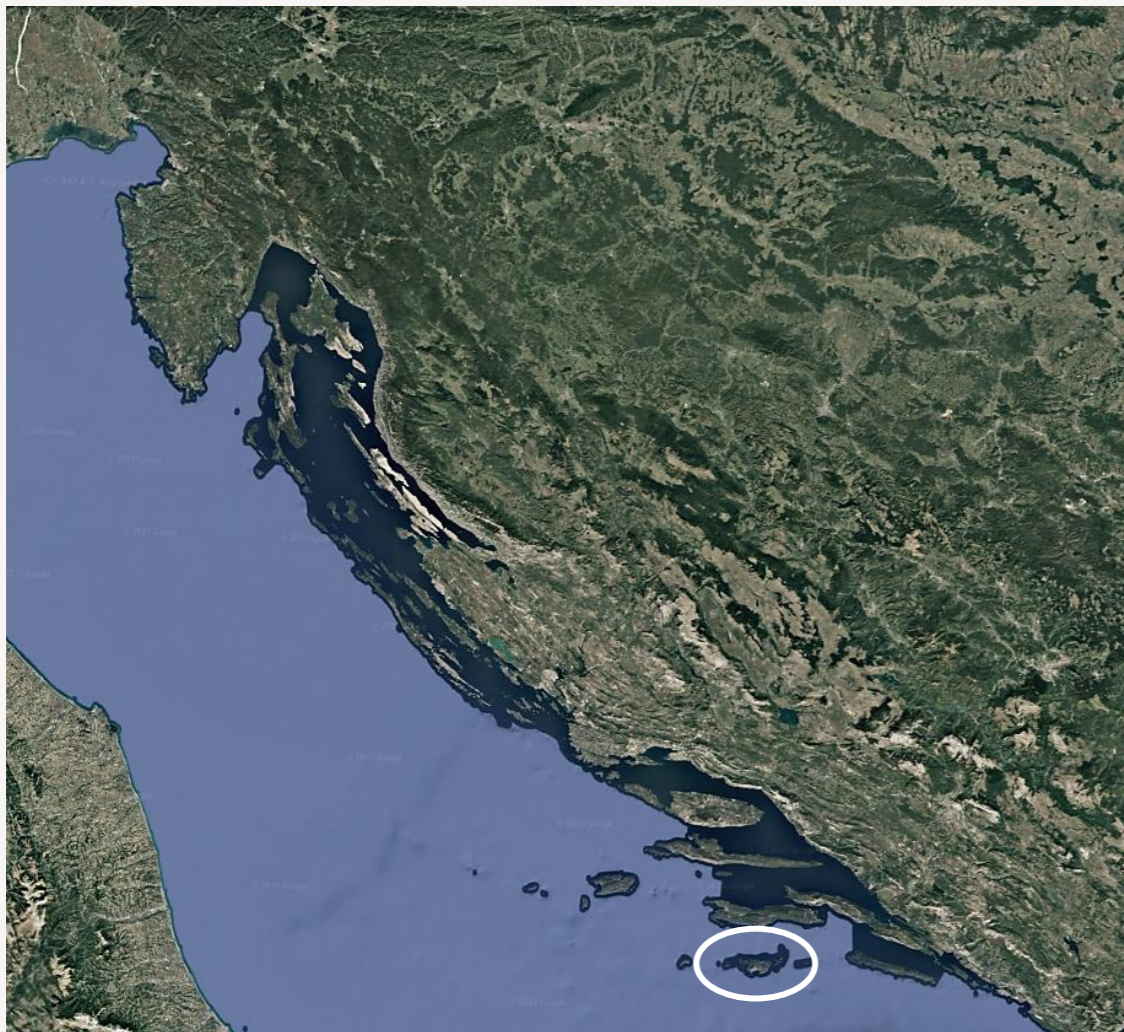
The village of Pasadur, where our exclusive apartments are located, is one of the most attractive spots on the island – set right by the sea and connected by a bridge to the islet of Prežba, it is ideal for those seeking a blend of nature, privacy, and comfort.

Lastovo is not for everyone – but it is perfect for those in search of true rest, an escape from stress, and a return to oneself.



LOCATION

- southern Adriatic / Lastovo Nature Park
- Pasadur
- third row from the sea / last plot in the row
- approx. 70 m air distance from the sea
- approx. 3.5 km by road from the ferry port
- approx. 350 m walking trail to the public beach





ABOUT THE PROJECT

- a building with four apartment units
- all apartments with sea view
- 1 single-level apartment / lower ground floor: living room, kitchen with dining room, 3 bedrooms, 2 bathrooms, terrace and garden
- 3 duplex apartments / ground floor and first floor: living room, kitchen with dining room, 3 bedrooms, 3 bathrooms, 3 balconies
- one parking space per apartment
- estimated completion of construction: 04/2026











APARTMENT BROCHURE



APARTMENT 1



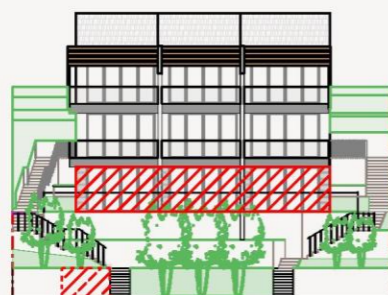
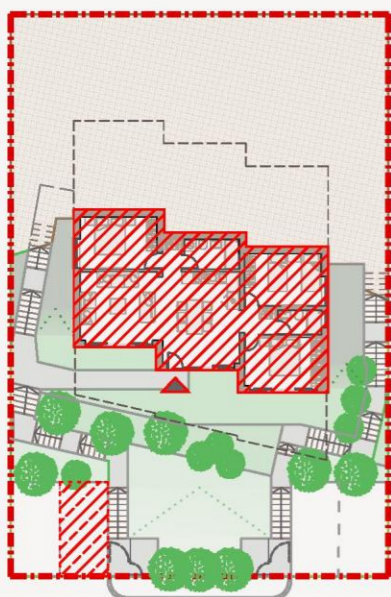
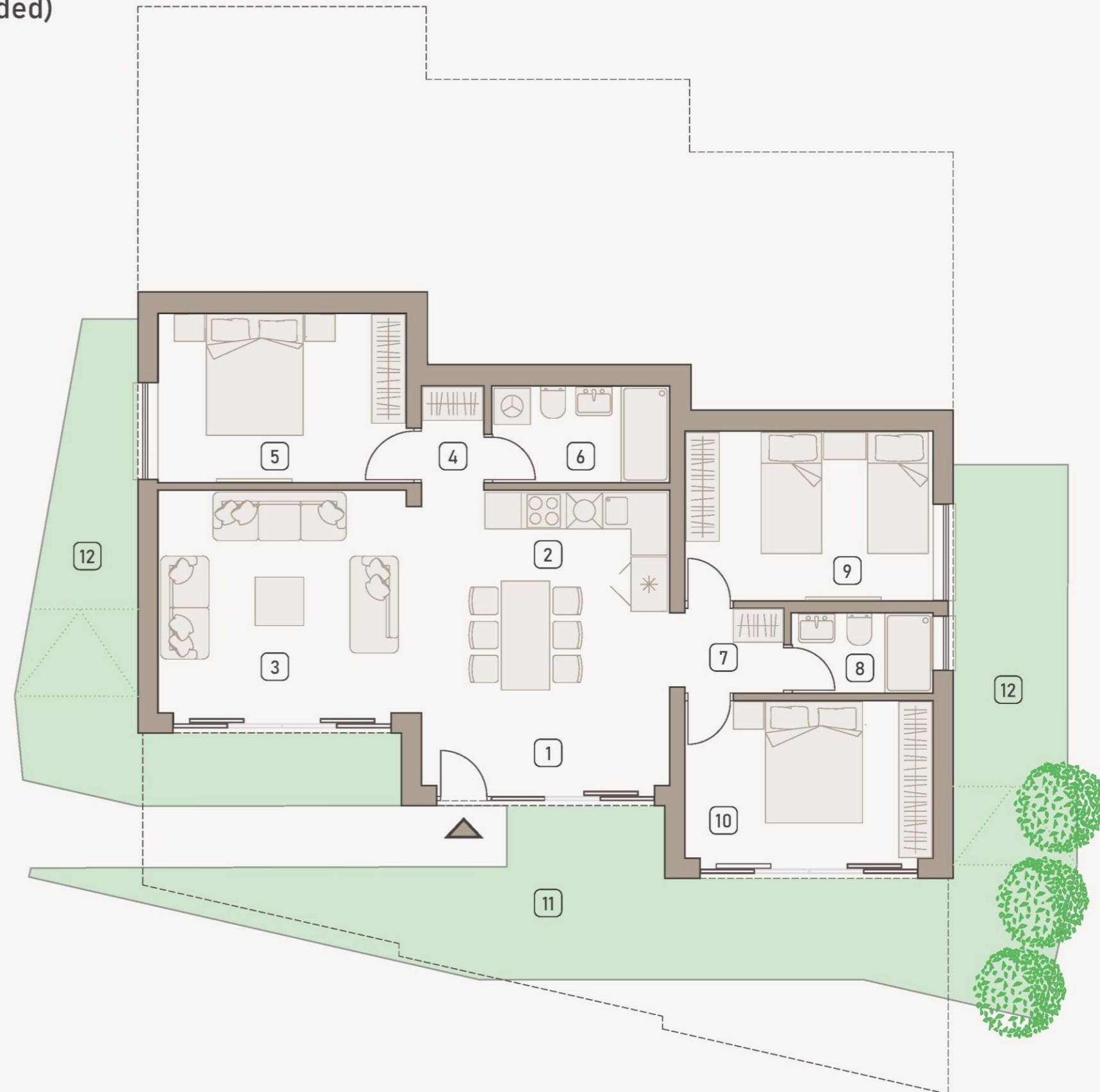
single-level apartment / lower ground floor (raised 4,5 m above street level)

three-sided orientation / east - south - west

price: 3.500 €/m² (total: 330.400 € / price with VAT included)



APARTMENT 1		LOWER GROUND FLOOR		
No.	ROOM FUNCTION	NET AREA [m ²]	coefficient	NET USABLE AREA [m ²]
1.	ENTRANCE AREA	4,9	1,0	4,9
2.	KITCHEN AND DINING AREA	15,1	1,0	15,1
3.	LIVING ROOM	15,9	1,0	15,9
4.	CORRIDOR	1,8	1,0	1,8
5.	BEDROOM	11,5	1,0	11,5
6.	BATHROOM	4,7	1,0	4,7
7.	CORRIDOR	2,6	1,0	2,6
8.	BATHROOM	3,1	1,0	3,1
9.	BEDROOM	11,5	1,0	11,5
10.	BEDROOM	10,7	1,0	10,7
11.	TERRACE OUTSIDE THE BUILDING (covered)	33,4	0,2	6,7
12.	GARDEN (uncovered)	33,5	0,1	3,4
13.	PARKING SPACE	12,5	0,2	2,5
TOTAL:				94,4 m ²



- ENTRANCE
- APARTMENT 1
- ALLOCATED PARKING SPACE

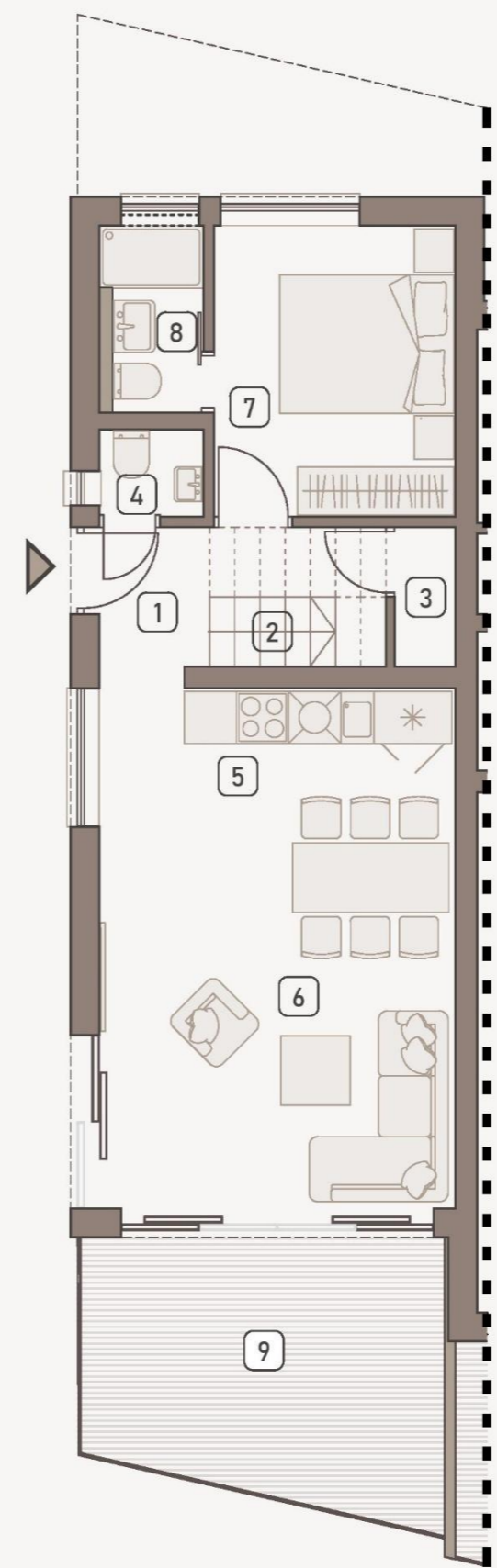
APARTMENT 2



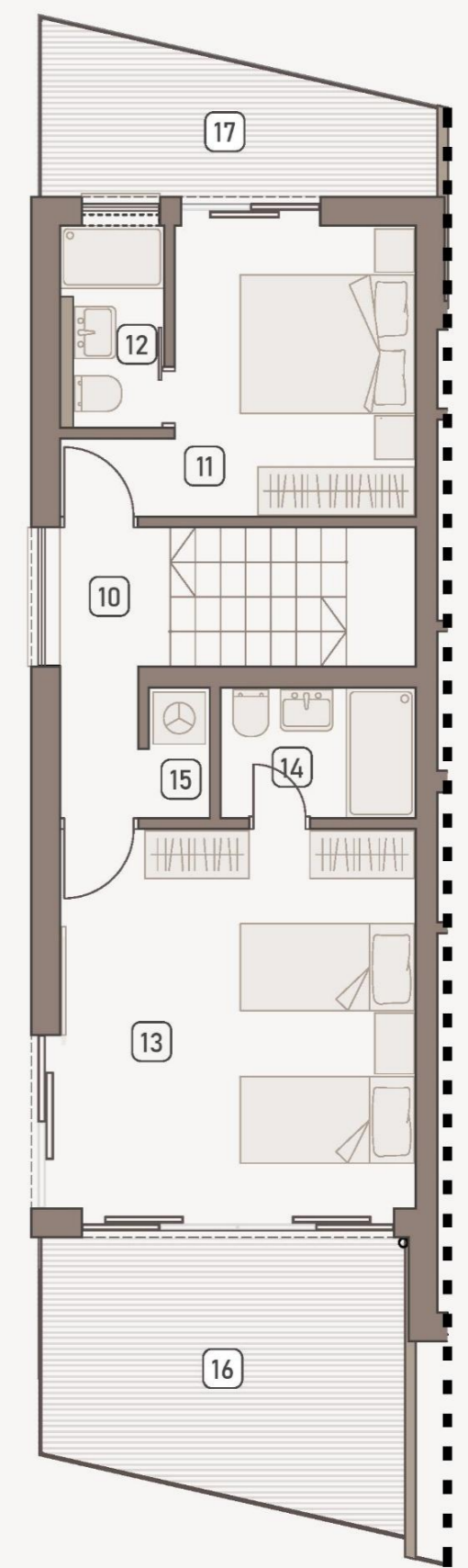
duplex apartment / ground floor + first floor
 three-sided orientation / north - west - south
 price: 4.000 €/m² (total: 404.000 € / price with VAT included)



APARTMENT 2		GROUND FLOOR / FIRST FLOOR		
No.	ROOM FUNCTION	NET AREA [m ²]	coefficient	NET USABLE AREA [m ²]
1.	ENTRANCE AREA	2,0	1,0	2,0
2.	STAIRS	4,5	1,0	4,5
3.	UNDER-STAIRS STORAGE	1,1	0,3	0,3
4.	TOILET	1,2	1,0	1,2
5.	KITCHEN	6,6	1,0	6,6
6.	DINING ROOM AND LIVING ROOM	18,0	1,0	18,0
7.	BEDROOM	9,3	1,0	9,3
8.	BATHROOM	2,3	1,0	2,3
9.	BALCONY	13,8	0,75	10,4
10.	CORRIDOR	4,6	1,0	4,6
11.	BEDROOM	7,8	1,0	7,8
		1,7	0,9	1,5
12.	BATHROOM	1,8	1,0	1,8
		0,7	0,9	0,6
13.	BEDROOM	15,5	1,0	15,5
		2,5	0,9	2,3
14.	BATHROOM	3,4	1,0	3,4
15.	LAUNDRY ROOM	1,1	1,0	1,1
16.	BALCONY	13,8	0,25	3,5
17.	BALCONY	7,3	0,25	1,8
18.	PARKING SPACE	12,5	0,2	2,5
TOTAL:				101,0 m ²



GROUND FLOOR



FIRST FLOOR



- ENTRANCE
- APARTMENT 2
- ALLOCATED PARKING SPACE

APARTMENT 3



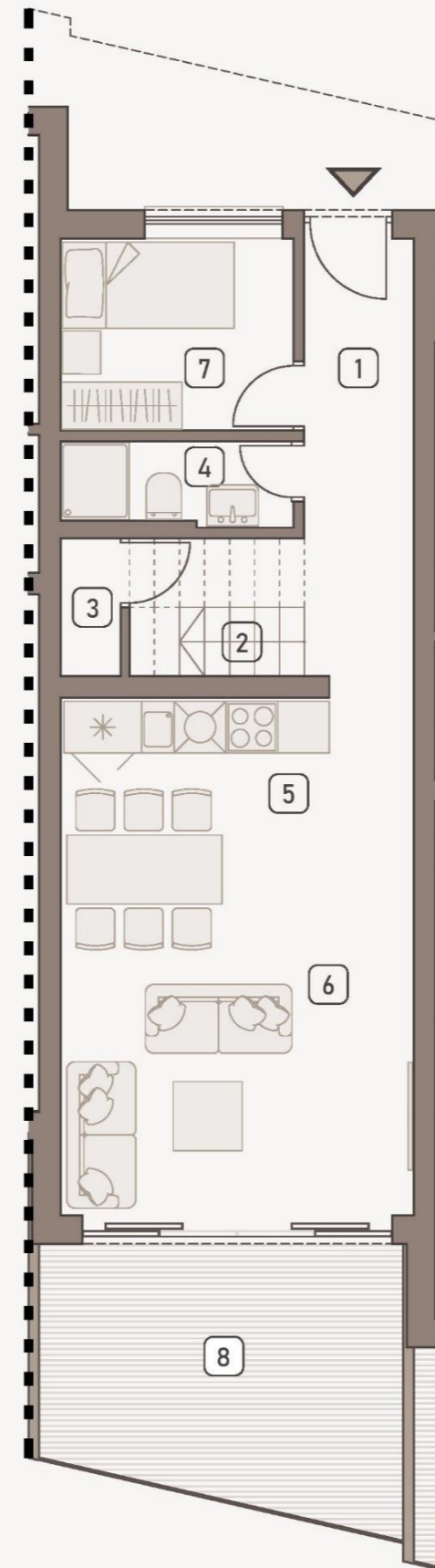
duplex apartment / ground floor + first floor

two-sided orientation / north - south

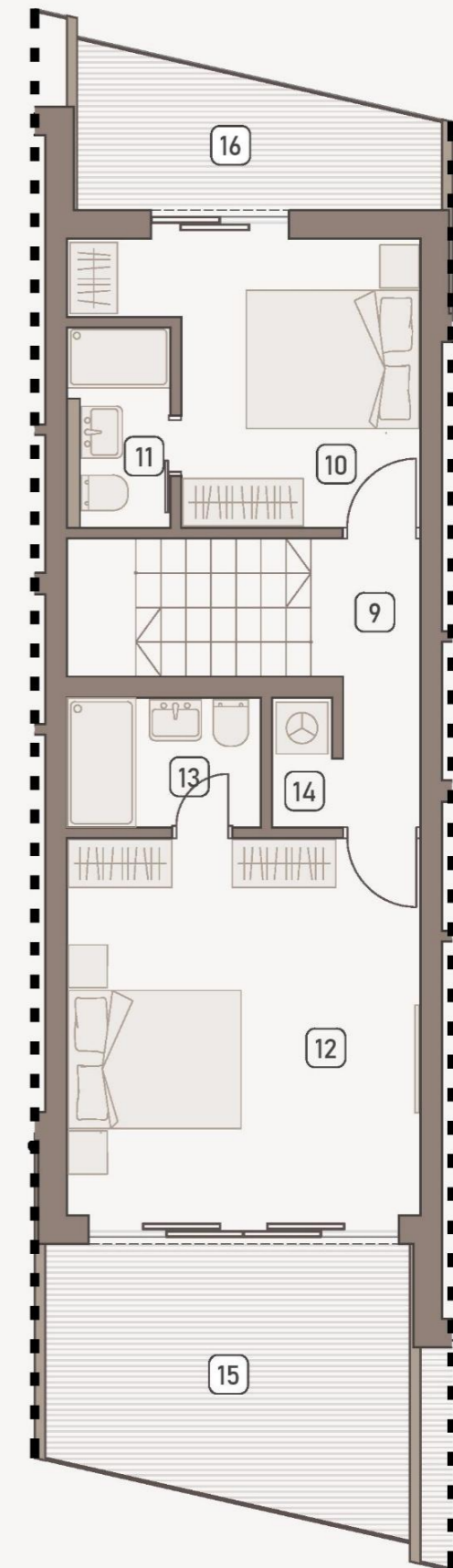
price: 3.700 €/m² (total: 370.000 € / price with VAT included)



APARTMENT 3		GROUND FLOOR / FIRST FLOOR		
No.	ROOM FUNCTION	NET AREA [m ²]	coefficient	NET USABLE AREA [m ²]
1.	ENTRANCE AREA	6,4	1,0	6,4
2.	STAIRS	4,5	1,0	4,5
3.	UNDER-STAIRS STORAGE	1,1	0,3	0,3
4.	BATHROOM	2,6	1,0	2,6
5.	KITCHEN	6,2	1,0	6,2
6.	DINING ROOM AND LIVING ROOM	18,4	1,0	18,4
7.	BEDROOM	6,0	1,0	6,0
8.	BALCONY	12,7	0,75	9,5
9.	CORRIDOR	3,6	1,0	3,6
10.	BEDROOM	8,0	1,0	8,0
		2,5	0,9	2,3
11.	BATHROOM	2,6	1,0	2,6
12.	BEDROOM	15,5	1,0	15,5
		2,5	0,9	2,3
13.	BATHROOM	3,4	1,0	3,4
14.	LAUNDRY ROOM	1,1	1,0	1,1
15.	BALCONY	12,7	0,25	3,2
16.	BALCONY	6,5	0,25	1,6
17.	PARKING SPACE	12,5	0,2	2,5
TOTAL:				100,0 m ²






GROUND FLOOR



FIRST FLOOR



-  ENTRANCE
-  APARTMENT 3
-  ALLOCATED PARKING SPACE

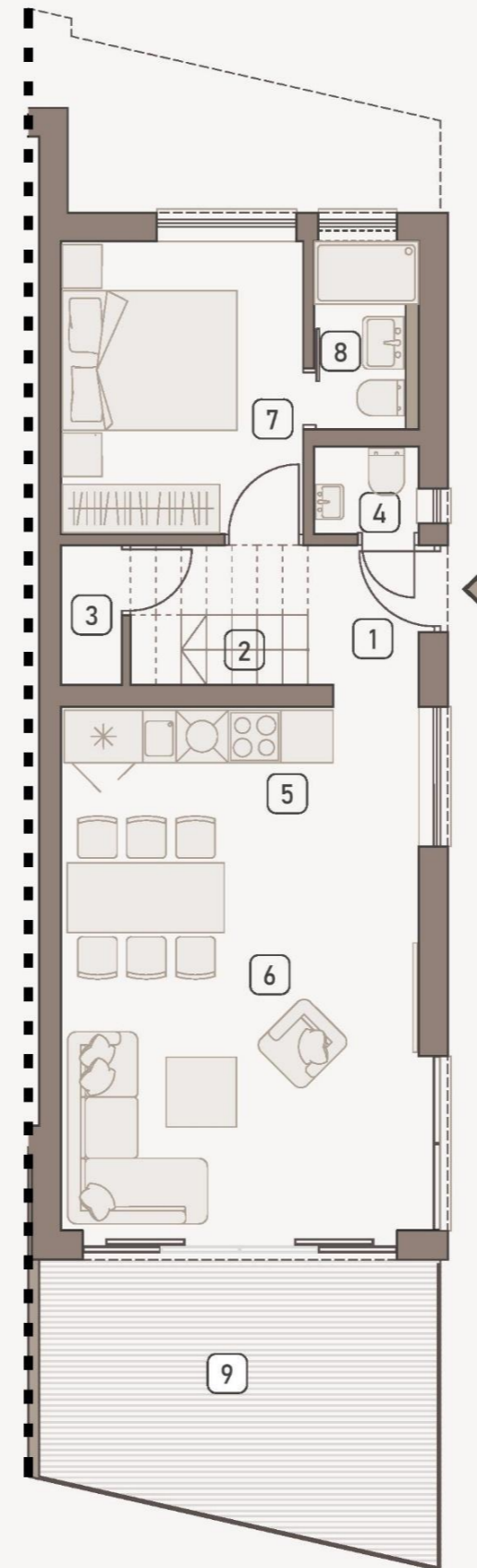
APARTMENT 4



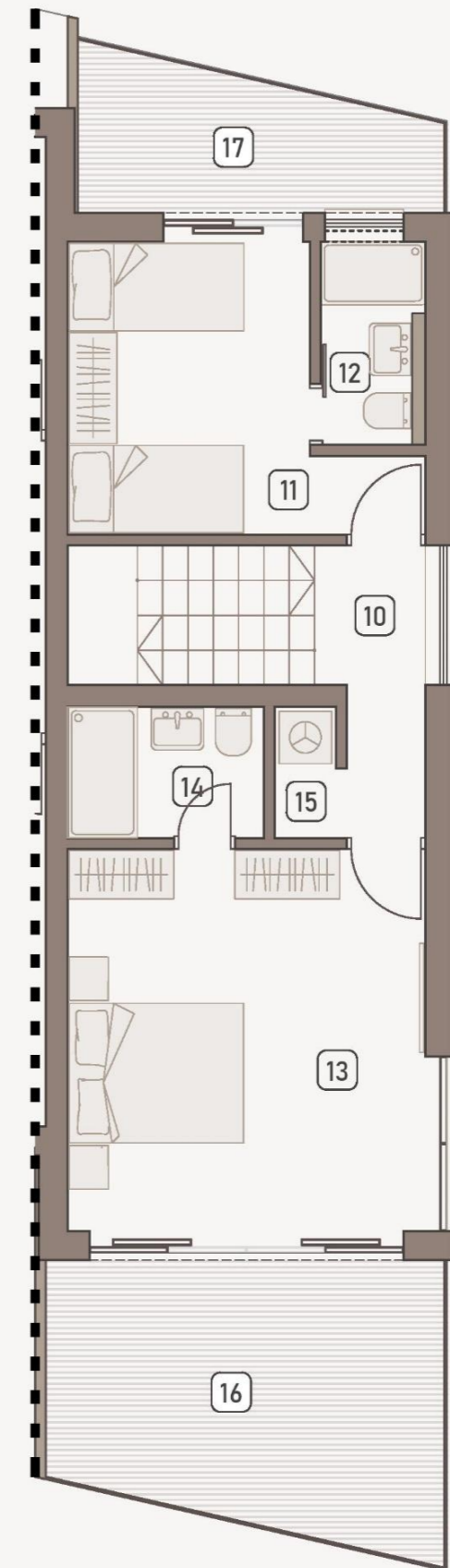
duplex apartment / ground floor + first floor
 three-sided orientation / north - east - south
 price: 3.900 €/m² (total: 393.510 € / price with VAT included)



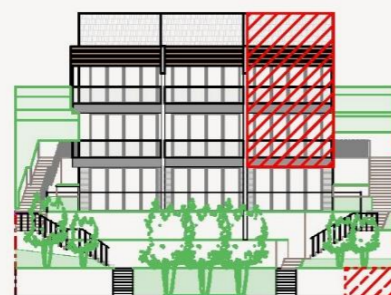
APARTMENT 4		GROUND FLOOR / FIRST FLOOR		
No.	ROOM FUNCTION	NET AREA [m ²]	coefficient	NET USABLE AREA [m ²]
1.	ENTRANCE AREA	2,0	1,0	2,0
2.	STAIRS	4,5	1,0	4,5
3.	UNDER-STAIRS STORAGE	1,1	0,3	0,3
4.	TOILET	1,2	1,0	1,2
5.	KITCHEN	6,6	1,0	6,6
6.	DINING ROOM AND LIVING ROOM	18,0	1,0	18,0
7.	BEDROOM	9,3	1,0	9,3
8.	BATHROOM	2,3	1,0	2,3
9.	BALCONY	14,0	0,75	10,5
10.	CORRIDOR	4,6	1,0	4,6
11.	BEDROOM	7,8	1,0	7,8
		1,7	0,9	1,5
12.	BATHROOM	1,8	1,0	1,8
		0,7	0,9	0,6
13.	BEDROOM	15,5	1,0	15,5
		2,5	0,9	2,3
14.	BATHROOM	3,4	1,0	3,4
15.	LAUNDRY ROOM	1,1	1,0	1,1
16.	BALCONY	14,0	0,25	3,5
17.	BALCONY	6,5	0,25	1,6
18.	PARKING SPACE	12,5	0,2	2,5
TOTAL:				100,9 m ²



GROUND FLOOR



FIRST FLOOR



- ENTRANCE
- APARTMENT 4
- ALLOCATED PARKING SPACE





EQUIPMENT AND MATERIALS

- structure: reinforced concrete and masonry
- sloping roof slab with ventilated roof and 14 cm thick mineral wool insulation, roofing: tiles
- facade: ETICS system, wool and polystyrene insulation 8 cm thick; finishing: plaster and decorative stone in the lower ground floor
- joinery: PVC dual color (anthracite outside / white inside) with aluminum shutters; double glazing 4 Float - 16 - 4 Low-e + Argon; glass walls with electric motors
- heating: inverter air conditioning units in all rooms, type Mitsubishi Electric or equivalent; underfloor heating in bathrooms
- ceramics: first class quality
- balconies with sea view feature glass railings
- sanitary equipment: high-quality manufacturers

CONTACT

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