



LADONIA RESIDENCE

A BOUTIQUE COLLECTION OF
PRIVATE RESIDENCES IN ISTRIA

POREČ

Ladonia Residence Collection

Choose Your Way of Living

A/C

Building A — Private Living

A more intimate residential concept created for those who value privacy, peace and a refined everyday lifestyle.

enhanced privacy

intimate atmosphere

peaceful residential concept

no shared swimming pool

B

Building B — Community Living

A relaxed, lifestyle-oriented concept centred around shared outdoor experiences and Mediterranean living.

shared swimming pool

family-oriented atmosphere

holiday-inspired lifestyle

boutique community environment

Life in Balance



Nestled within a peaceful green setting just three kilometres from the centre of Poreč, Ladonia Residence is an exclusive boutique development comprising only ten boutique residences across two buildings.

Instead of creating large and impersonal residential complexes, we envisioned a more intimate concept of living — one where privacy, tranquillity and quality of life become part of everyday living, while preserving the complete privacy of every residence.

Surrounded by nature, yet moments away from the sea, the historic town centre and all essential amenities, Ladonia Residence offers a rare balance between privacy, comfort and Mediterranean lifestyle.



Project Vision



Designed in harmony with nature, Ladonia Residence combines contemporary architecture, functional layouts and carefully curated outdoor spaces to create homes equally suited for year-round living, weekend escapes or long-term investment in Istria.

Every detail has been thoughtfully considered to create an atmosphere of calm, comfort and understated luxury.

Ladonia Residence is more than a residential project — it is a lifestyle designed around wellbeing, privacy and a slower, more meaningful way of living.

Building A

Private Living

Boutique residences designed
for peace, privacy and elevated
everyday living.





Concept & Architecture

Contemporary architecture, premium materials and intelligent spatial design create a refined living experience with a strong connection to nature.

southwest orientation ensuring abundant natural light throughout the day

modern and highly functional layouts

maximum optimisation of living space

expansive floor-to-ceiling glass surfaces connecting interiors with nature

The project architecture combines clean contemporary lines with warm Mediterranean elements, creating timeless residences designed to age beautifully within their natural surroundings.



Residence Types

Different Spaces. The Same Feeling of Peace.

Each residence has been designed with a focus on comfort, functionality and privacy, while also allowing personalisation during the early stages of construction.

Ground Floor Residences

54.95 m² | 47.32 m² | 49.89 m²

Elegant two-bedroom residences with private gardens designed for relaxed indoor-outdoor living.

direct access to private outdoor areas

landscaped gardens

possibility of a jacuzzi, sauna, outdoor kitchen or children's playground

enhanced privacy and greenery

Penthouse Residences

82.88 m² | 87.04 m²

Exclusive penthouse residences with private rooftop terraces and panoramic sea views.

two- and three-bedroom layouts

optional additional parking space

open sea views

rooftop wellness and lounge concept

possibility of a jacuzzi, sauna and outdoor kitchen

direct private access to rooftop terraces from the residence

Residence A1

54.95 m²

private garden 86 m²

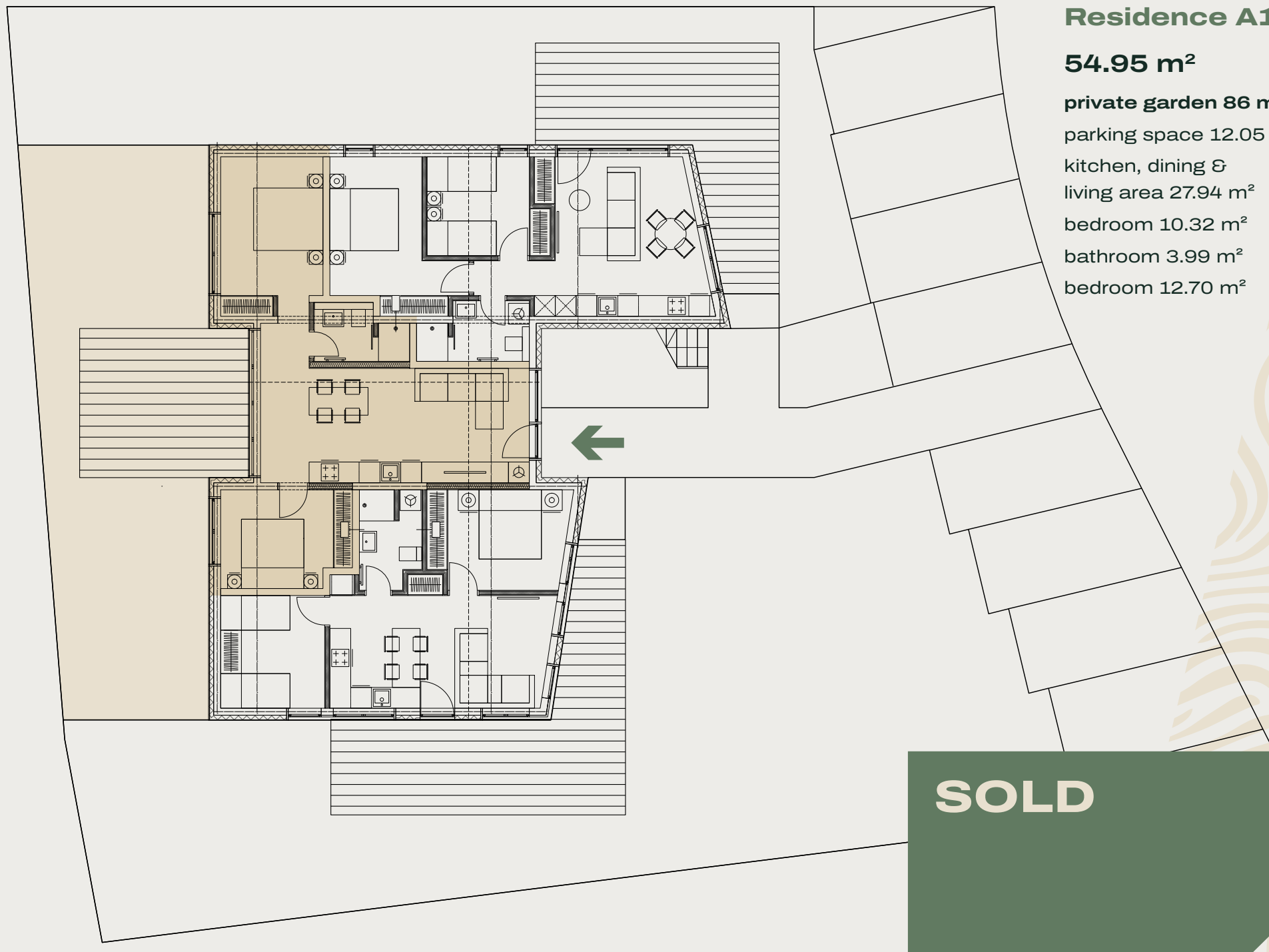
parking space 12.05 m²

**kitchen, dining &
living area 27.94 m²**

bedroom 10.32 m²

bathroom 3.99 m²

bedroom 12.70 m²



SOLD

Residence A2

47.32 m²

private garden 222 m²

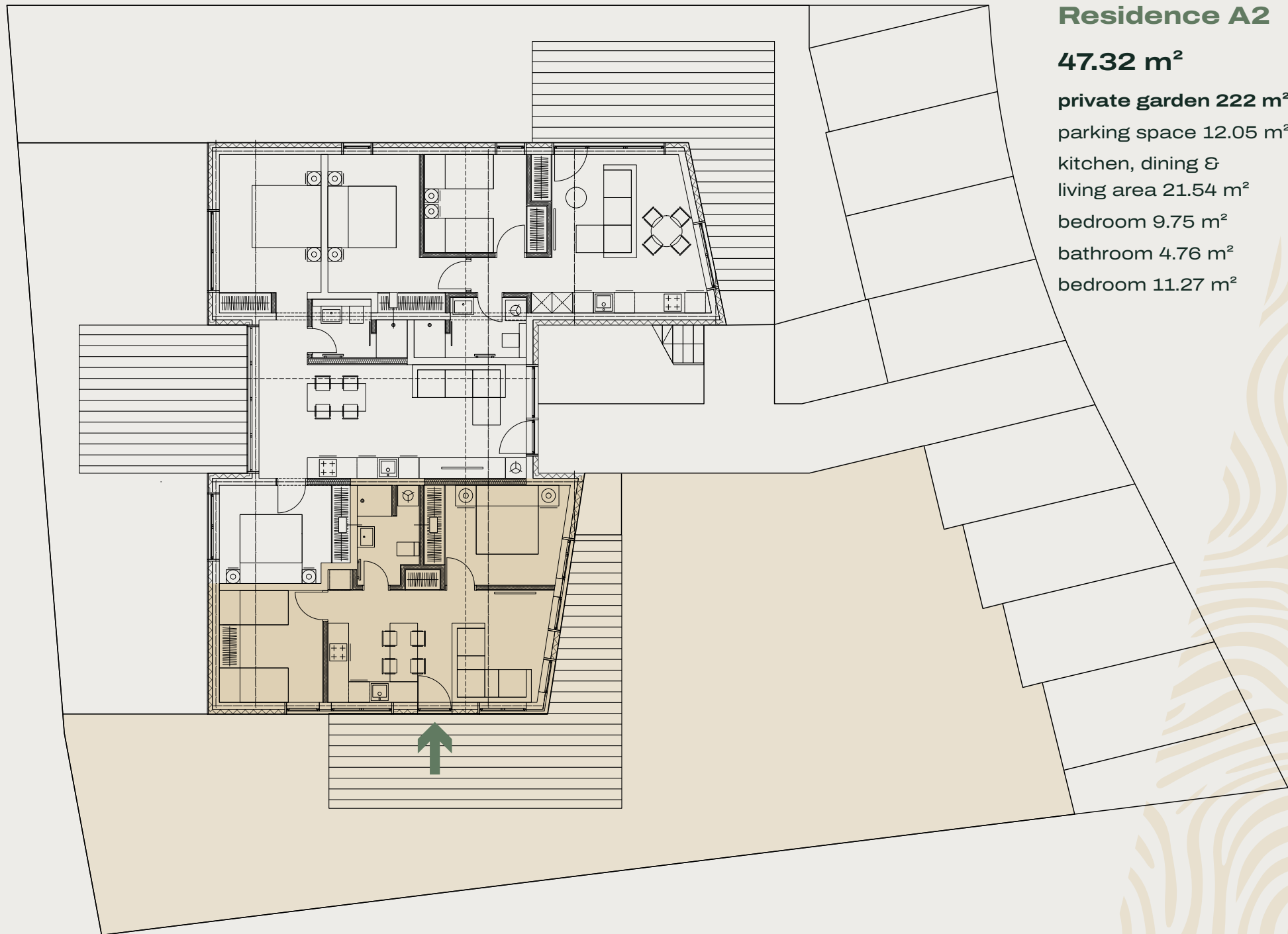
parking space 12.05 m²

**kitchen, dining &
living area 21.54 m²**

bedroom 9.75 m²

bathroom 4.76 m²

bedroom 11.27 m²



Residence A3

49.89 m²

private garden 114 m²

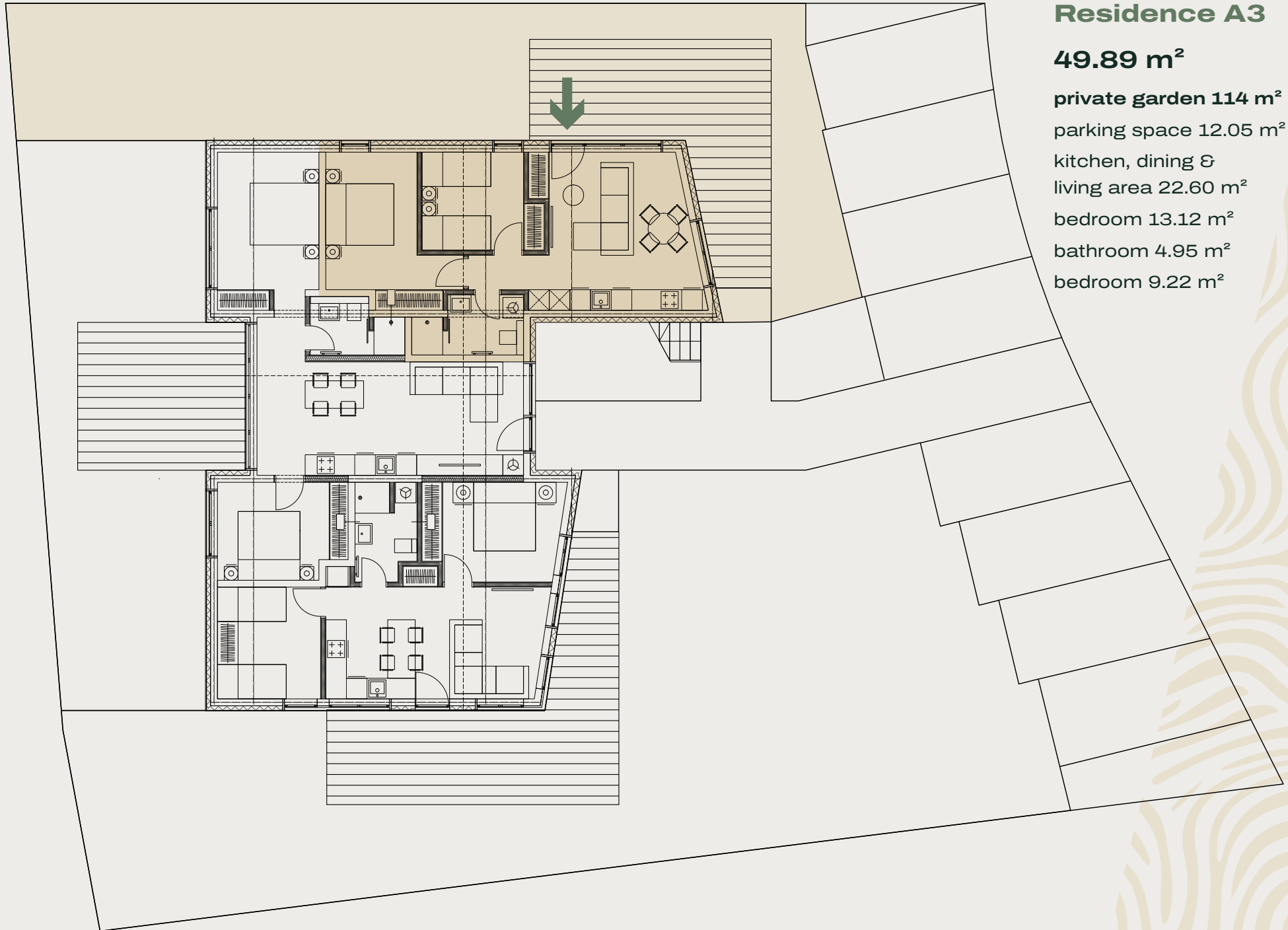
parking space 12.05 m²

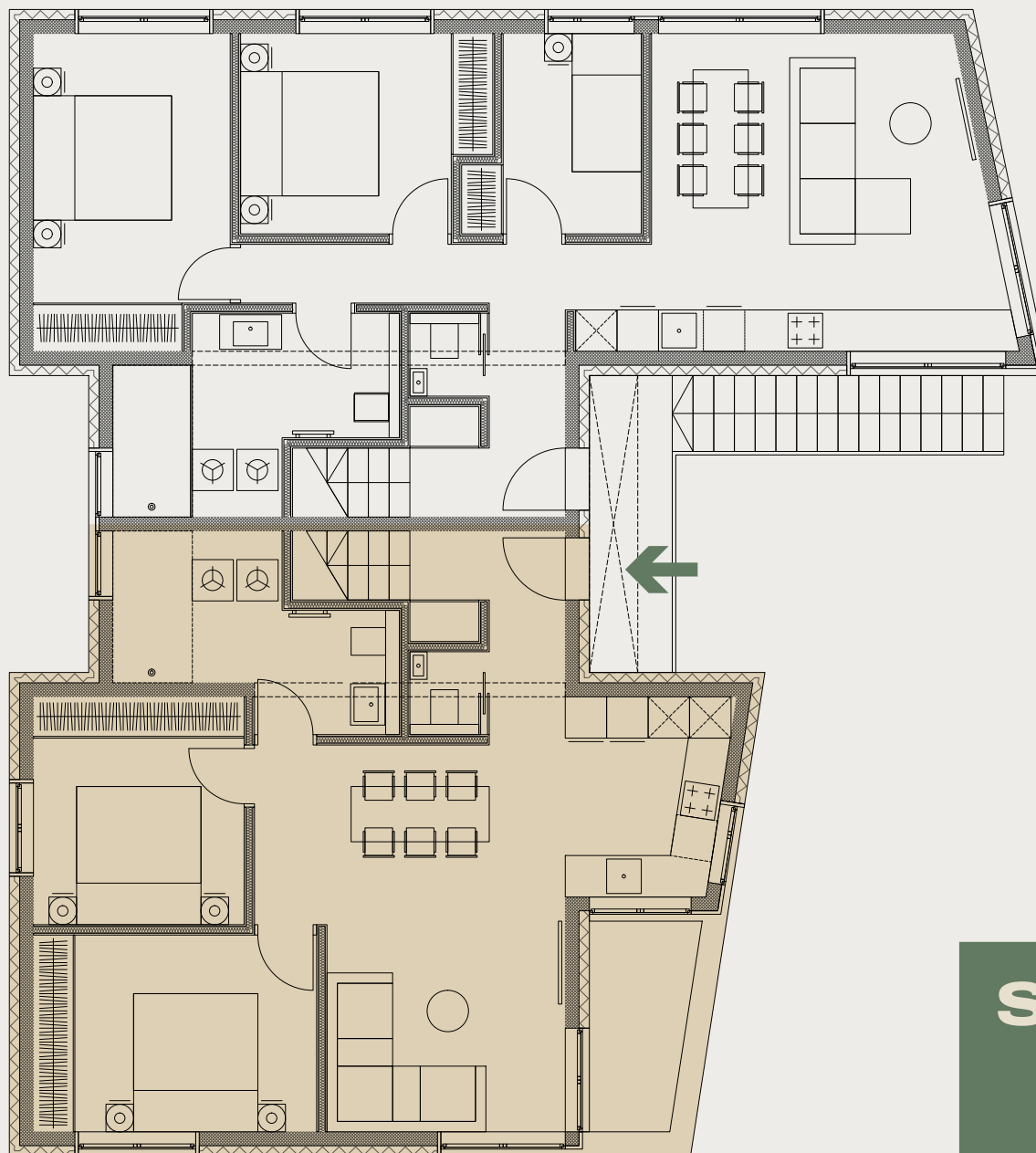
**kitchen, dining &
living area 22.60 m²**

bedroom 13.12 m²

bathroom 4.95 m²

bedroom 9.22 m²





Residence A4

82.88 m²

private garden 114 m²

entrance area, kitchen,
dining & living area 33.77 m²

loggia 4.27 m²

bedroom 11.69 m²

bedroom 10.07 m²

bathroom 8.75 m²

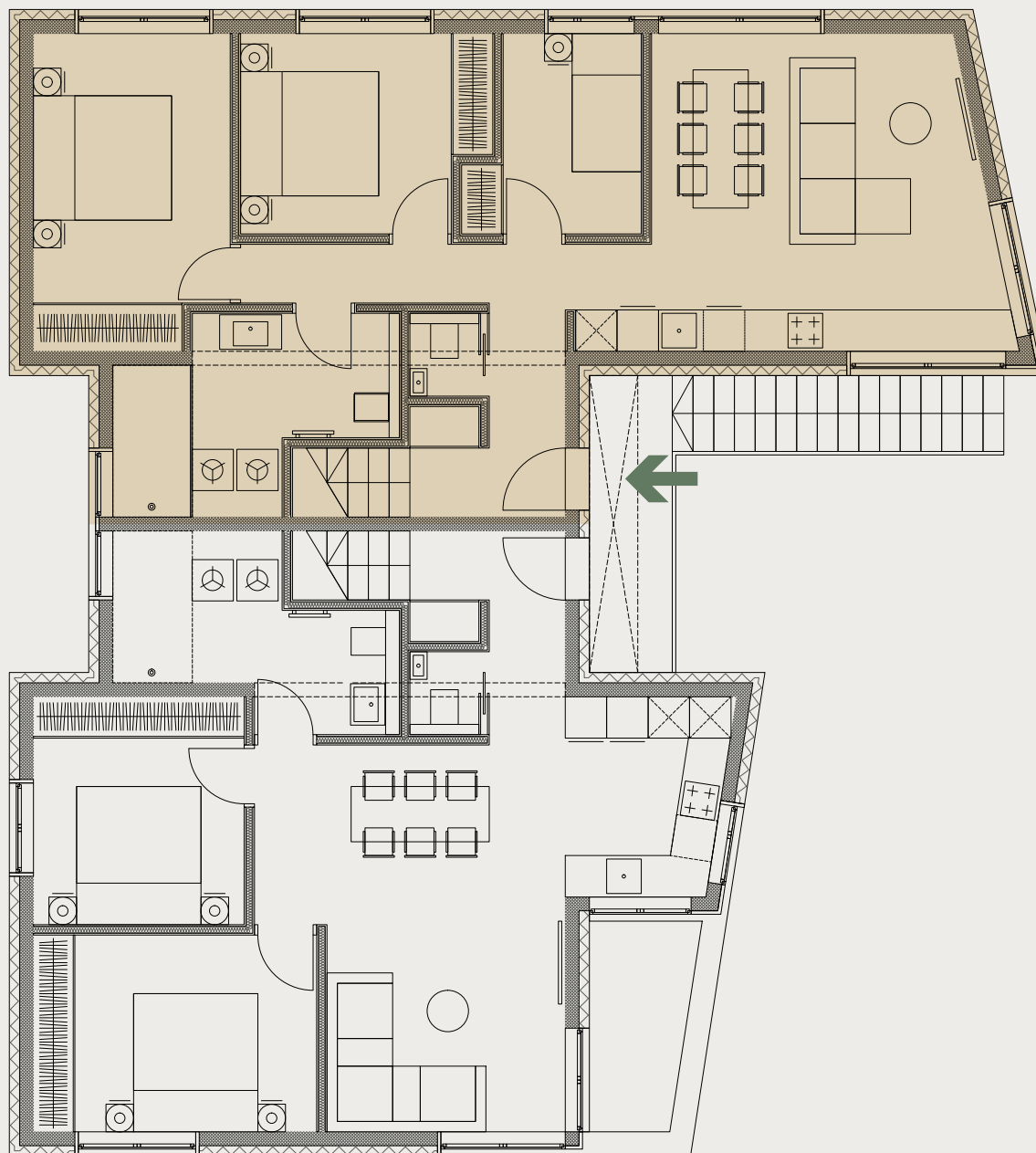
guest WC 1.20 m²

staircase area 6.70 m²

spa area 7.50 m²

rooftop terrace 40.74 m²

SOLD



Residence A5

87.04 m²

private garden 114 m²

entrance area, kitchen,
dining & living area 33.30 m²

bedroom 6.40 m²

bedroom 9.89 m²

bedroom 12.62 m²

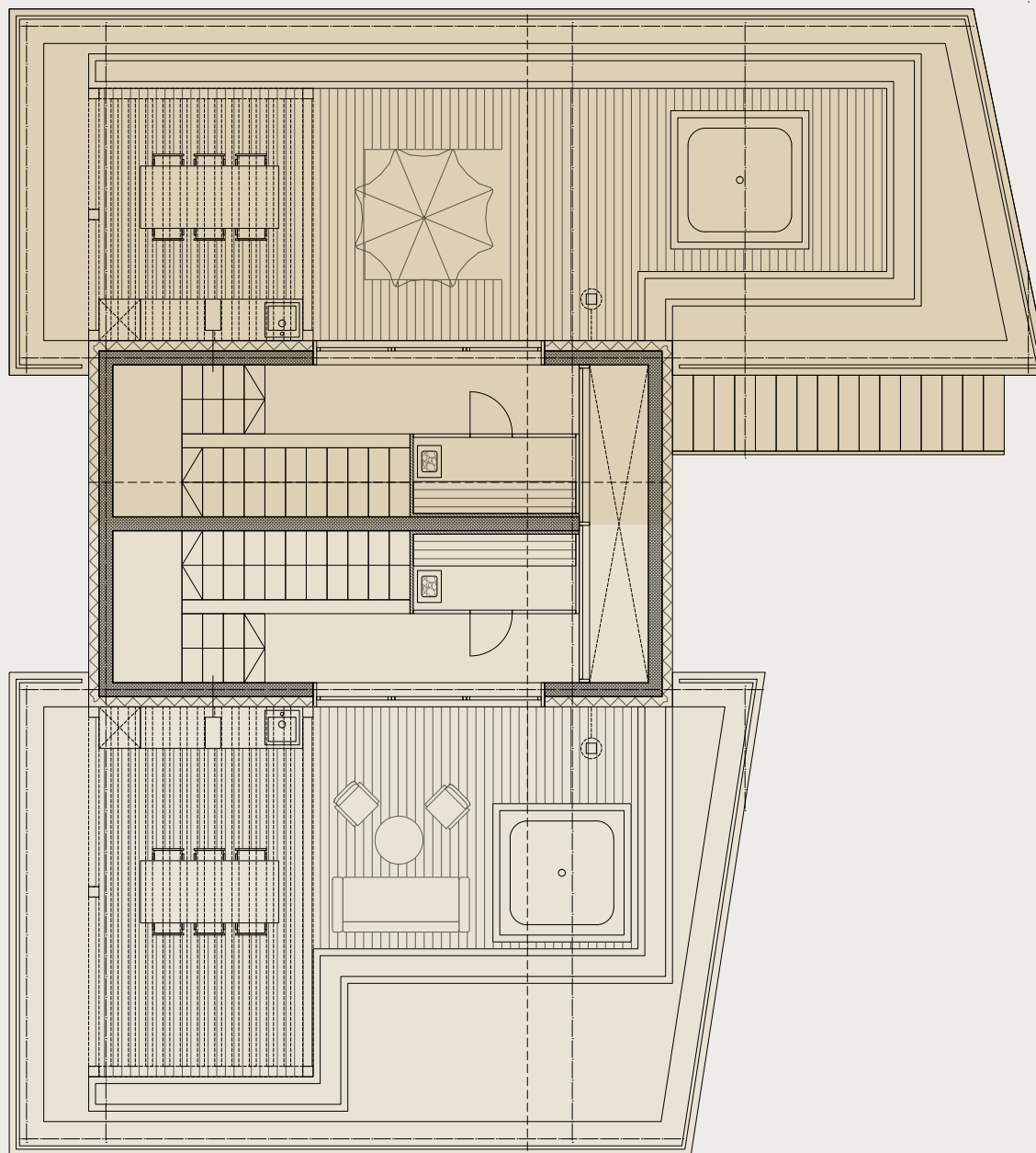
bathroom 9.43 m²

guest WC 1.20 m²

staircase area 6.70 m²

spa area 7.50 m²

rooftop terrace 48.20 m²



Residence A5

rooftop terrace 48.20 m²

outdoor kitchen

jacuzzi

sauna

Residence A4

rooftop terrace 40.74 m²

outdoor kitchen

jacuzzi

sauna

Building C

Private Living

Boutique residences designed for peace, privacy and elevated everyday living.





Residence Types

Different Spaces. The Same Feeling of Peace.

Each residence has been designed with a focus on comfort, functionality and privacy, while also allowing personalisation during the early stages of construction.

Ground Floor Residences

45,66 m² | 50,81 m² | 52,00 m²

Elegant two-bedroom residences with private gardens designed for relaxed indoor-outdoor living.

direct access to private outdoor areas

landscaped gardens

possibility of a jacuzzi, sauna, outdoor kitchen or children's playground

enhanced privacy and greenery

Penthouse Residences

73,11 m² | 82,71 m²

Exclusive penthouse residences with private rooftop terraces and panoramic sea views.

two- and three-bedroom layouts

optional additional parking space

open sea views

rooftop wellness and lounge concept

possibility of a jacuzzi, sauna and outdoor kitchen

direct private access to rooftop terraces from the residence

Residence C 1

45,66 m²

private garden 50 m²

parking space 12,05 m²

**kitchen, dining &
living area 21,12 m²**

bedroom 13,47 m²

bathroom 5,77 m²



Residence C 2

50,81 m²

private garden 211 m²

kitchen, dining &
living area 20,64 m²

bedroom 11,69 m²

bathroom 4,87 m²

bedroom 8,56 m²



Residence C 3

52,00 m²

private garden 160 m²

parking space 12,05 m²

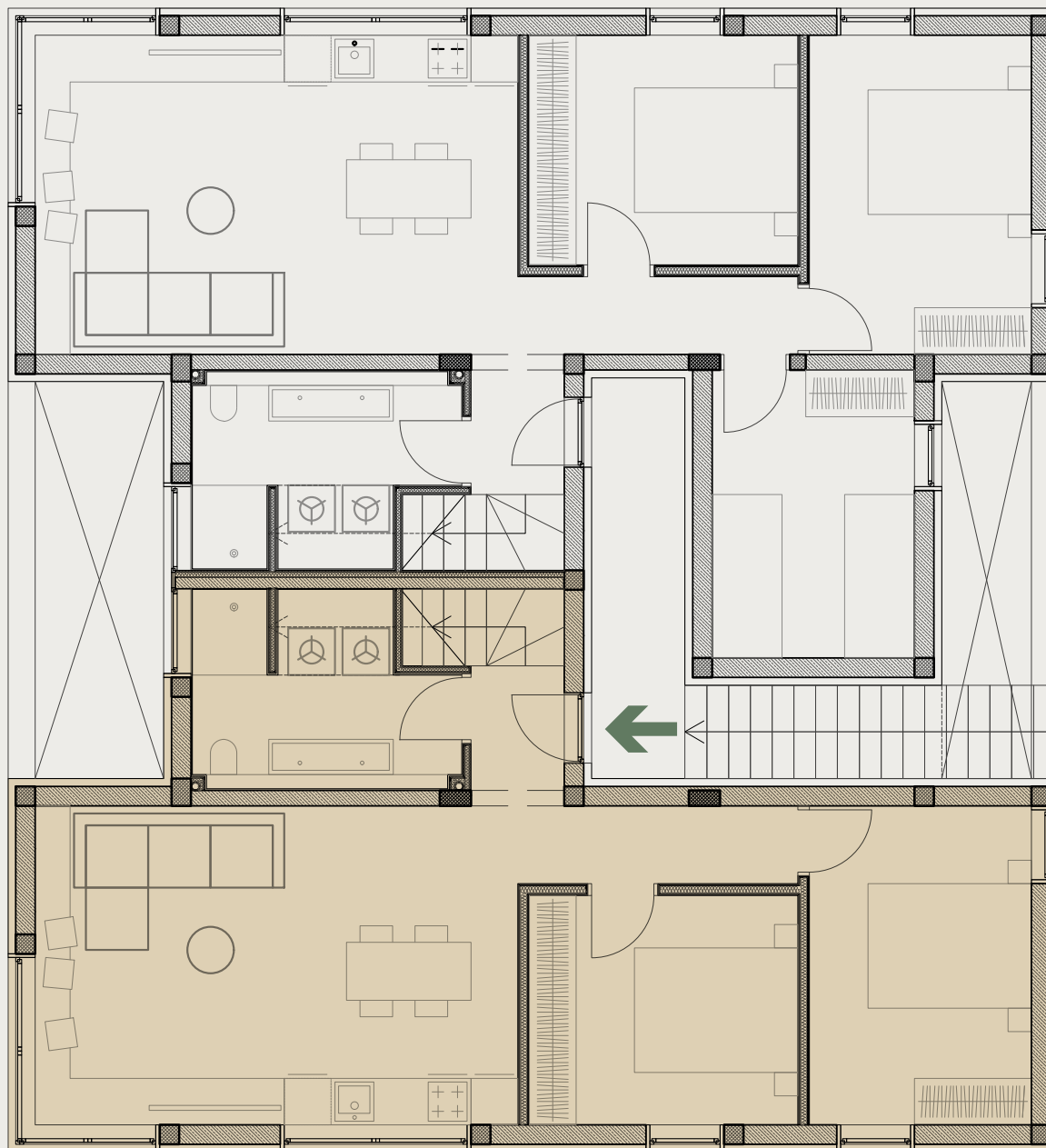
kitchen, dining & living
area 20,64 m²

bedroom 11,69 m²

bathroom 4,87 m²

bedroom 8,56 m²





Residence C 4

73,11 m²

parking space 12,05 m²

entrance hall, kitchen,
dining & living area
31,18 m²

bedroom 11,69 m²

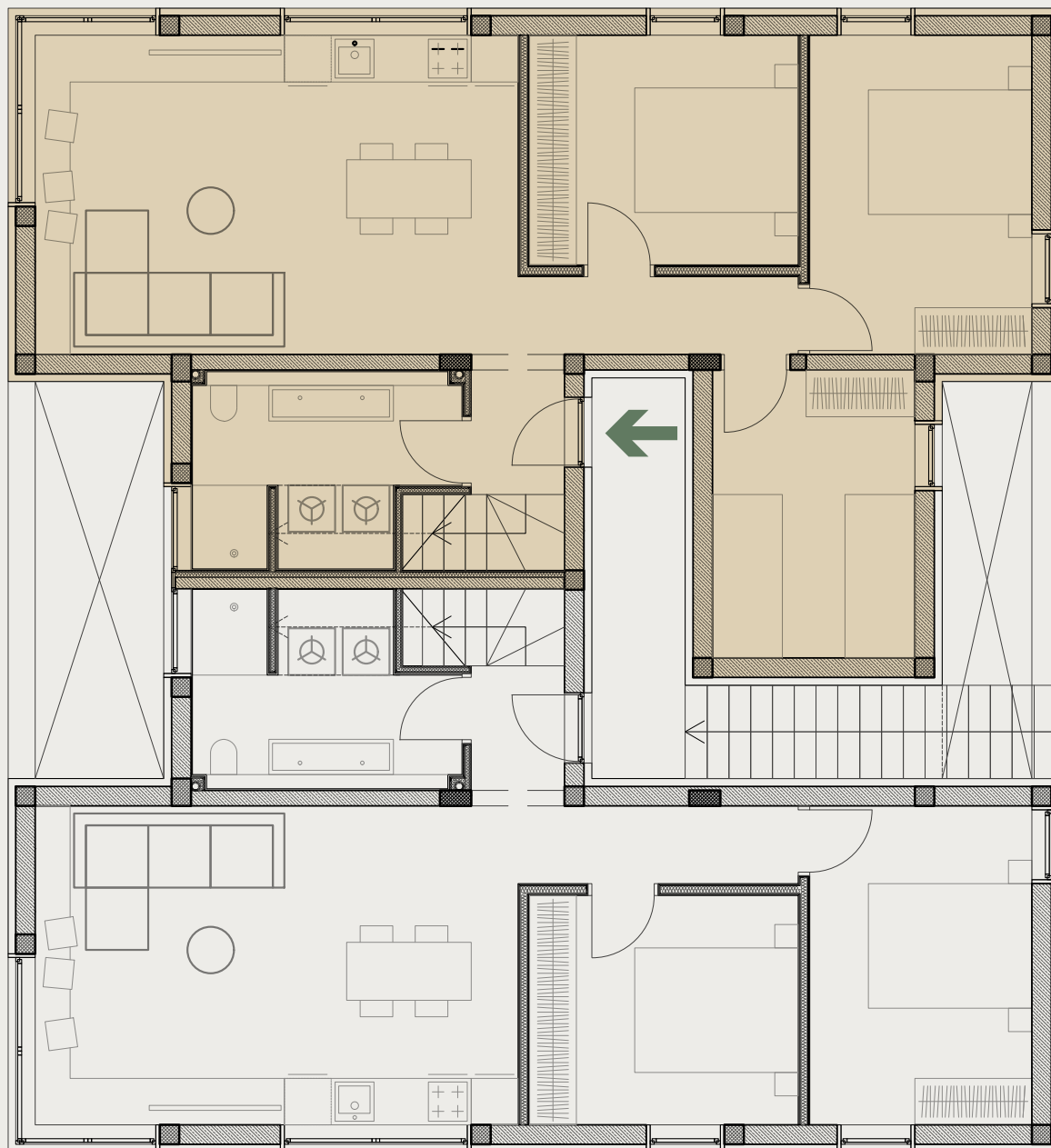
bedroom 10,18 m²

bathroom 7,69 m²

roof access
+ staircase 9,94 m²

rooftop terrace
56,00 m²

WC 2,00 m²



Residence C 5

82,71 m²

parking space 12,05 m²

entrance hall, kitchen,
dining & living area
31,18 m²

bedroom 11,69 m²

bedroom 9,62 m²

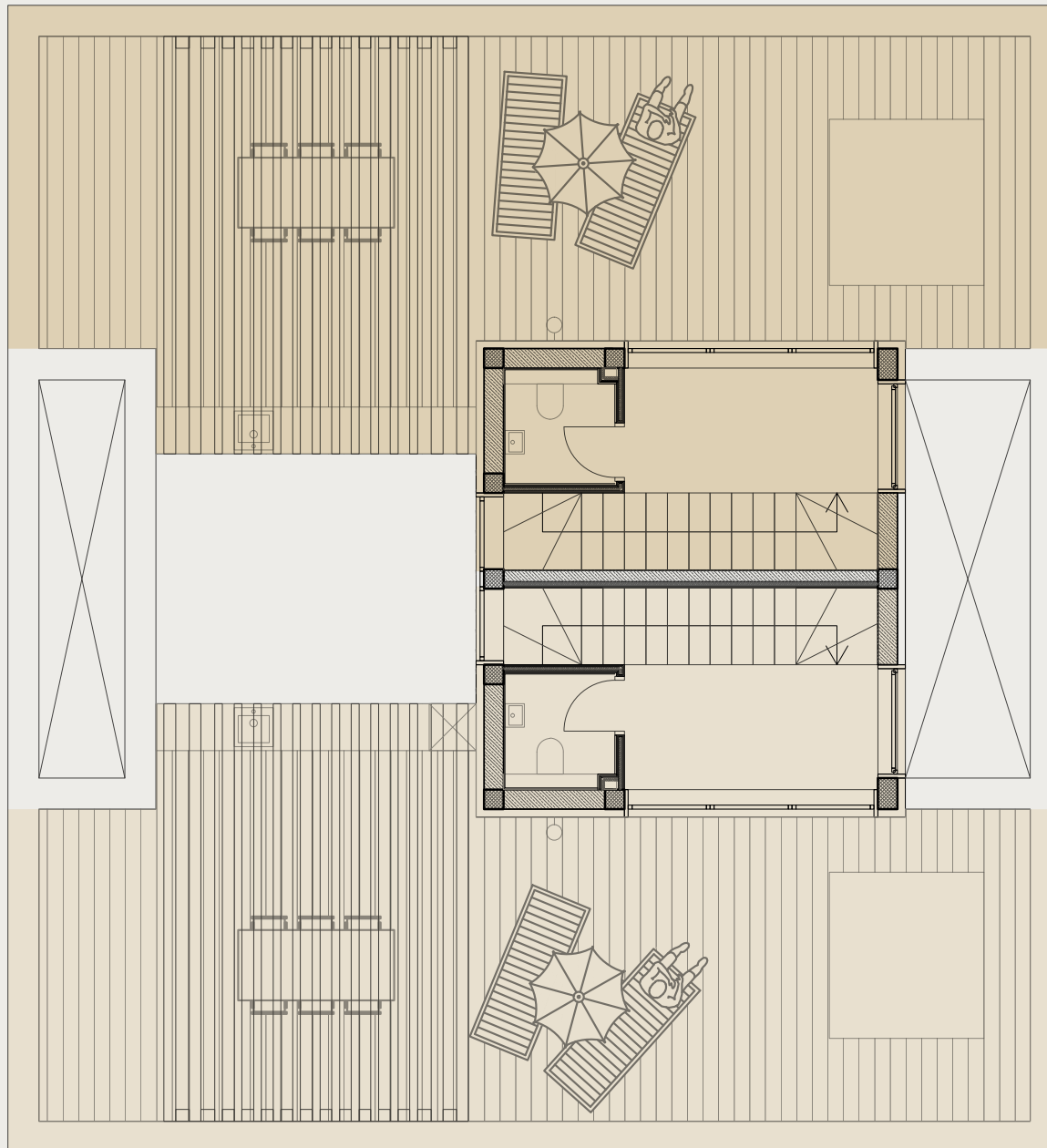
bedroom 10,18 m²

bathroom 7,61 m²

roof access
+ staircase 9,94 m²

rooftop terrace
56,00 m²

WC 2,00 m²



Residence C 5

rooftop terrace 56,00 m²

hot tub

outdoor kitchen

pergola

shower

Residence C 4

rooftop terrace 56,00 m²

hot tub

outdoor kitchen

pergola

shower





Where Contemporary Living Meets Timeless Mediterranean Charm



**A Place Created for a Better
Quality of Life — One That
Brings You Back to What
Truly Matters**





Breathe Clean Air

**Wake up with the sound of birdsong.
Begin your mornings in peace.**

Become part of something intimate,
authentic and different.



Building B

Community Living

Boutique residences with a shared swimming pool and Mediterranean outdoor lifestyle.



Residence B1

54.95 m²

private garden 113 m²

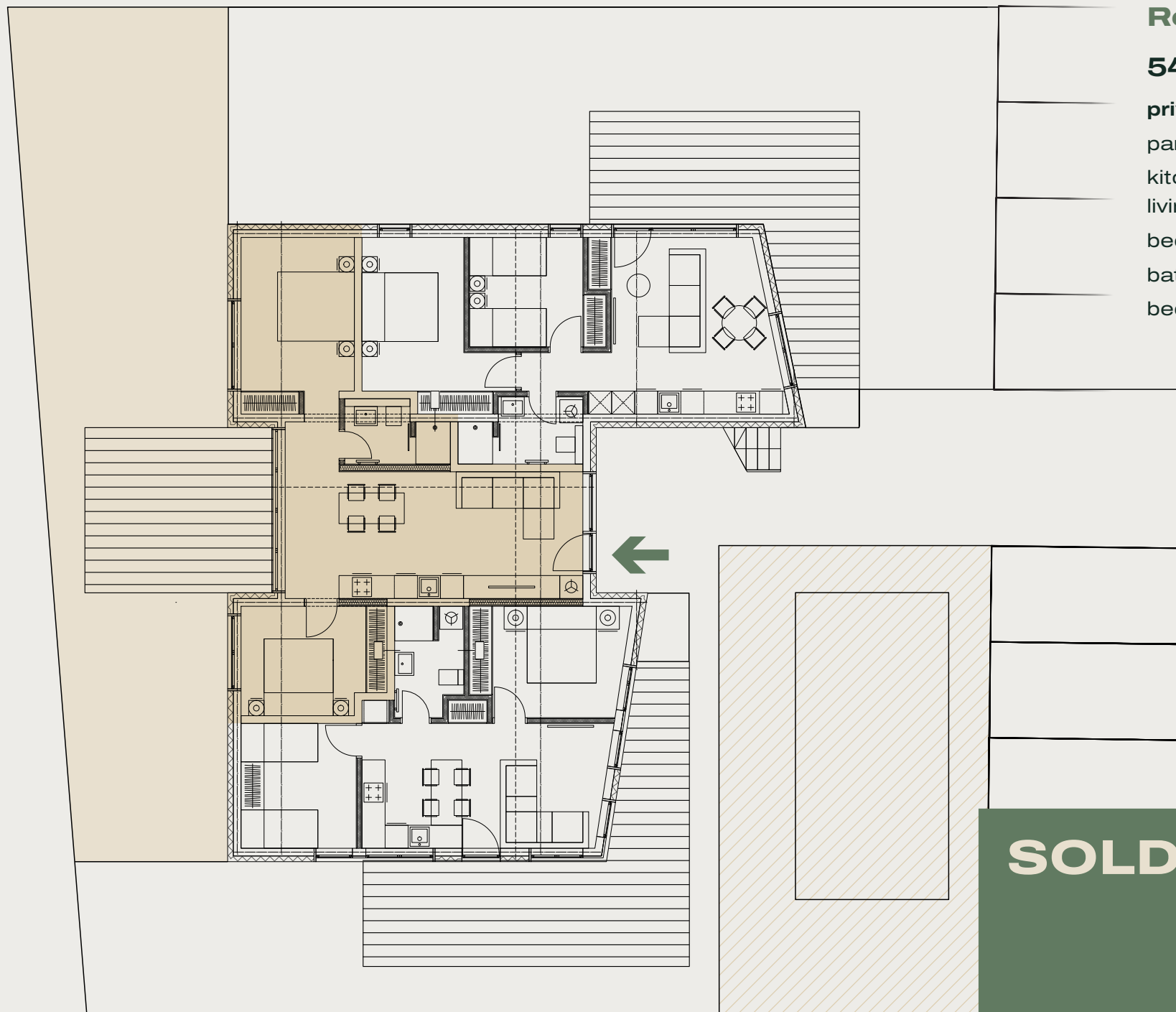
parking space 12.05 m²

kitchen, dining &
living area 27.94 m²

bedroom 10.32 m²

bathroom 3.99 m²

bedroom 12.70 m²



SOLD

Residence B2

47.32 m²

private garden 84 m²

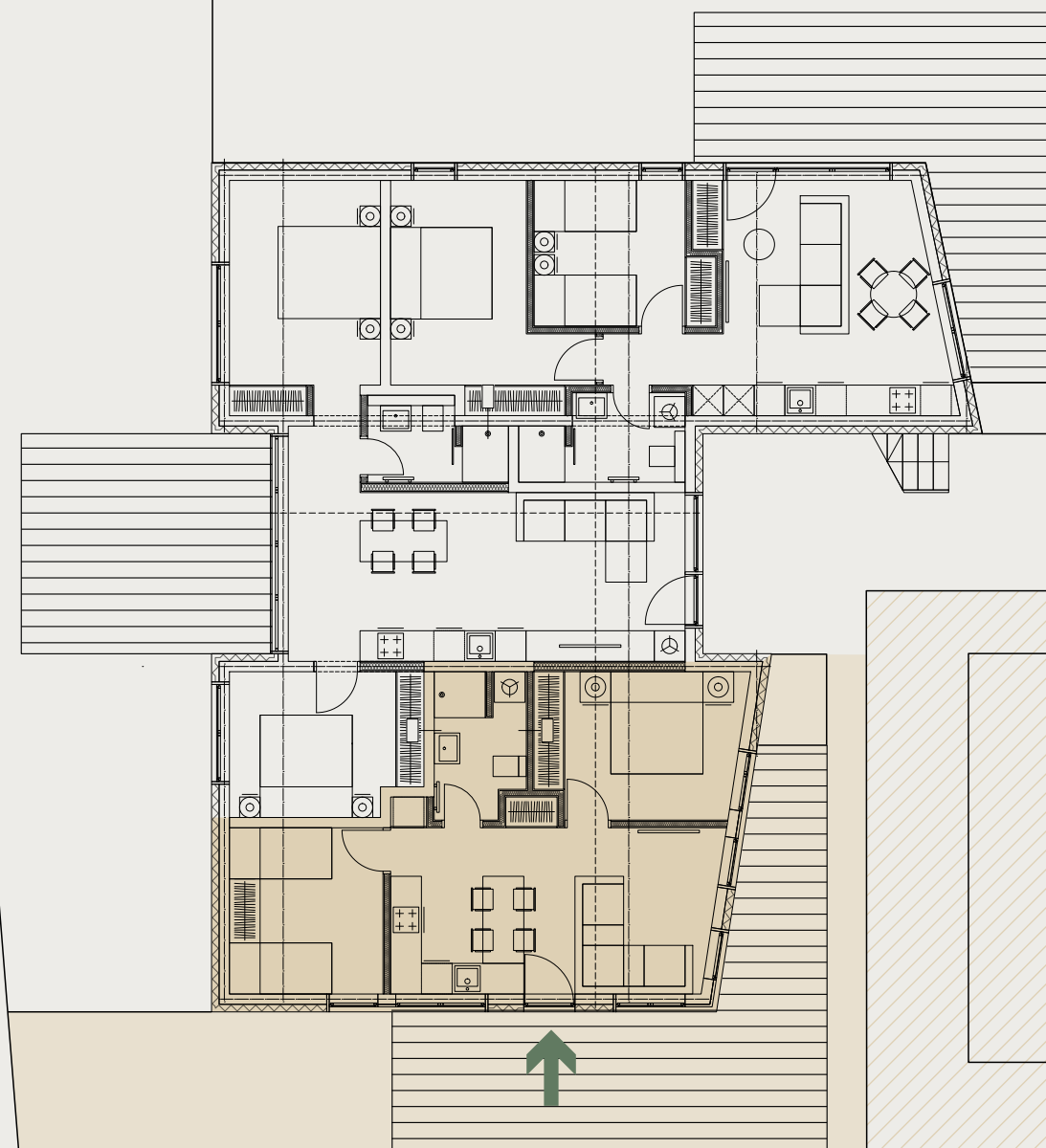
parking space 12.05 m²

kitchen, dining &
living area 21.54 m²

bedroom 9.75 m²

bathroom 4.76 m²

bedroom 11.27 m²



SOLD

Residence B3

49.89 m²

private garden 139 m²

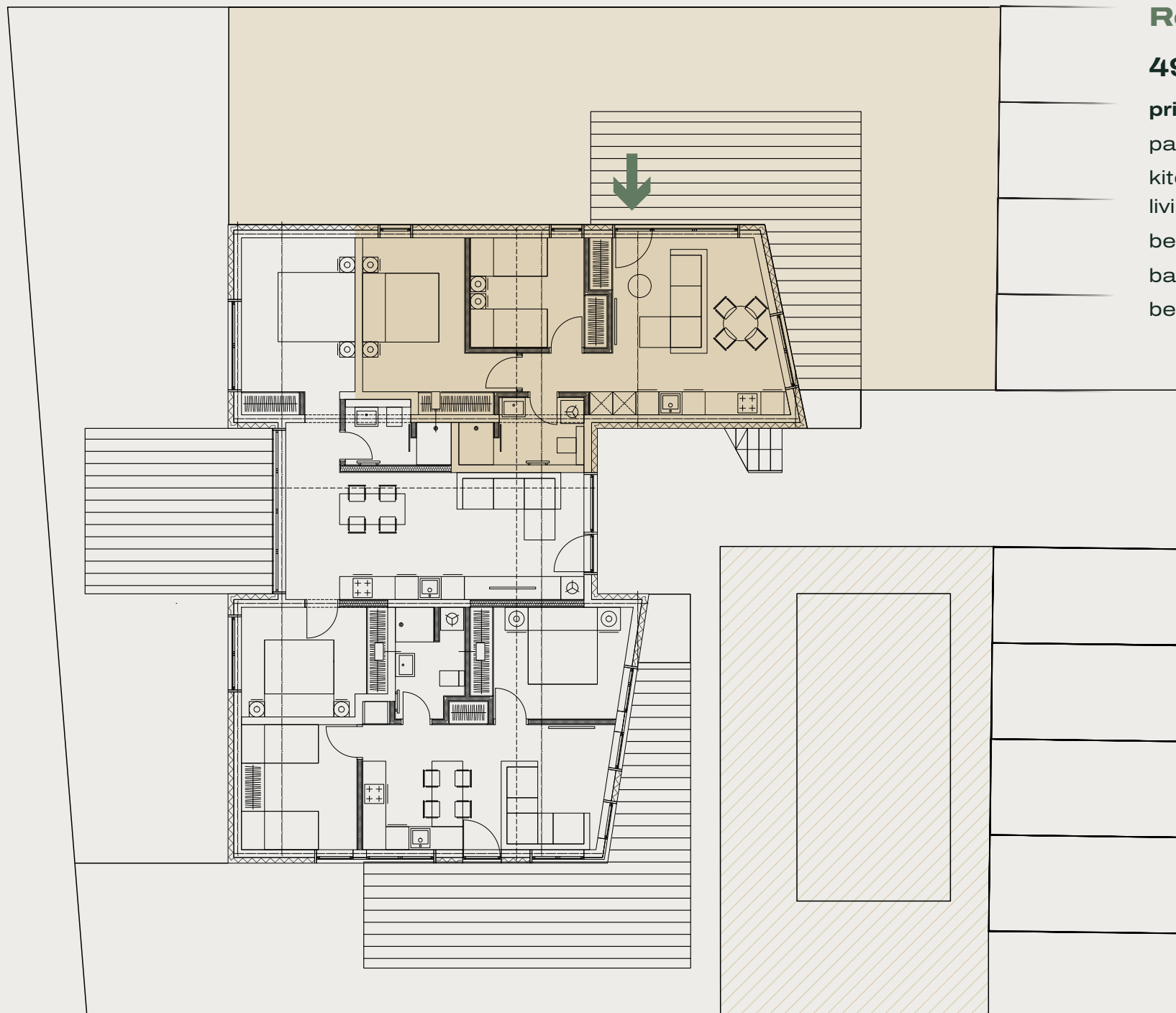
parking space 12.05 m²

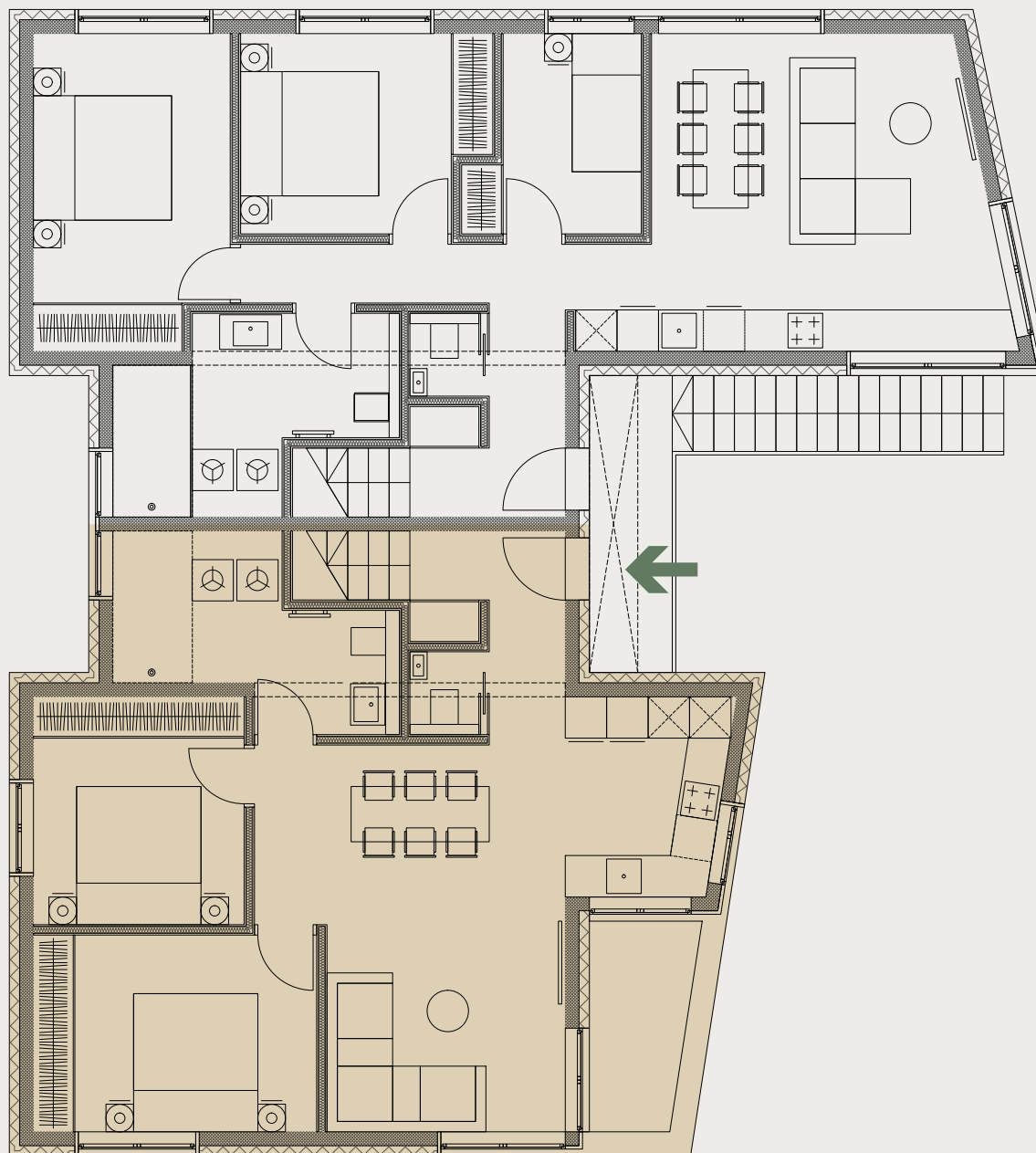
kitchen, dining &
living area 22.60 m²

bedroom 13.12 m²

bathroom 4.95 m²

bedroom 9.22 m²





Residence B4

82.88 m²

entrance area, kitchen,
dining & living area 33.77 m²

loggia 4.27 m²

bedroom 11.69 m²

bedroom 10.07 m²

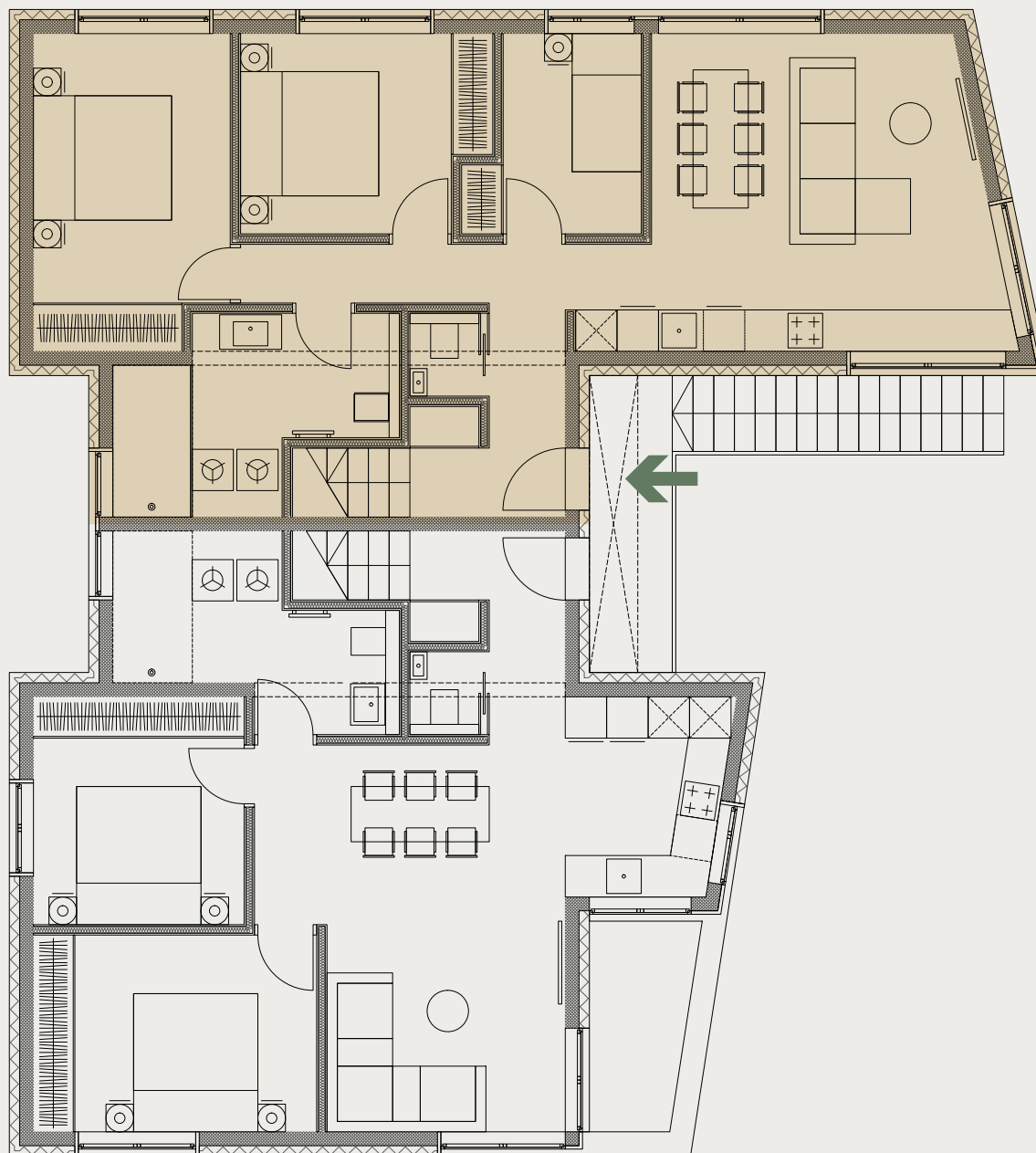
bathroom 8.75 m²

guest WC 1.20 m²

staircase area 6.70 m²

spa area 7.50 m²

rooftop terrace 40.74 m²



Residence B5

87.04 m²

entrance area, kitchen,
dining & living area 33.30 m²

bedroom 6.40 m²

bedroom 9.89 m²

bedroom 12.62 m²

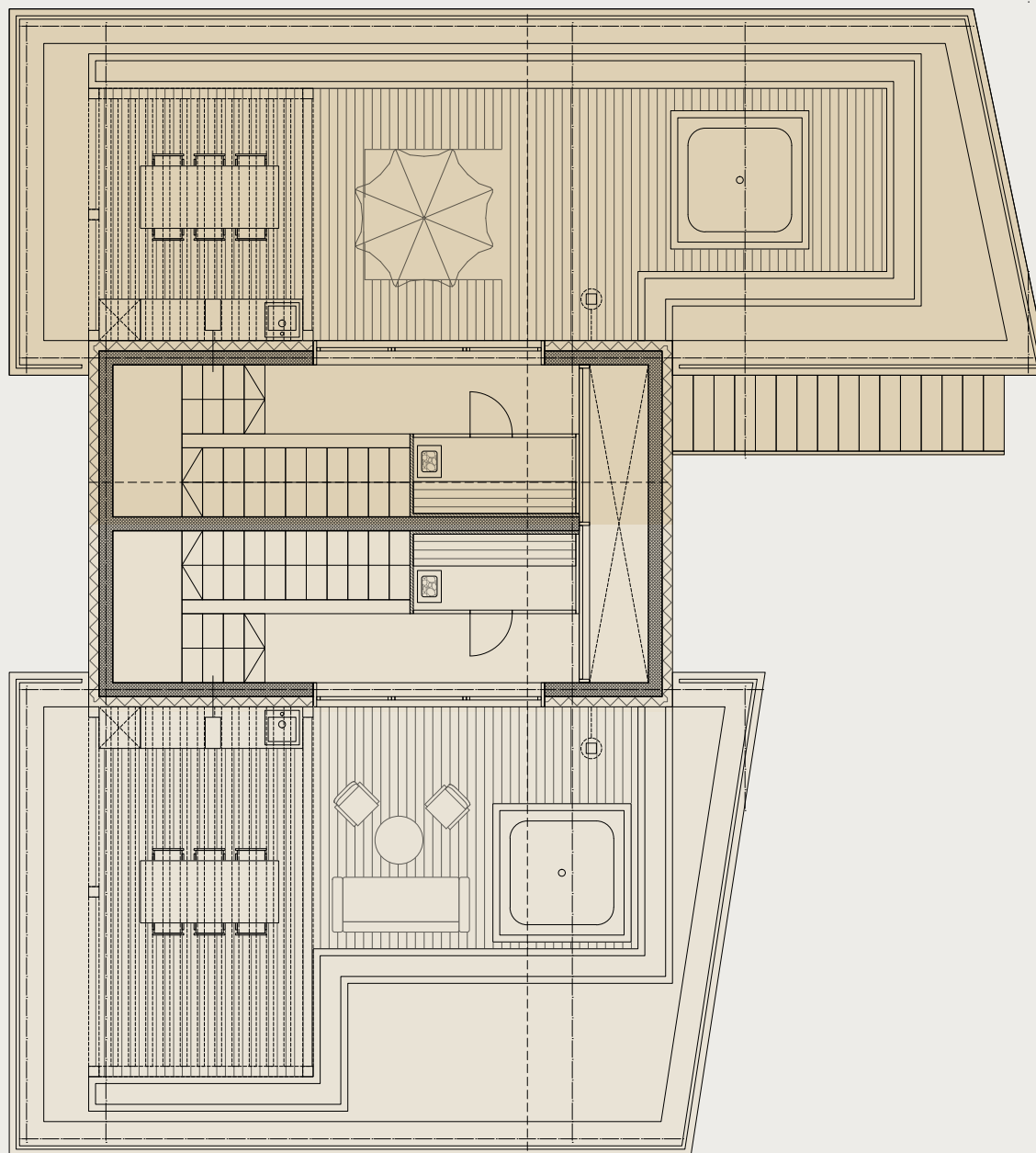
bathroom 9.43 m²

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staircase area 6.70 m²

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Residence B5

rooftop terrace 48.20 m²

outdoor kitchen

jacuzzi

sauna

Residence B4

rooftop terrace 40.74 m²

outdoor kitchen

jacuzzi

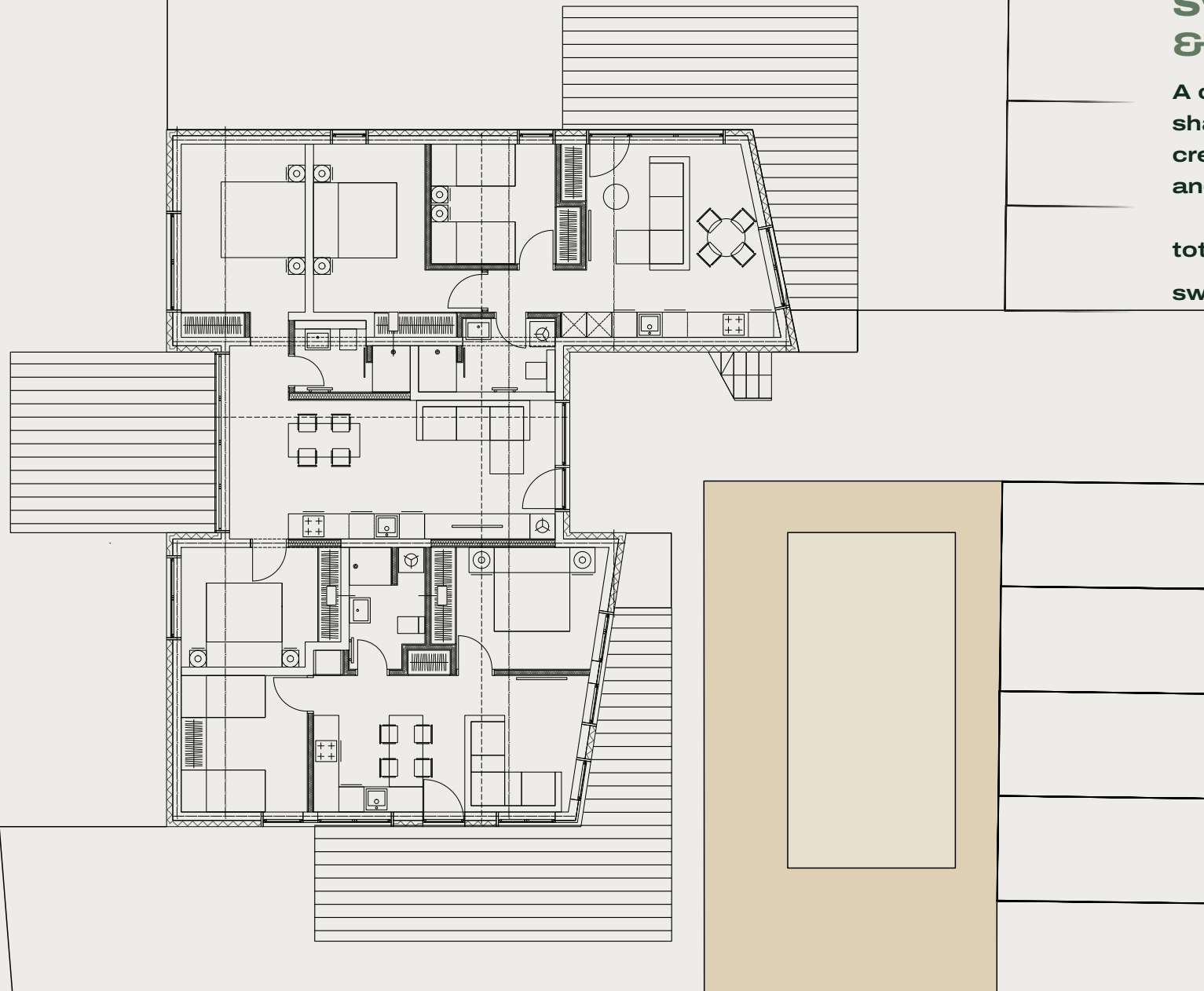
sauna

Shared Swimming Pool & Sun Deck

A carefully designed
shared outdoor zone
created for relaxation
and social living.

total outdoor area 95 m²

swimming pool 30 m²



For more information,



**floor plans, pricing,
and private
presentations,
contact us.**

+385 91 300 20 30

info@hedonistrian.com



More Favourable Purchase Conditions

through a dedicated Erste Bank residential financing programme.



In partnership with Erste Bank, Ladonia Residence buyers benefit from specially tailored mortgage conditions.

financing available during project construction

no loan processing fees

no property valuation costs

preferential interest rates

additional benefits for Erste Bank clients



Location

Designed for those who seek peace, greenery and privacy while remaining close to the sea and urban amenities.

only a few minutes from the centre of Poreč

close to beaches

close to shopping centres and daily amenities

secluded and secure location surrounded by forest with sea views

excellent motorway connectivity



Kosinožići,
52440 Poreč,
Nova Vas, Croatia

Kosinožići



Poreč

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