



LADONIA RESIDENCE

DVA BOUTIQUE KONCEPTA STANOVANJA
UNUTAR NASELJA LADONIA RESIDENCE

POREČ

Ladonia Residence Collection

Odaberite stil života.

A

Objekt A — Private Living

više privatnosti

intimnija atmosfera

mirniji koncept stanovanja

bez zajedničkog bazena

B

Objekt B — Community Living

zajednički bazen

obiteljski orijentiran koncept

osjećaj odmora tijekom cijele godine

Život u ravnoteži



U tihom i zelenom okruženju, samo 3 kilometra od centra Poreča, nalazi se Ladonia Residence — stambena rezidencija sa svega pet stanova.

Umjesto velikih i bezličnih objekata, stvaramo intimne zajednice u kojima se dijele lijepi trenuci, uz potpunu privatnost svakog doma.

Okruženi prirodom, a nadomak mora, grada i svih važnih sadržaja, ovdje je ravnoteža dio svakodnevice.



Vizija projekta



Ladonia Residence je osmišljen kao prostor za kvalitetan, zdrav i svjestan način života u kojem se ponovno otkrivaju intima, tišina i sklad.

Arhitektura u dijalogu s prirodom i praktična organizacija prostora stvaraju osjećaj doma, koji je jednako privlačan za život, vikend-odmor ili dugoročnu investiciju u Istri.

Objekt A

Private Living

**Privatna boutique rezidencija
fokusrana na mir, privatnost i
intimniji način života.**





PU-621-MO

Koncept i arhitektura

Intimno okruženje,
vrhunski materijali i
pametna prostorna
rješenja podižu udobnost
na visoku razinu.

JZ orijentacija s obiljem prirodne
svjetlosti čitavog dana

moderno projektirani tloctri

maksimalna iskoristivost prostora

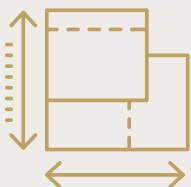
velike staklene stijene koje pozivaju
prirodu u dom



Vrste stanova

Različiti prostori. Isti osjećaj mira.

Stanovi su projektirani s naglaskom na komfor, funkcionalnost i privatnost, uz mogućnost personalizacije u ranoj fazi gradnje.



Stanovi u prizemlju

3 prizemna stana

54,95 m² | 47,32 m² | 49,89 m²
s 2 spavaće sobe

direktan pristup

vlastita okućnica

**mogućnost hidromasažne kade, saune,
vanjske kuhinje i dječjeg igrališta**

Stanovi na katu

2 penthousea

82,88 m² | 87,04 m²
s 2 i 3 spavaće sobe

opcija dodatnog parkinga

otvoren pogled na more

**mogućnost hidromasažne kade, saune,
vanjske kuhinje**

**direktan pristup iz stana privatnoj
krovnoj terasi**

Stan A 1

54,95 m²

vrt 86 m²

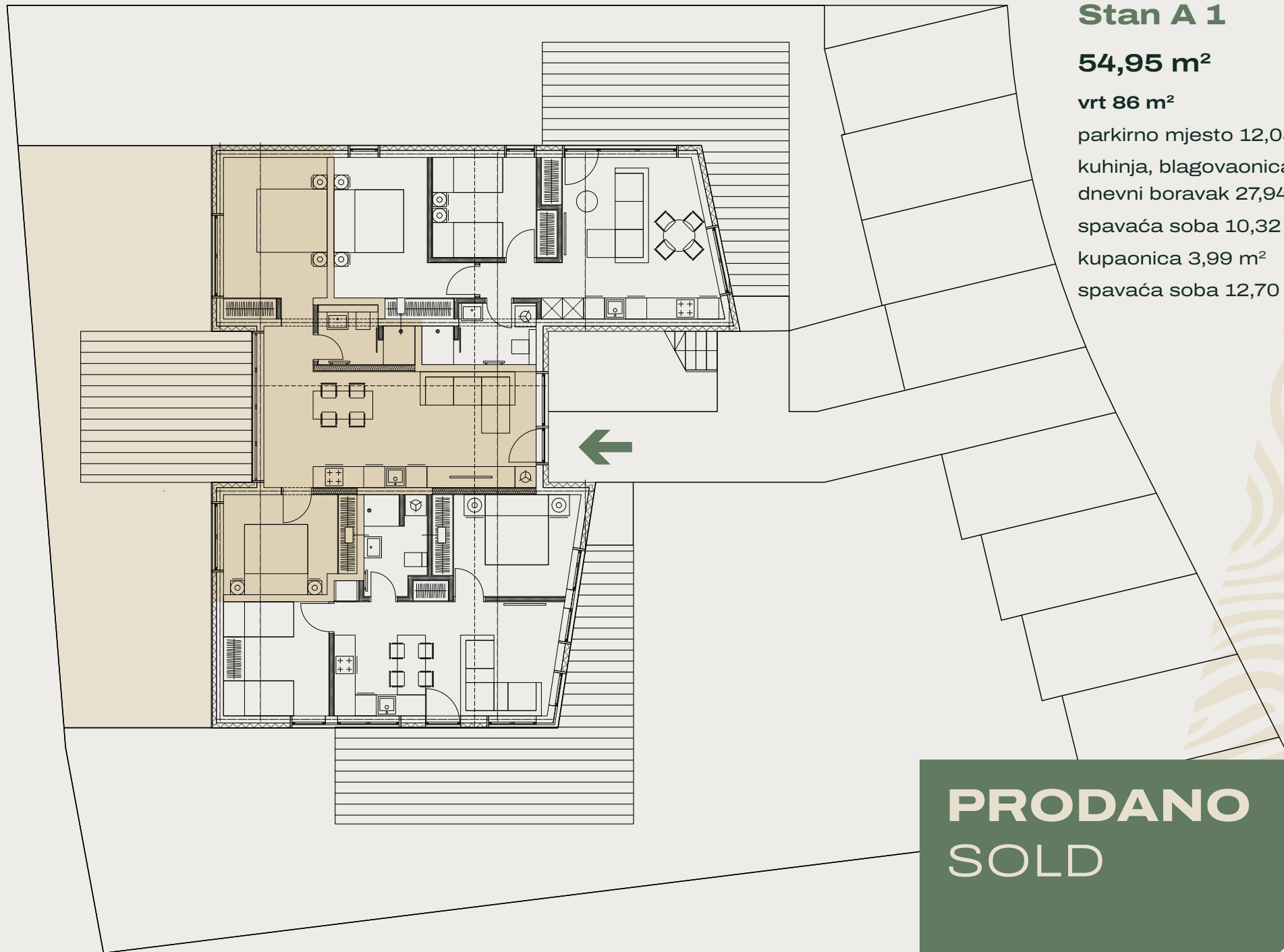
parkirno mjesto 12,05 m²

kuhinja, blagovaonica i
dnevni boravak 27,94 m²

spavaća soba 10,32 m²

kupaonica 3,99 m²

spavaća soba 12,70 m²



PRODANO
SOLD

Stan A 2

47,32 m²

vrt 222 m²

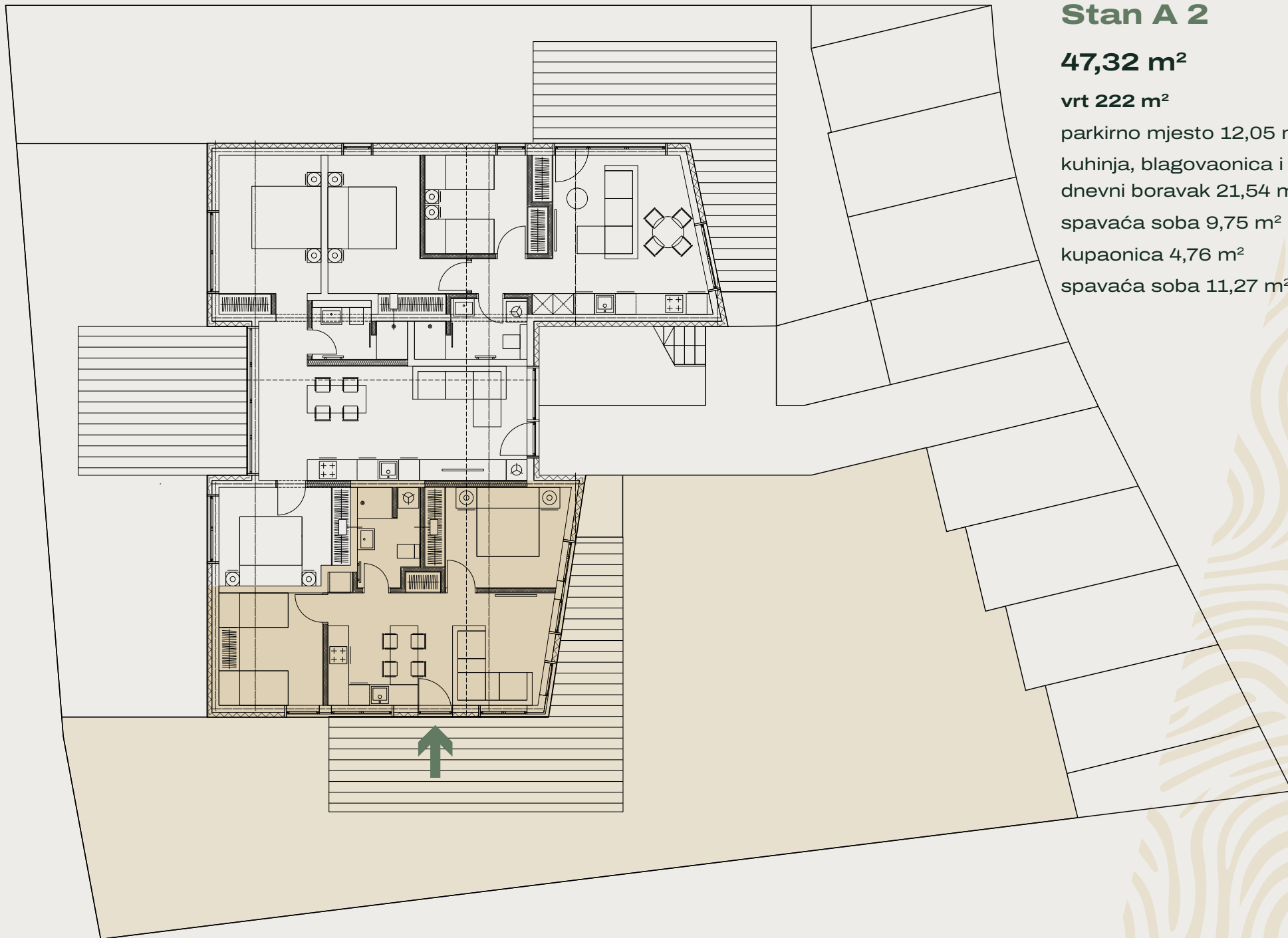
parkirno mjesto 12,05 m²

kuhinja, blagovaonica i
dnevni boravak 21,54 m²

spavaća soba 9,75 m²

kupaonica 4,76 m²

spavaća soba 11,27 m²



Stan A 3

49,89 m²

vrt 114 m²

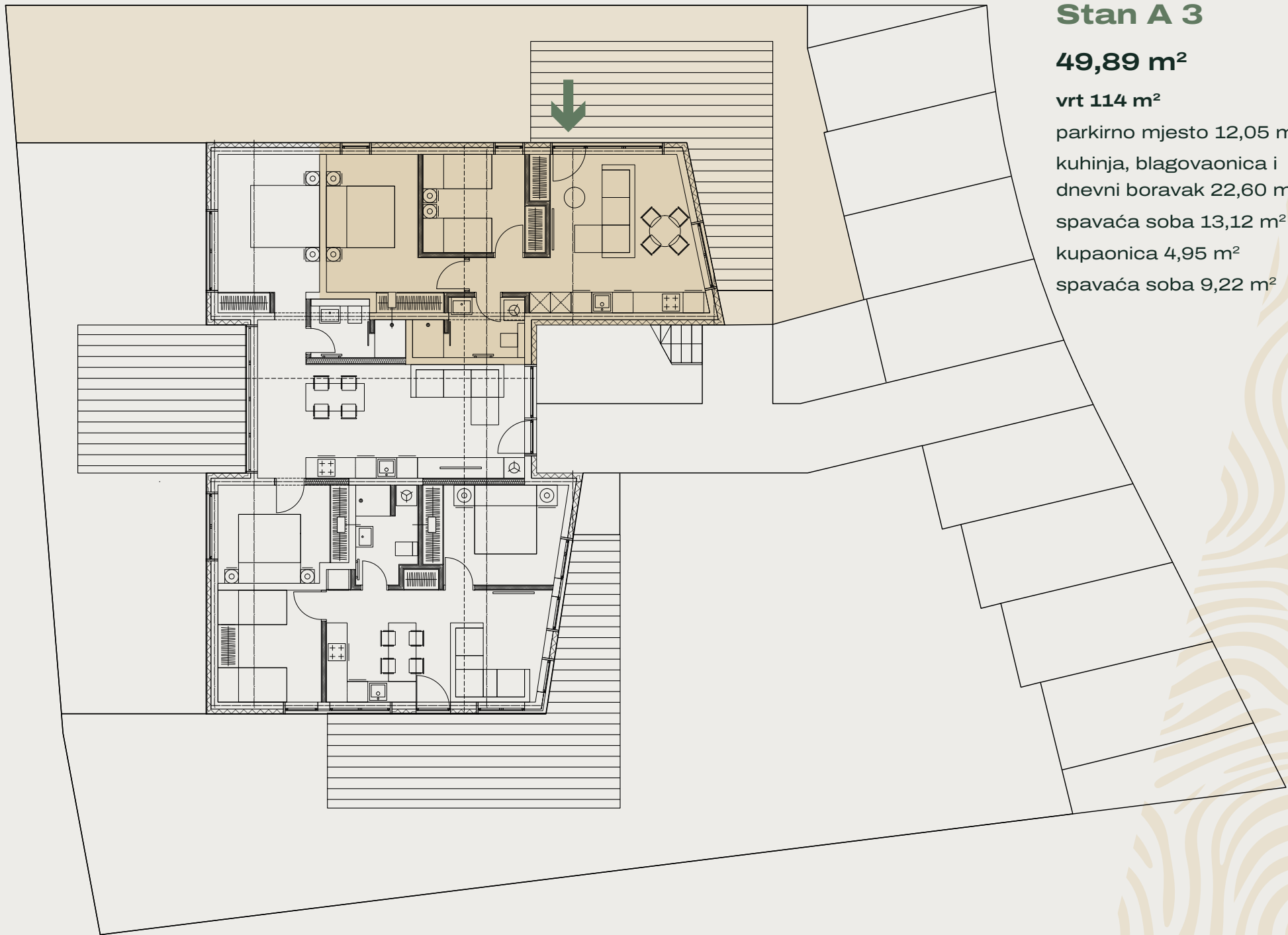
parkirno mjesto 12,05 m²

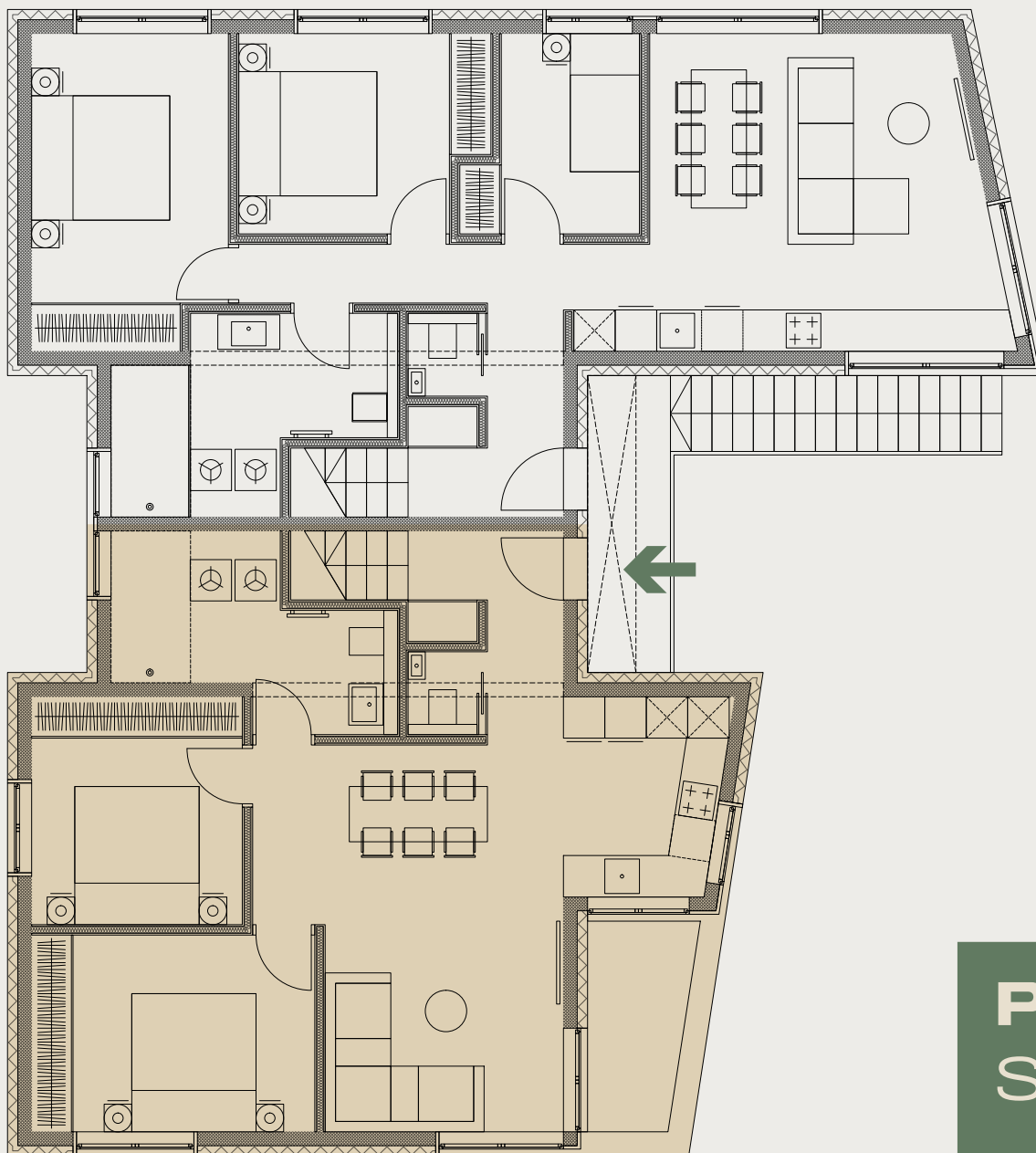
**kuhinja, blagovaonica i
dnevni boravak 22,60 m²**

spavaća soba 13,12 m²

kupaonica 4,95 m²

spavaća soba 9,22 m²





Stan A 4

82,88 m²

parkirno mjesto 12,05 m²

ulazni prostor, kuhinja,
blagovaonica i dnevni
boravak 33,77 m²

loggija 4,27 m²

spavaća soba 11,69 m²

spavaća soba 10,07 m²

kupaonica 8,75 m²

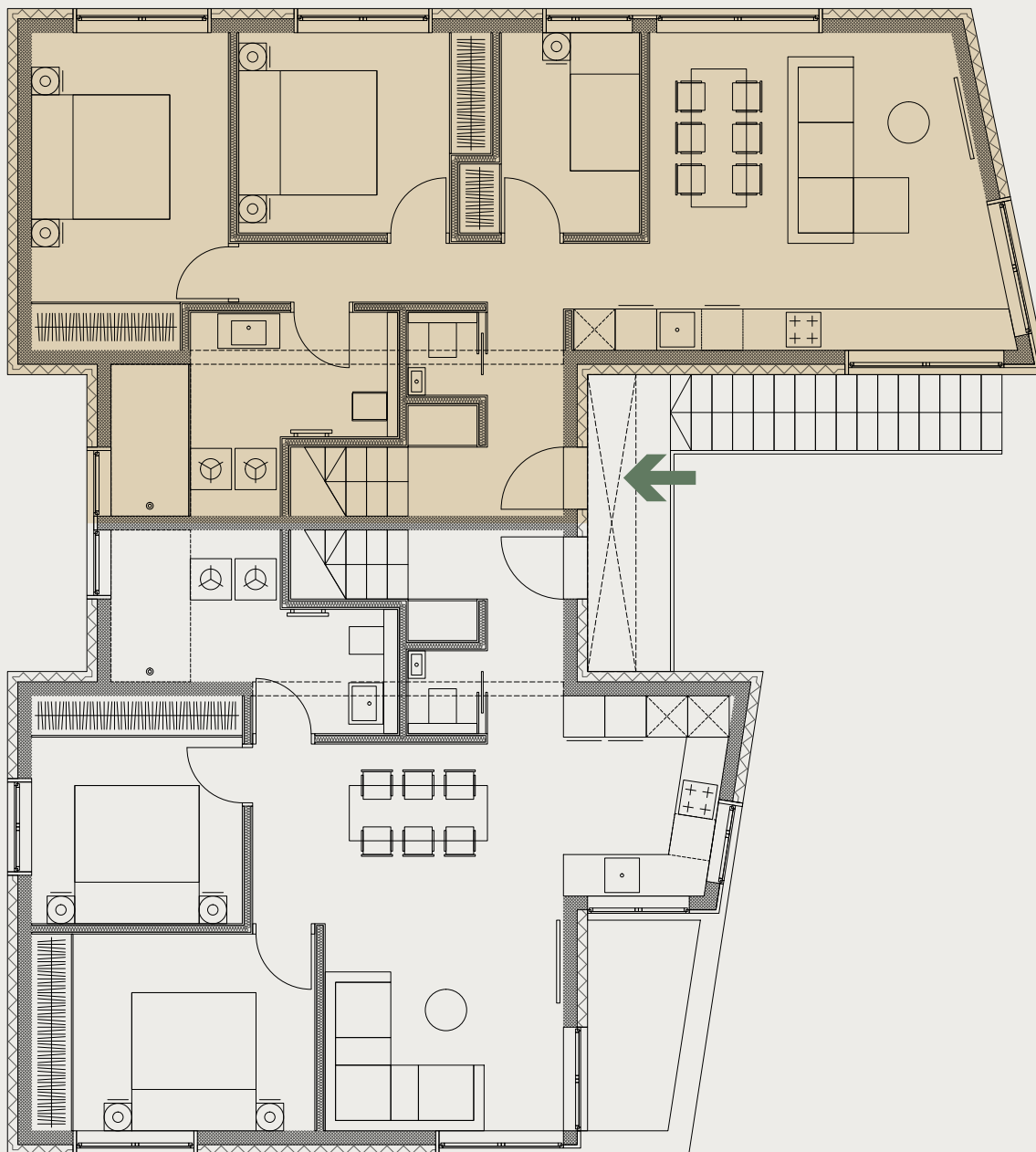
WC 1,20 m²

stubišni prostor 6,70 m²

spa prostor 7,50 m²

krovnna terasa 40,74 m²

PRODANO
SOLD



Stan A 5

87,04 m²

parkirno mjesto 12,05 m²

ulazni prostor, kuhinja,
blagovaonica i dnevni
boravak 33,30 m²

spavaća soba 6,40 m²

spavaća soba 9,89 m²

spavaća soba 12,62 m²

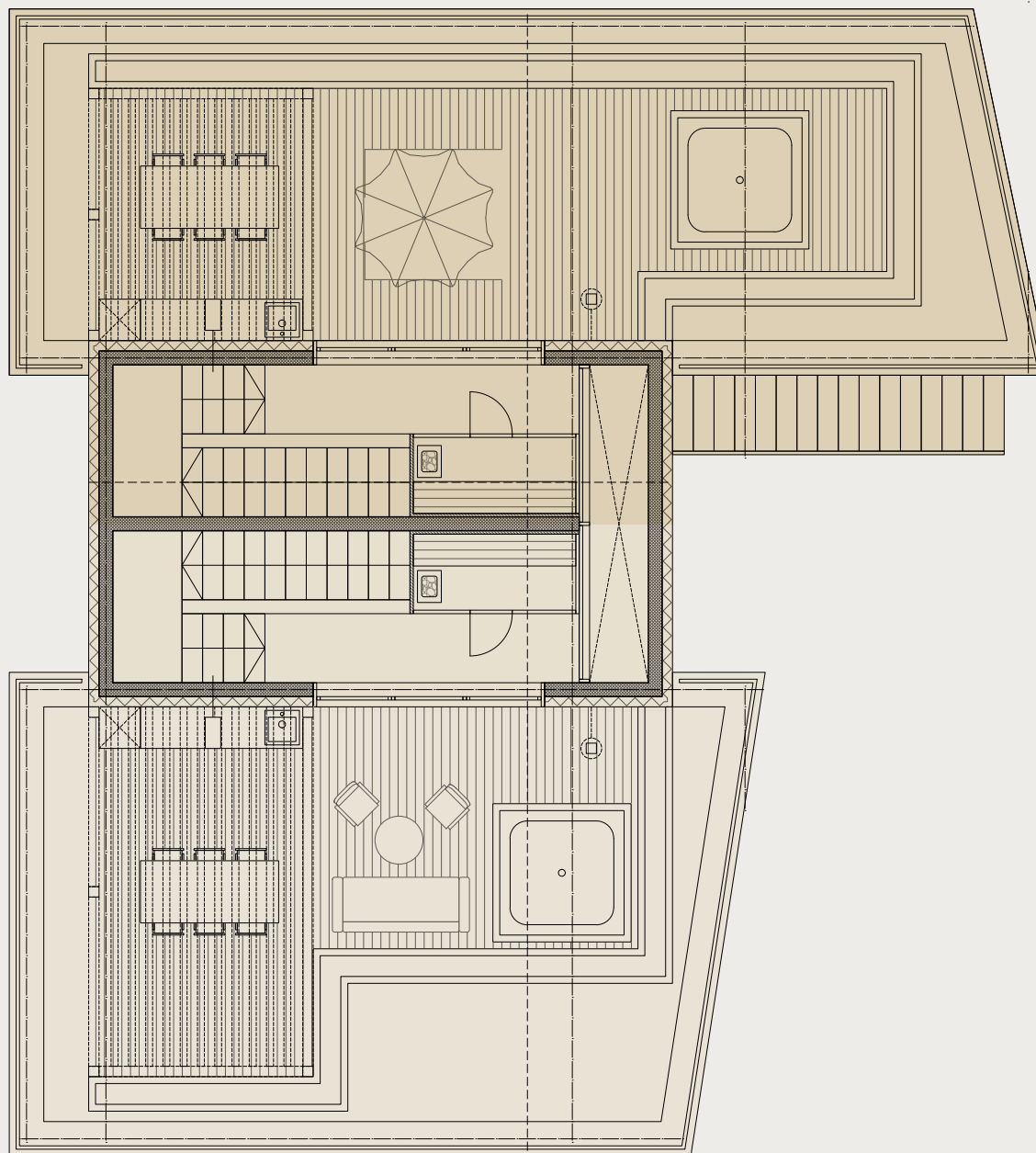
kupaonica 9,43 m²

WC 1,20 m²

stubišni prostor 6,70 m²

spa prostor 7,50 m²

krovna terasa 48,20 m²



Stan A 5

krovna terasa 48,20 m²

ljetna kuhinja

hidromasažna kada

sauna

Stan A 4

krovna terasa 40,74 m²

ljetna kuhinja

hidromasažna kada

sauna



**Ladonia
Residence
predstavlja
rijedak primjer
promišljene
suvremene
gradnje.**



**To je prostor za
kvalitetniji život, koji vas
vraća onom bitnom.**





Dižite čist zrak.

**Budite se s pticama.
Dan započinjete u miru.**

Budite dio nečeg malog,
posebnog i drugačijeg.



Objekt B

Community Living

Boutique rezidencija sa zajedničkim bazenom.



Stan B 1

54,95 m²

vrt 113 m²

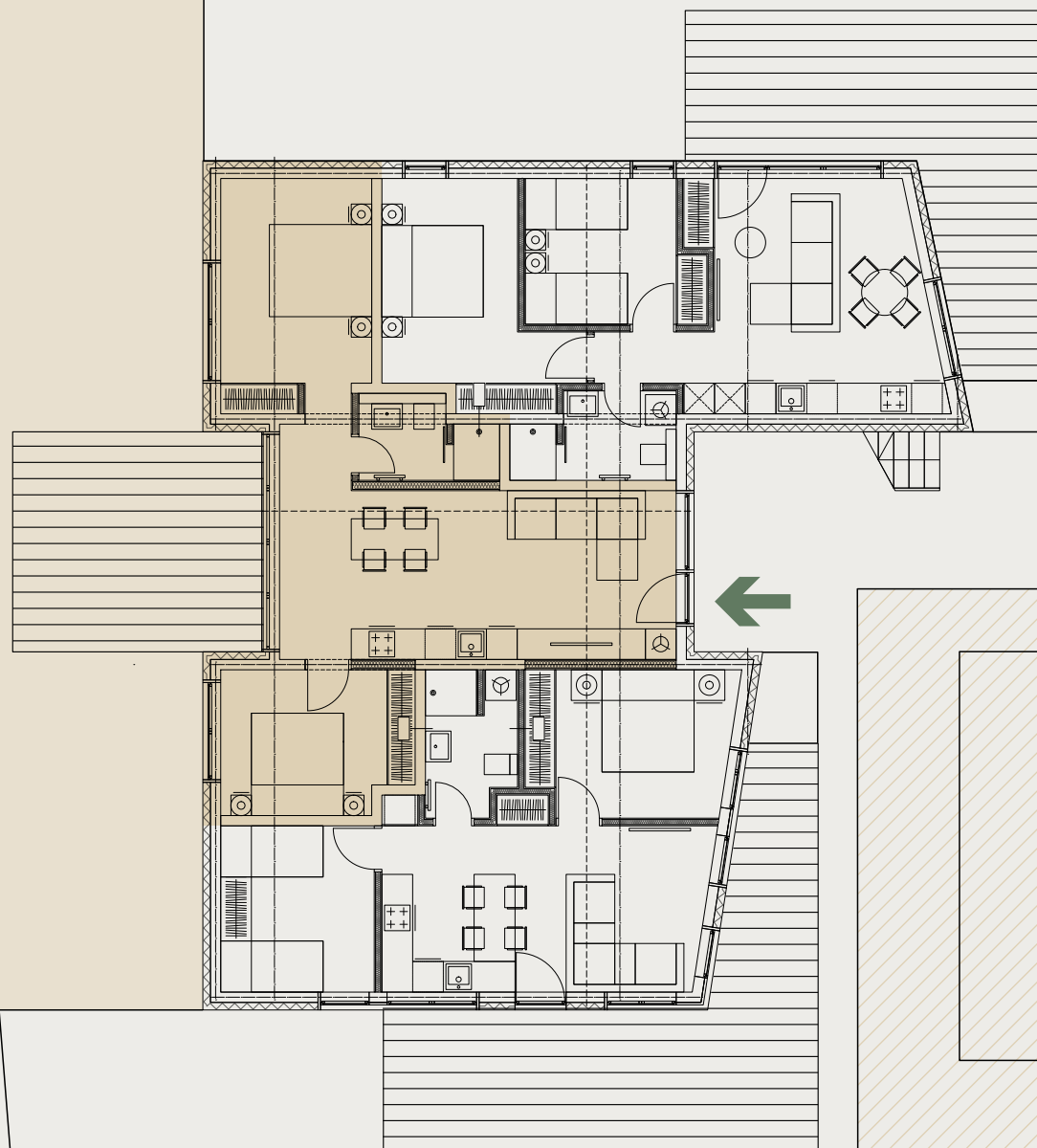
parkirno mjesto 12,05 m²

kuhinja, blagovaonica i
dnevni boravak 27,94 m²

spavaća soba 10,32 m²

kupaonica 3,99 m²

spavaća soba 12,70 m²



PRODANO
SOLD

Stan B 2

47,32 m²

vrt 84 m²

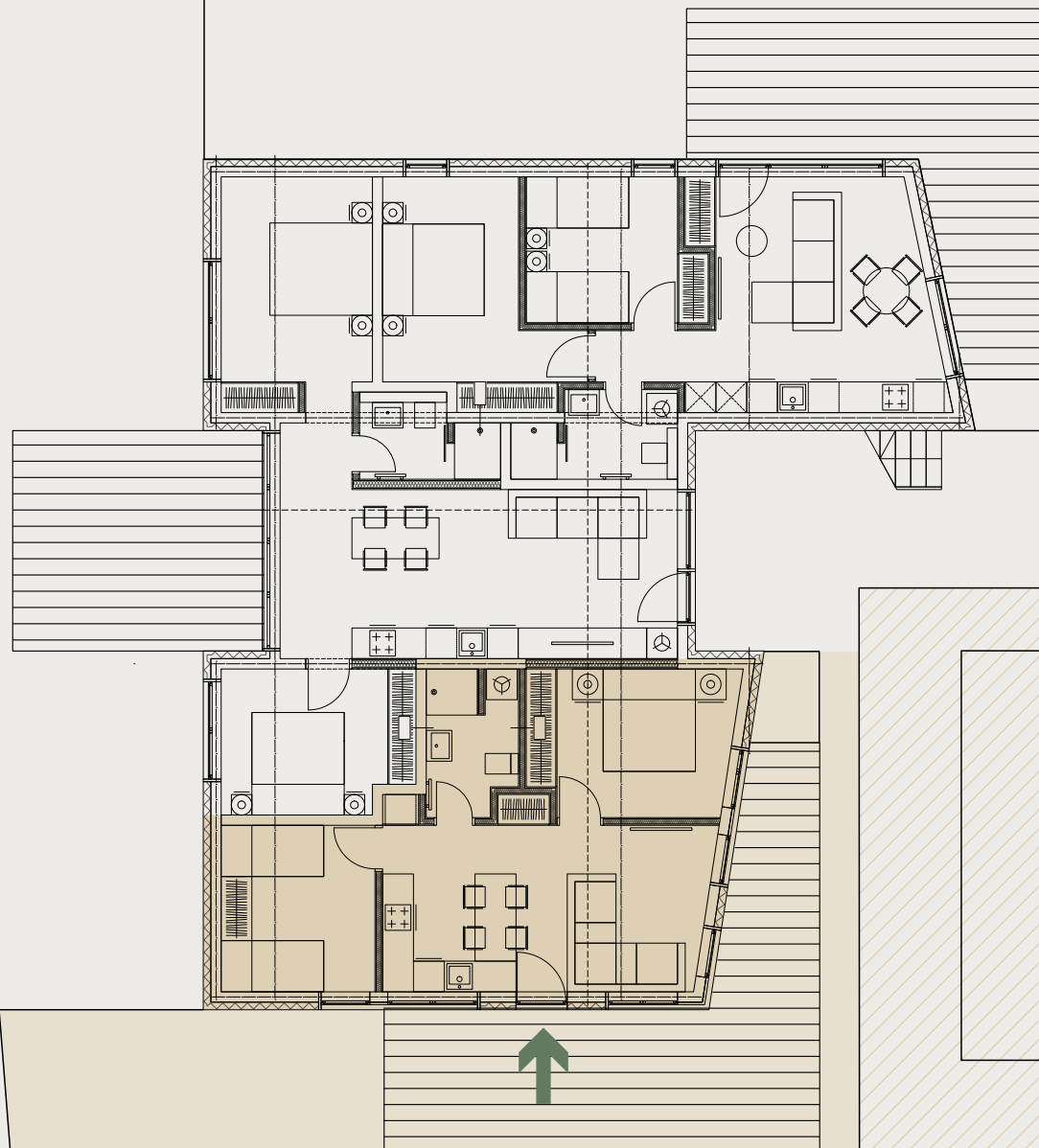
parkirno mjesto 12,05 m²

kuhinja, blagovaonica i
dnevni boravak 21,54 m²

spavaća soba 9,75 m²

kupaonica 4,76 m²

spavaća soba 11,27 m²



PRODANO
SOLD

Stan B 3

49,89 m²

vrt 139 m²

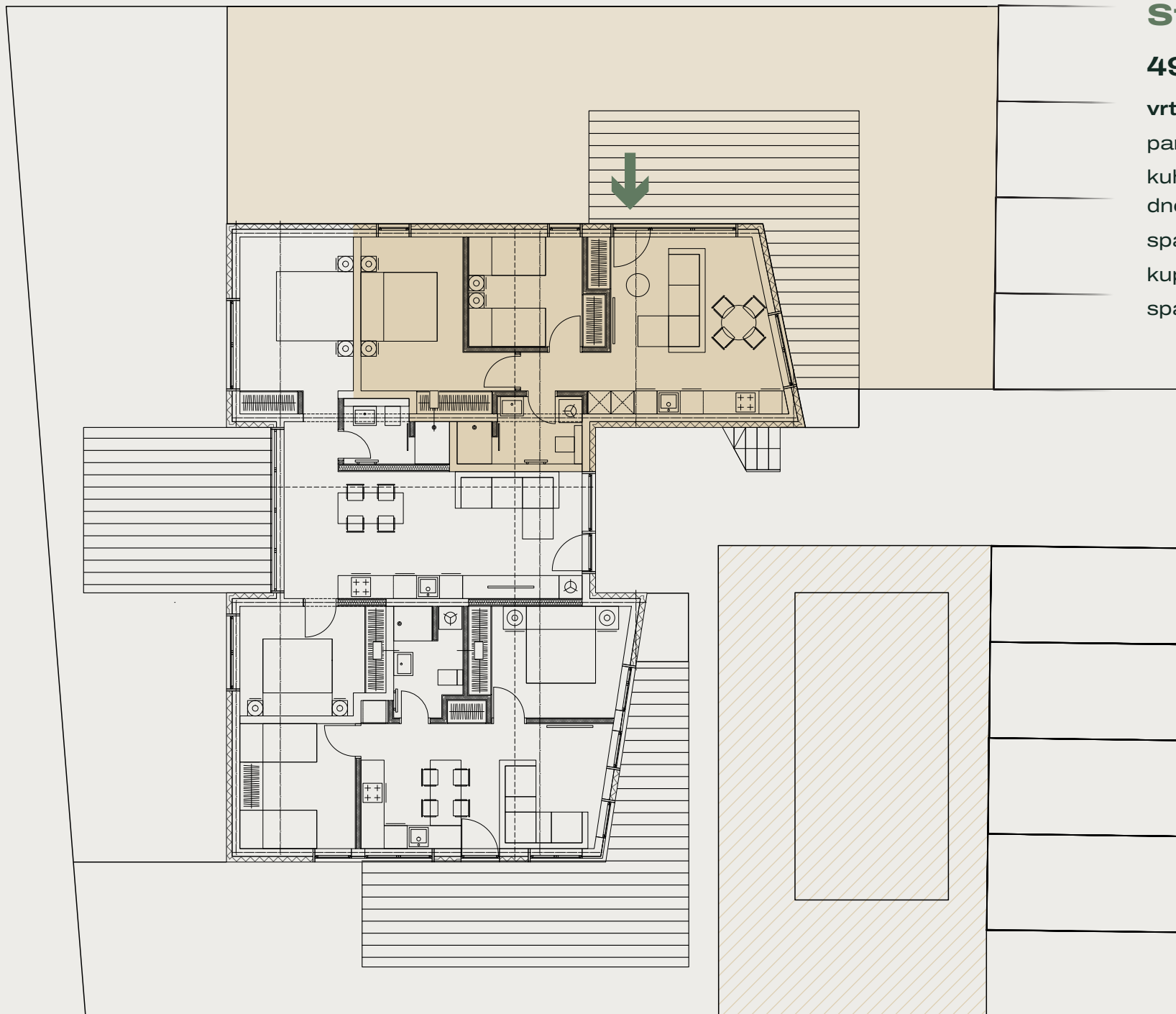
parkirno mjesto 12,05 m²

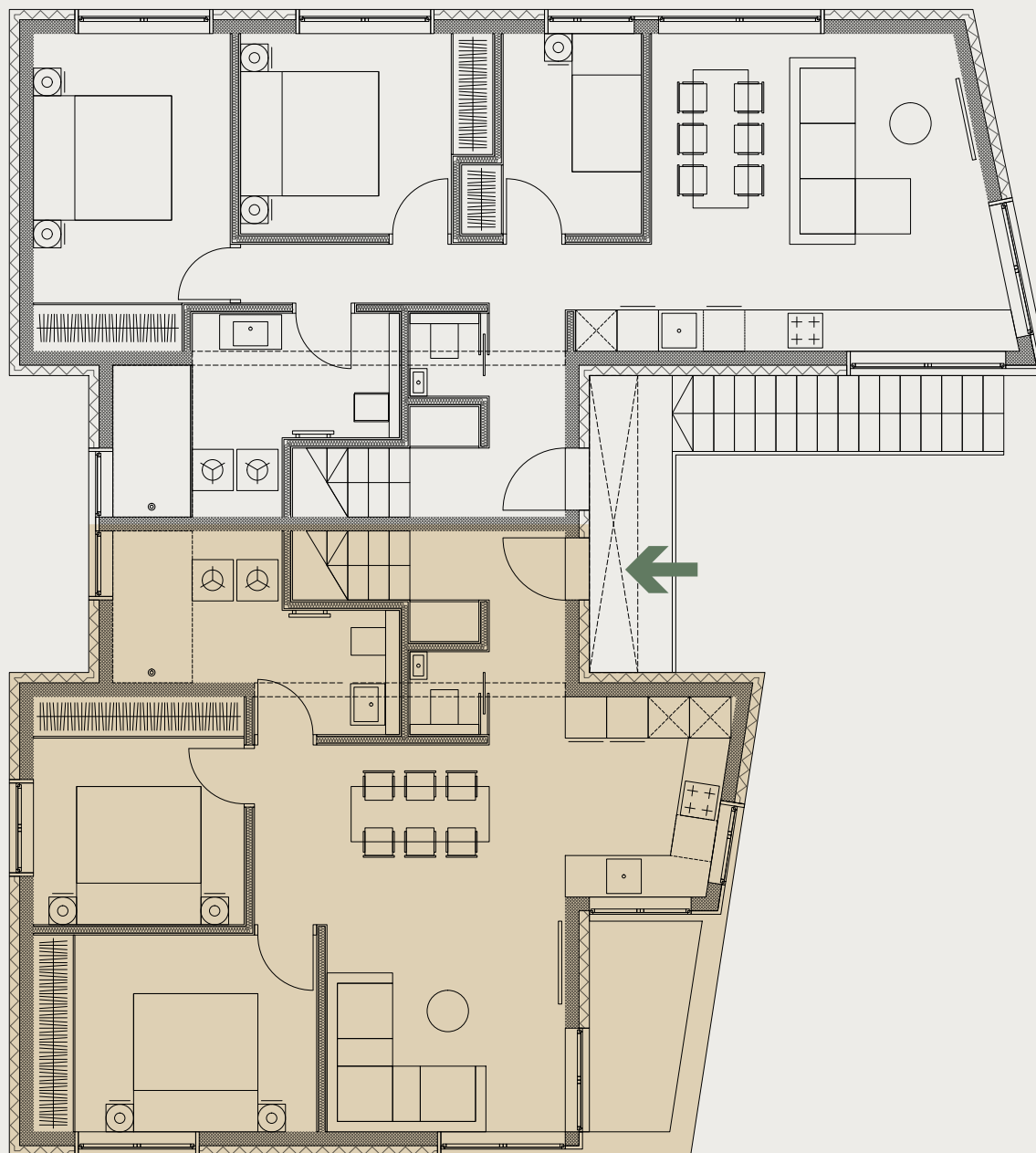
kuhinja, blagovaonica i
dnevni boravak 22,60 m²

spavaća soba 13,12 m²

kupaonica 4,95 m²

spavaća soba 9,22 m²





Stan B 4

82,88 m²

parkirno mjesto 12,05 m²

ulazni prostor, kuhinja,
blagovaonica i dnevni
boravak 33,77 m²

loggija 4,27 m²

spavaća soba 11,69 m²

spavaća soba 10,07 m²

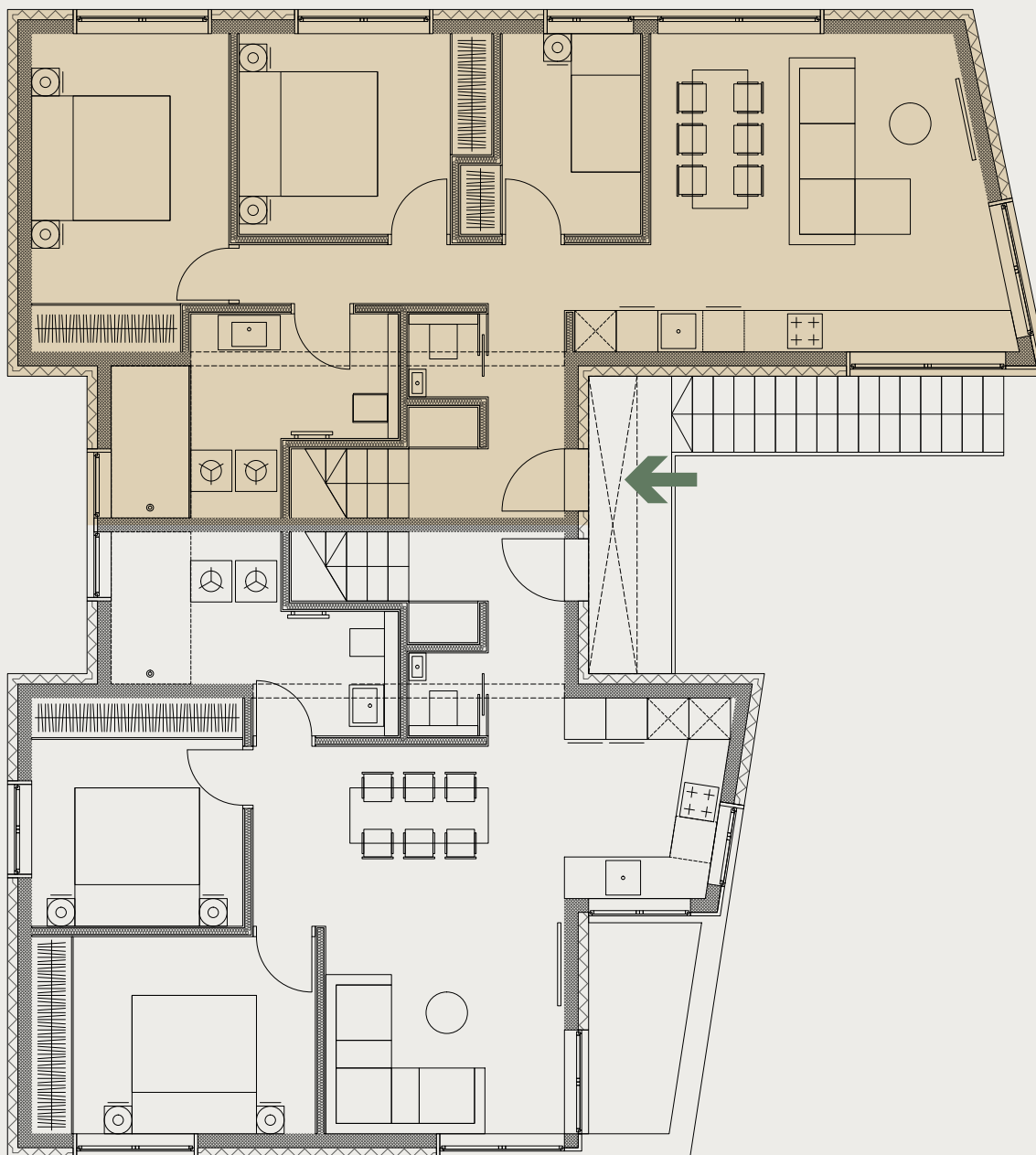
kupaonica 8,75 m²

WC 1,20 m²

stubišni prostor 6,70 m²

spa prostor 7,50 m²

krovnna terasa 40,74 m²



Stan B 5

87,04 m²

parkirno mjesto 12,05 m²

ulazni prostor, kuhinja,
blagovaonica i dnevni
boravak 33,30 m²

spavaća soba 6,40 m²

spavaća soba 9,89 m²

spavaća soba 12,62 m²

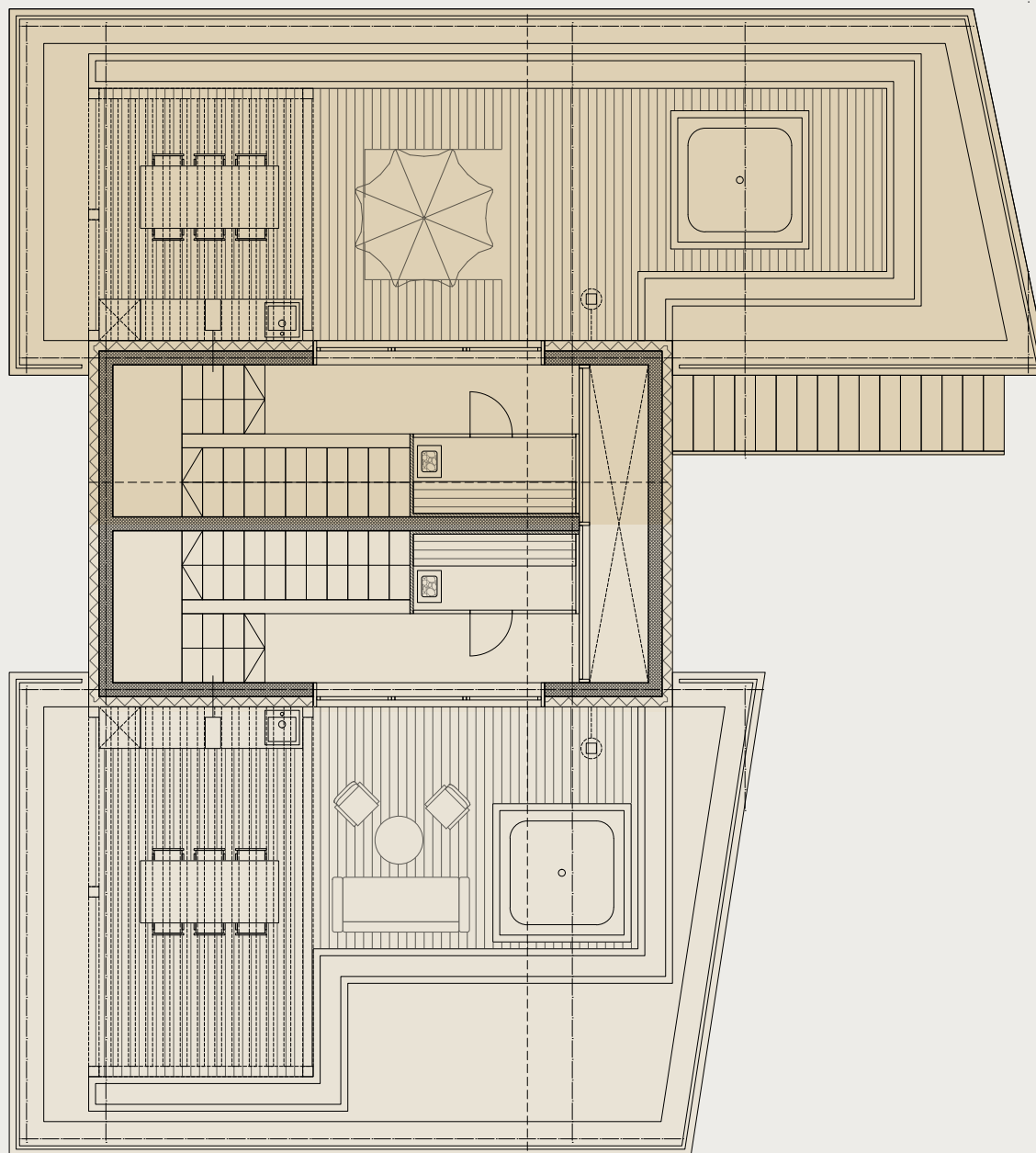
kupaonica 9,43 m²

WC 1,20 m²

stubišni prostor 6,70 m²

spa prostor 7,50 m²

krovnna terasa 48,20 m²



Stan B 5

krovna terasa 48,20 m²

ljetna kuhinja

hidromasažna kada

sauna

Stan B 4

krovna terasa 40,74 m²

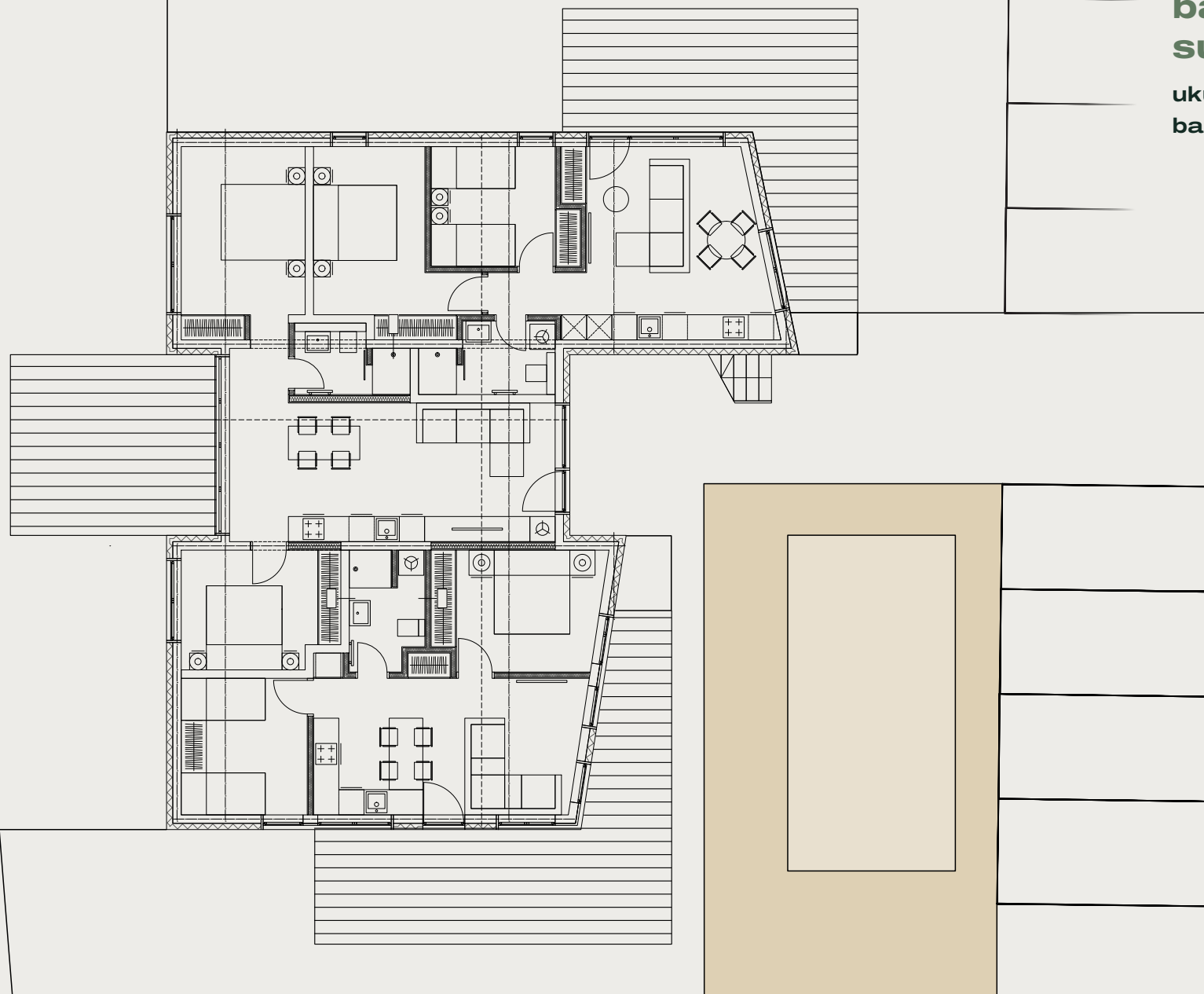
ljetna kuhinja

hidromasažna kada

sauna

Zajednički bazen i sunčalište

ukupno 95 m²,
bazen 30 m²



Za više informacija,



**tlocrte, cijene
i individualnu
prezentaciju,
kontaktirajte nas.**

091 300 20 30

info@hedonistrian.com



Povoljniji uvjeti kupnje

**uz posebnu liniju
stambenog kreditiranja
Erste banke.**



U suradnji s Erste bankom osiguravamo posebne uvjete stambenog kreditiranja za kupce Ladonia Residence.

moćnost financiranja tijekom izgradnje projekta

bez troška obrade kredita

bez troška procjene nekretnine

povoljnije kamatne stope

dodatne pogodnosti za klijente banke



Lokacija

Idealna za one koji žele živjeti u tišini i zelenilu, a pritom ostati u neposrednoj blizini grada i mora.

nekoliko minuta vožnje do centra Poreča

blizina plaža

blizina trgovačkih centara

izdvojen i siguran položaj okružen šumom s pogledom na more

brza povezanost s autocestom



Kosinožići,
52440 Poreč,
Nova Vas

Kosinožići



Poreč

LADONIA RESIDENCE

DVA BOUTIQUE KONCEPTA STANOVANJA
UNUTAR NASELJA LODONIA RESIDENCE

POREČ

HEDONISTRIAN
properties

www.hedonistrian.com
info@hedonistrian.com





LADONIA RESIDENCE

A BOUTIQUE COLLECTION OF
PRIVATE RESIDENCES IN ISTRIA

POREČ

Ladonia Residence Collection

Choose Your Way of Living

A

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.**





PU-621-MO

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

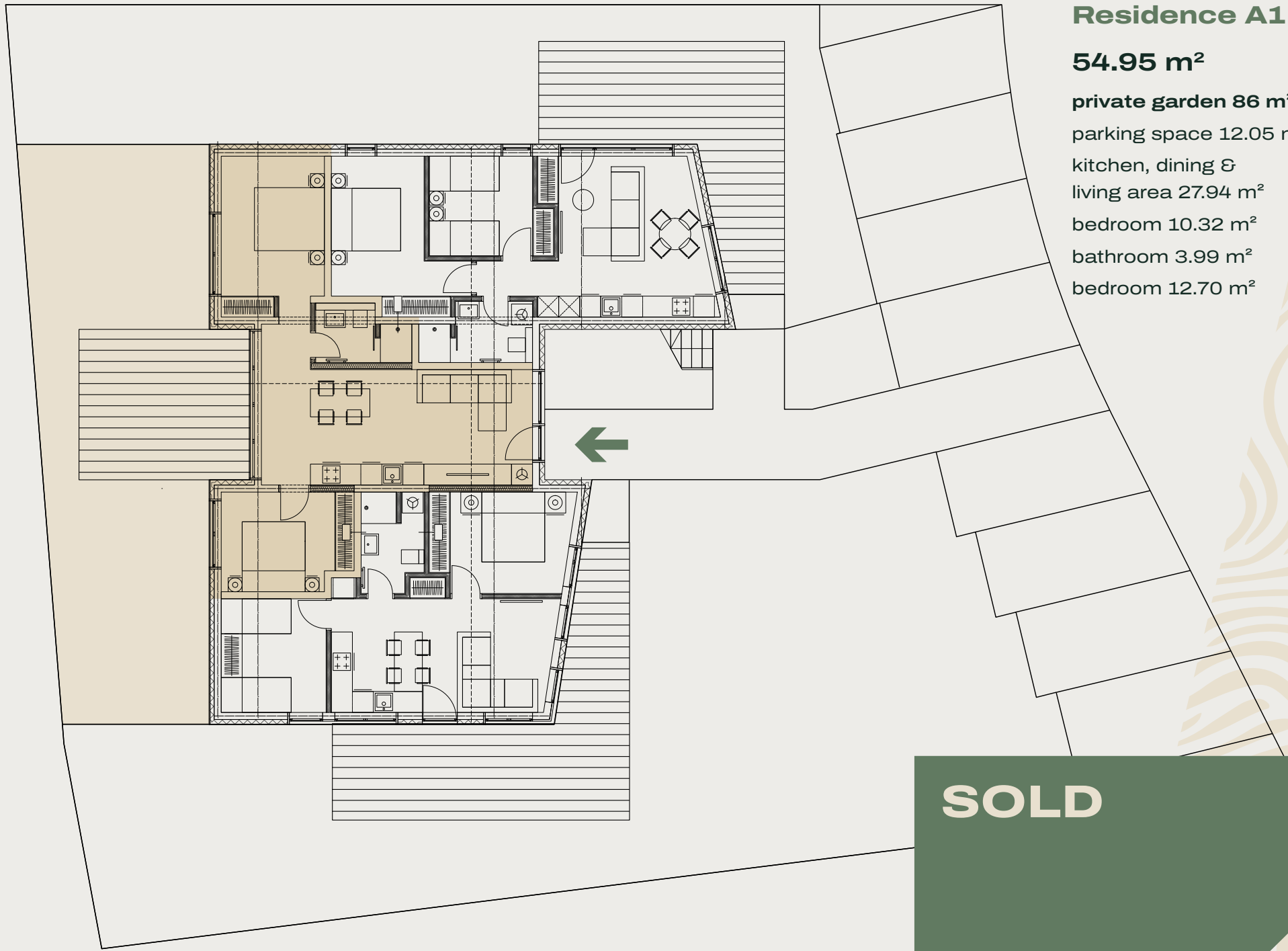
parking space 12.05 m²

**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

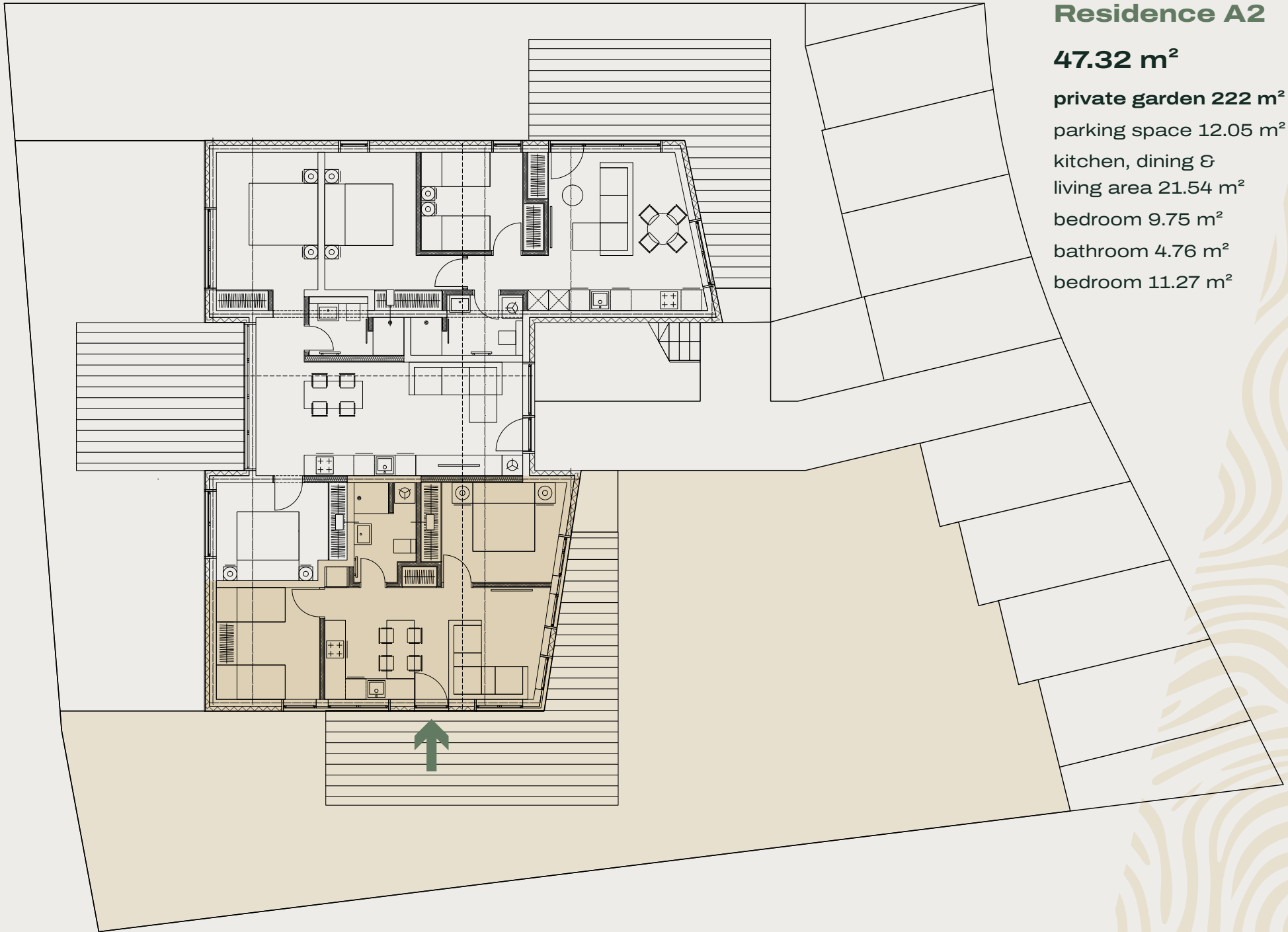
parking space 12.05 m²

**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

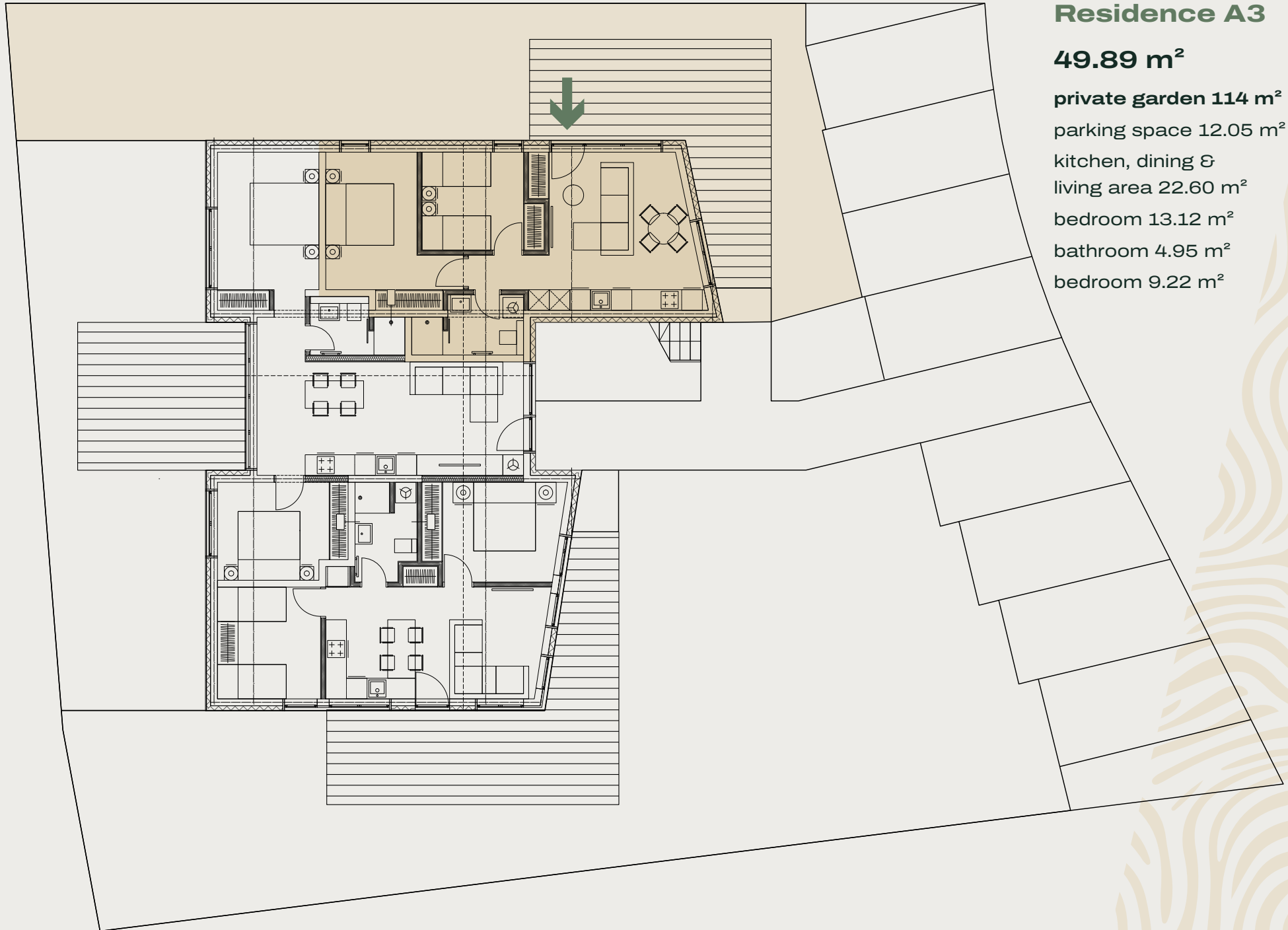
parking space 12.05 m²

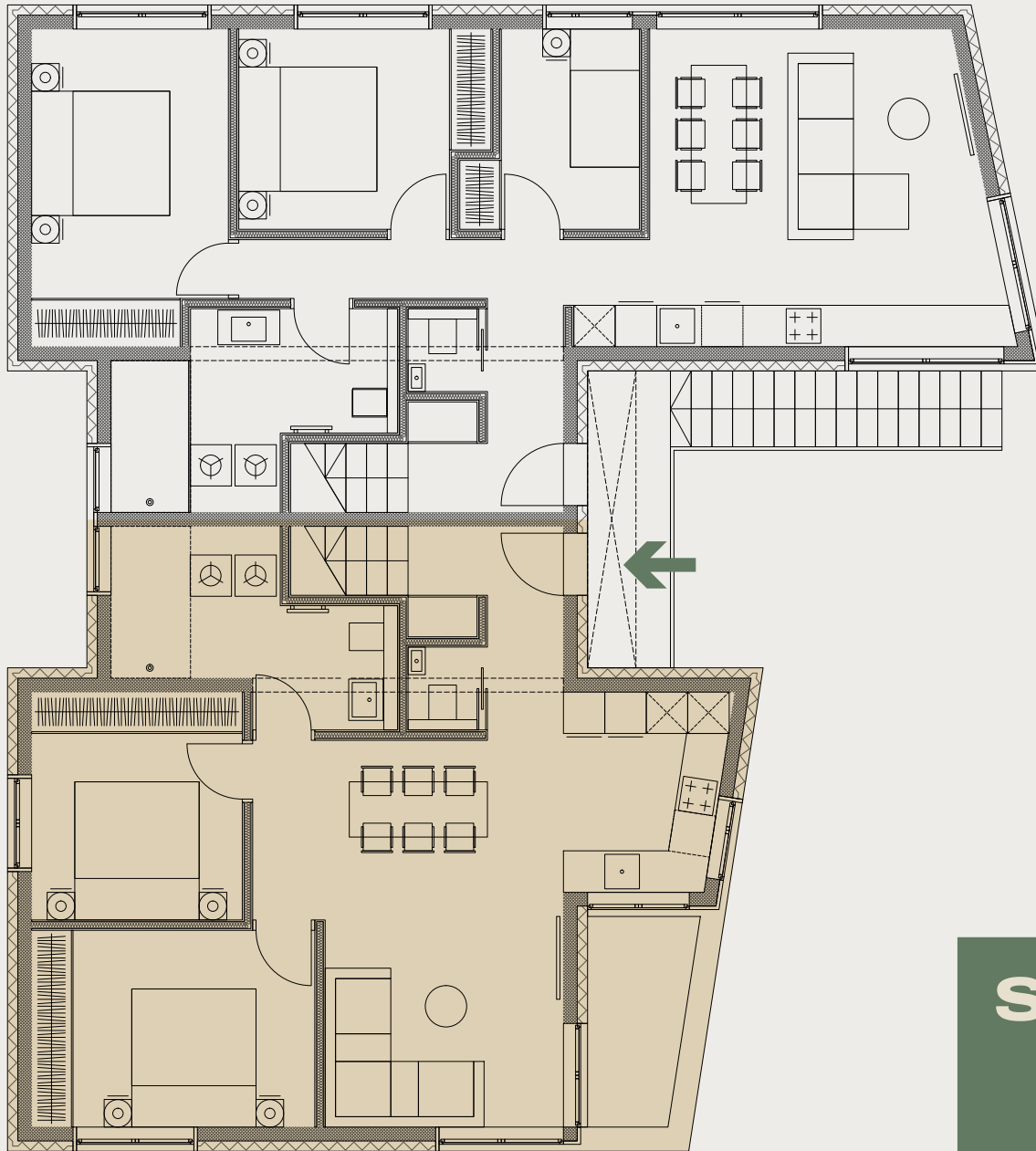
**kitchen, dining &
living area 22.60 m²**

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

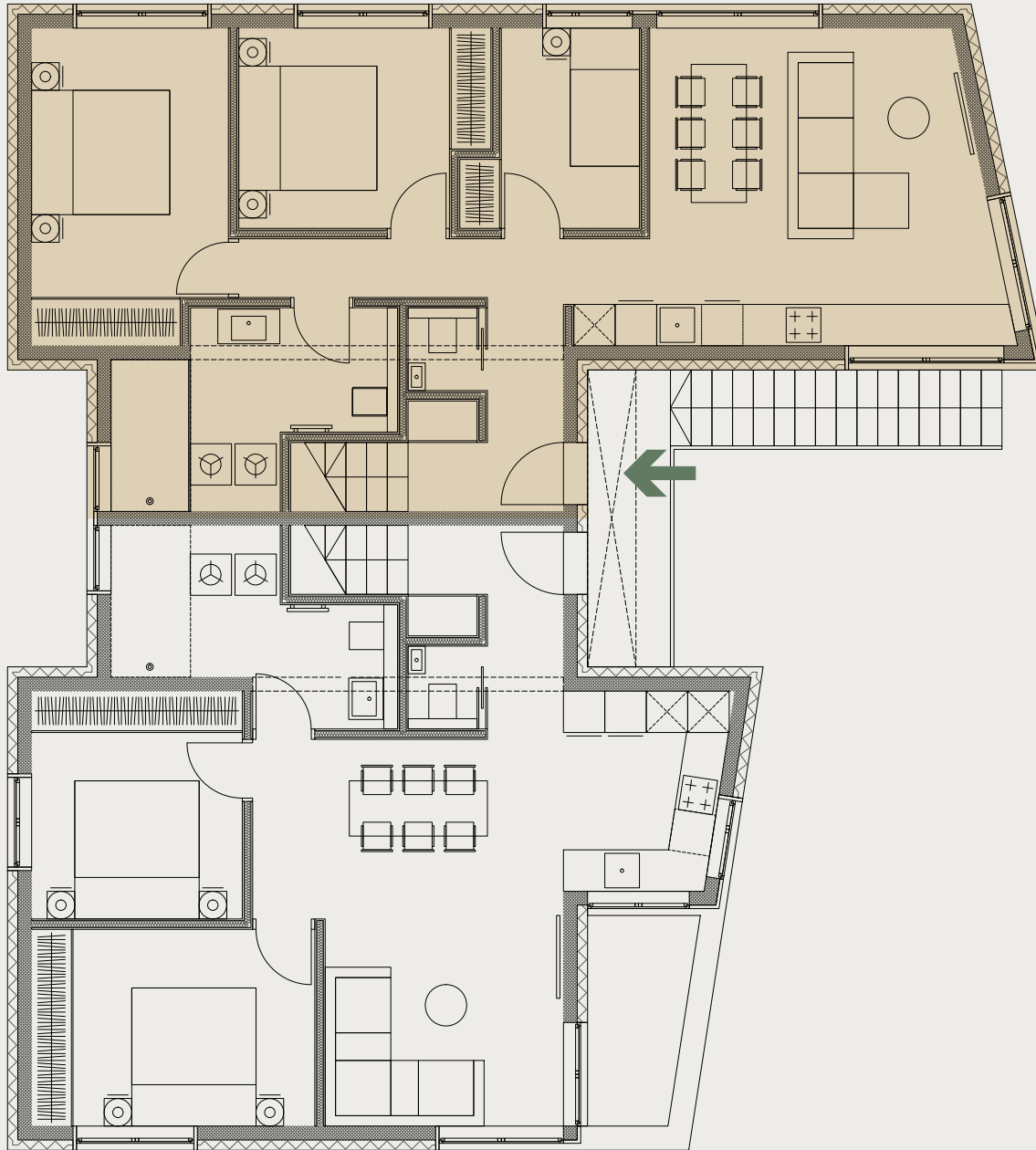
guest WC 1.20 m²

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

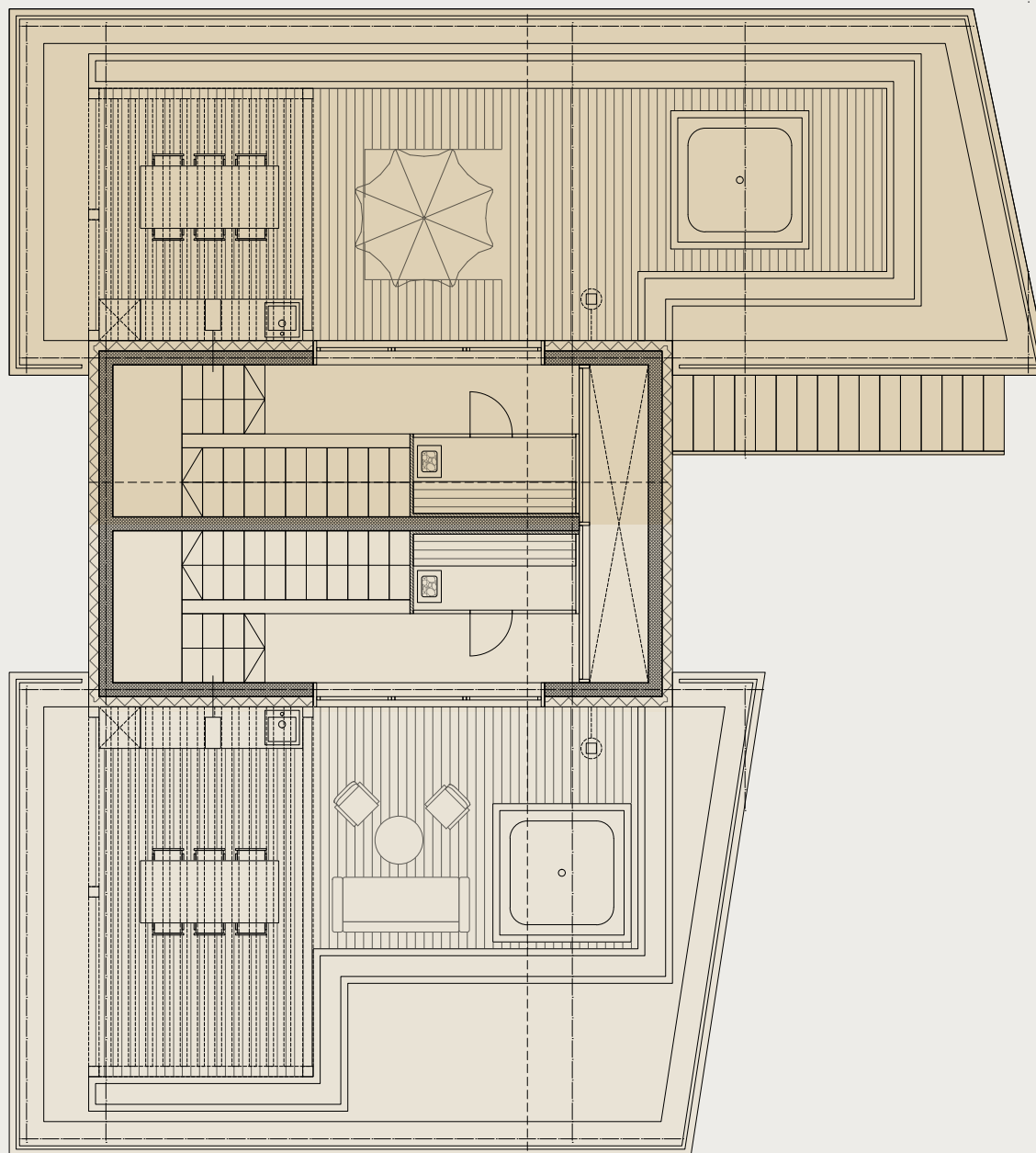
bathroom 9.43 m²

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



**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

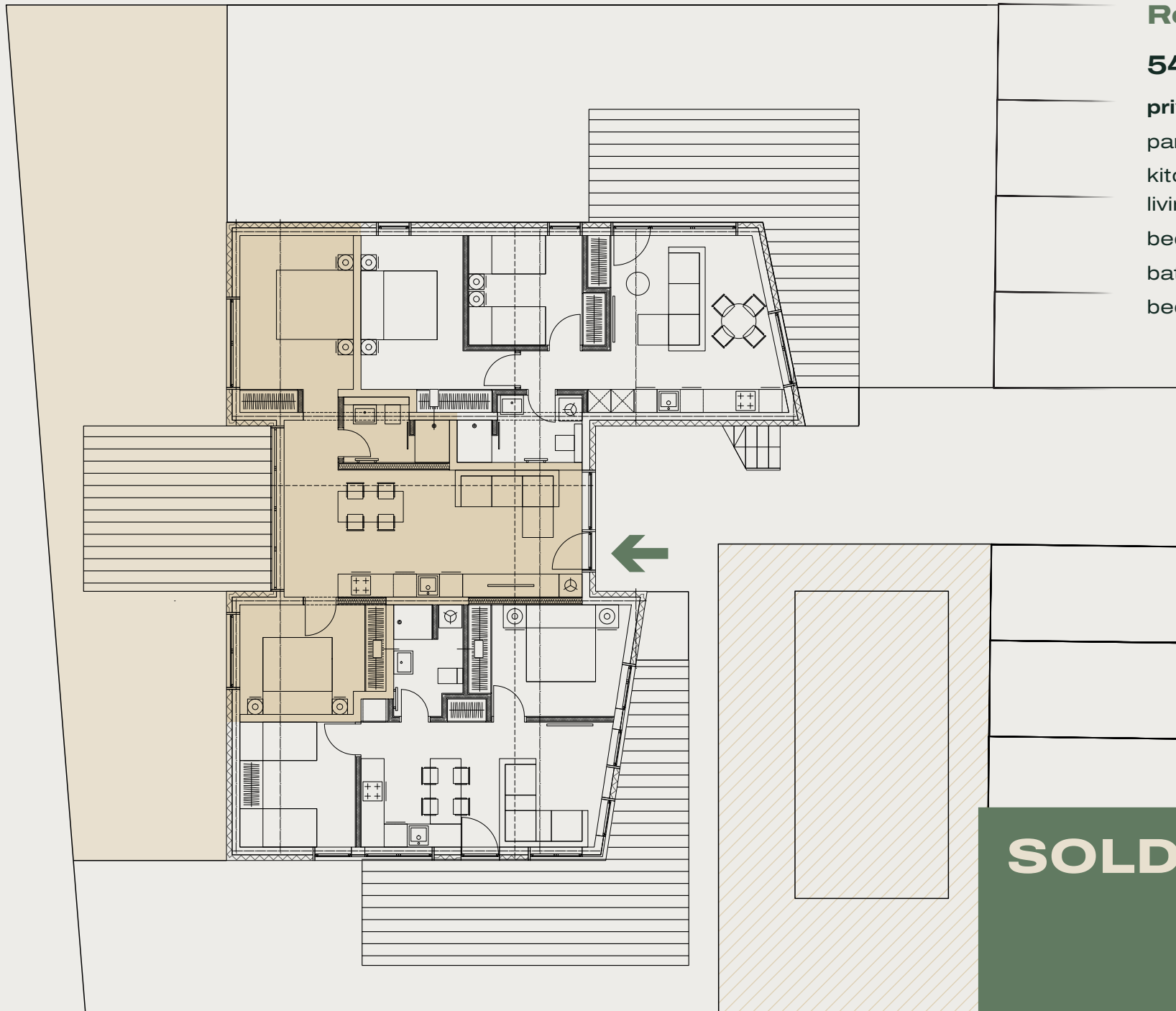
parking space 12.05 m²

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

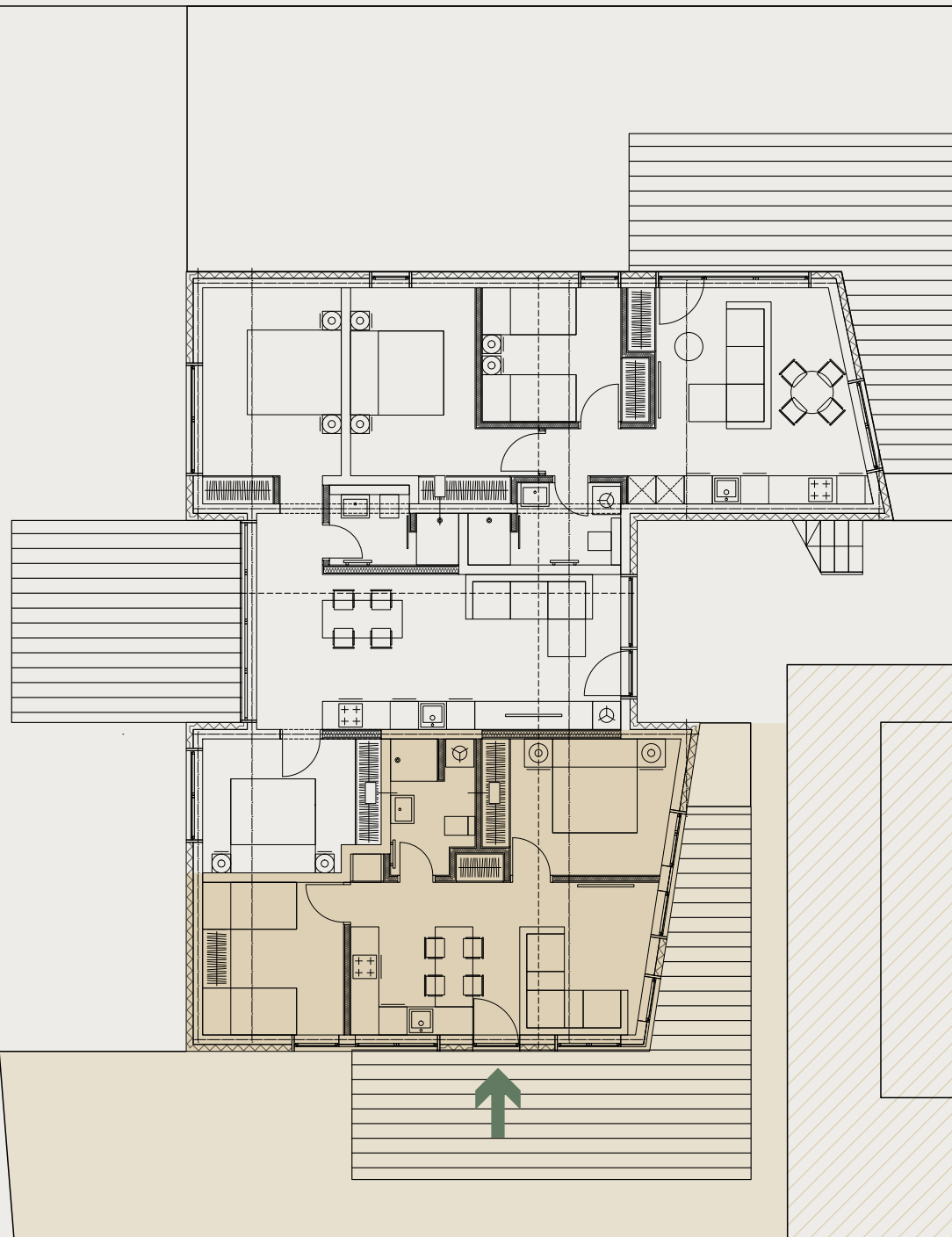
parking space 12.05 m²

**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

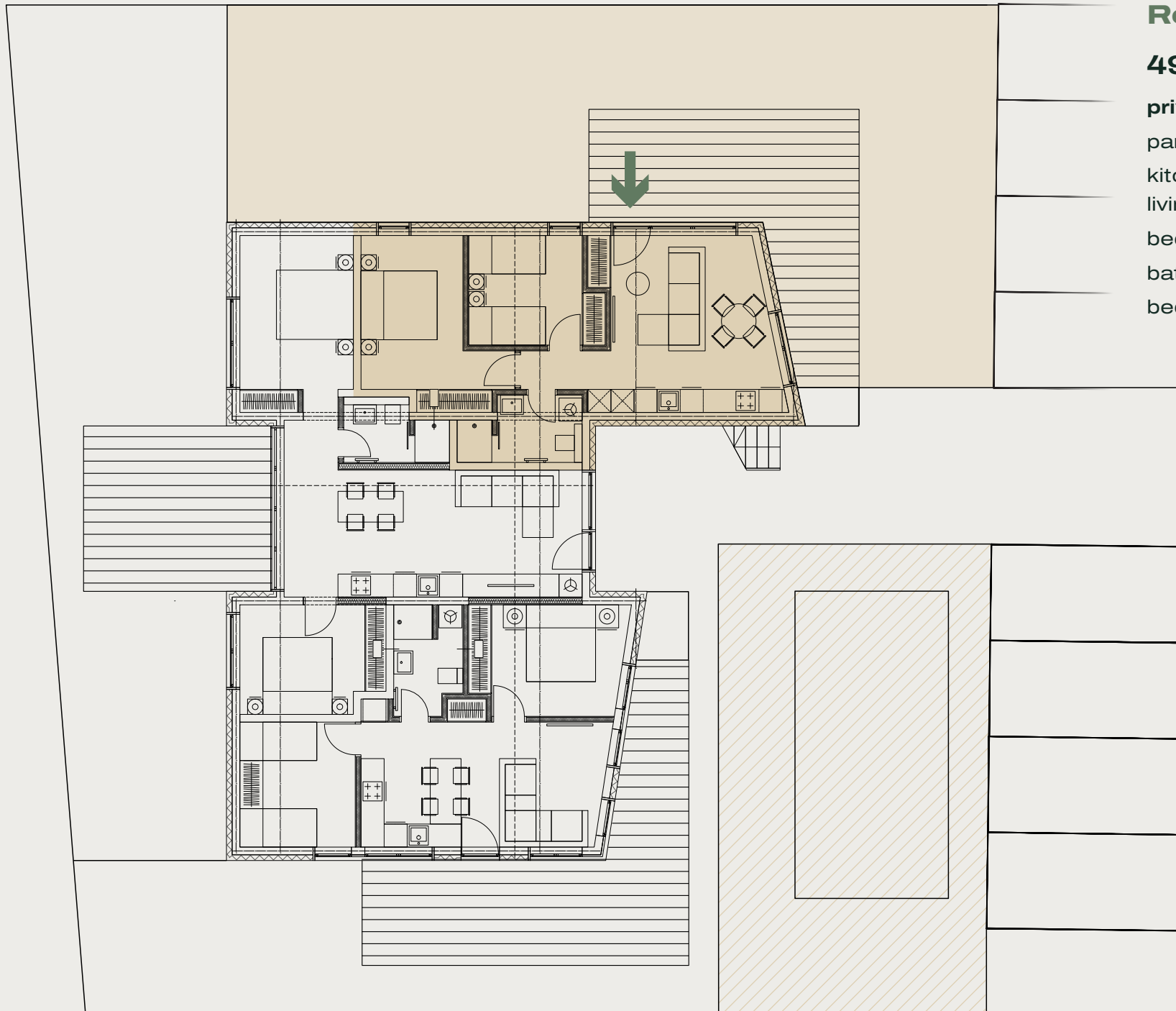
parking space 12.05 m²

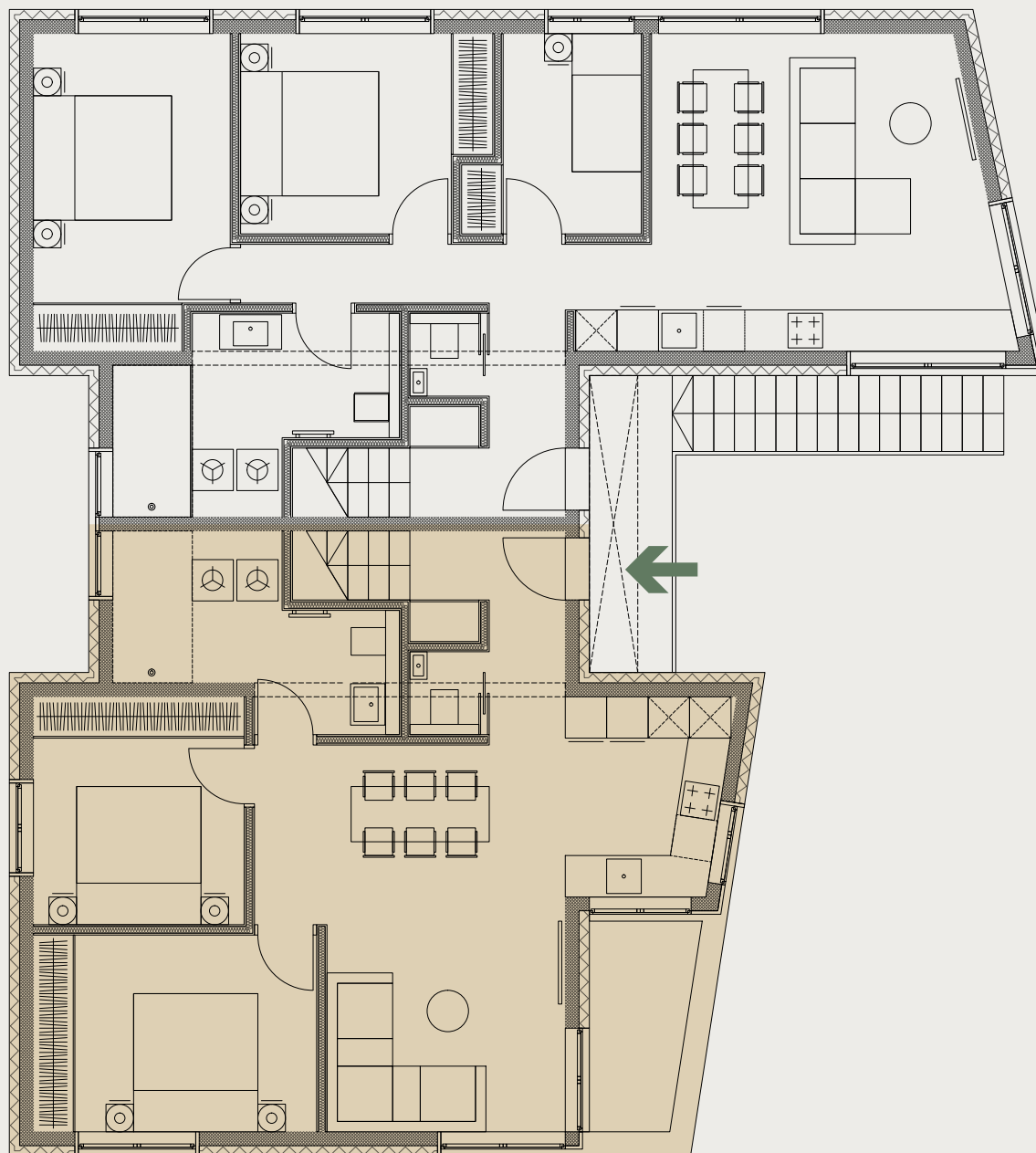
**kitchen, dining &
living area 22.60 m²**

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

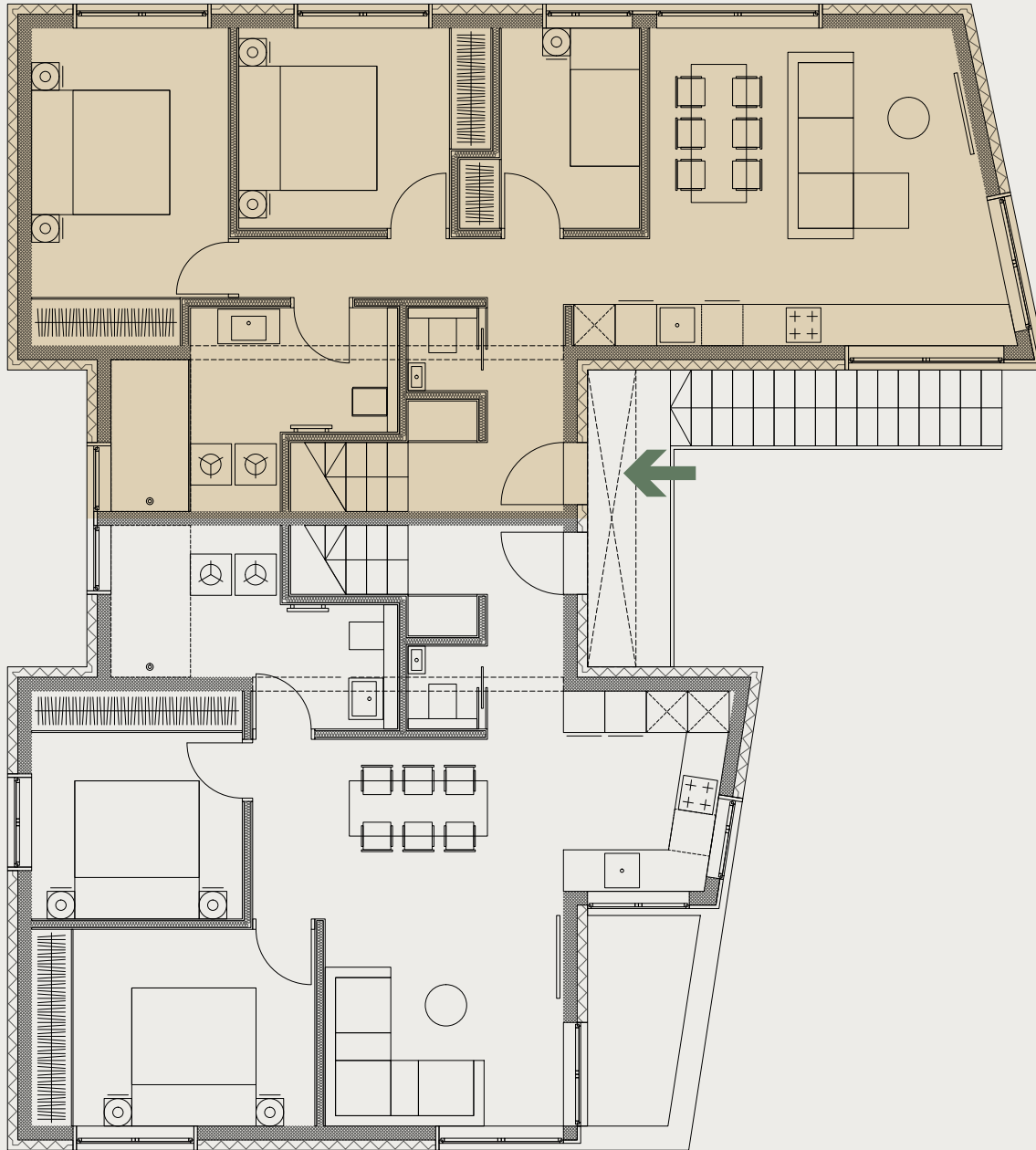
bathroom 8.75 m²

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

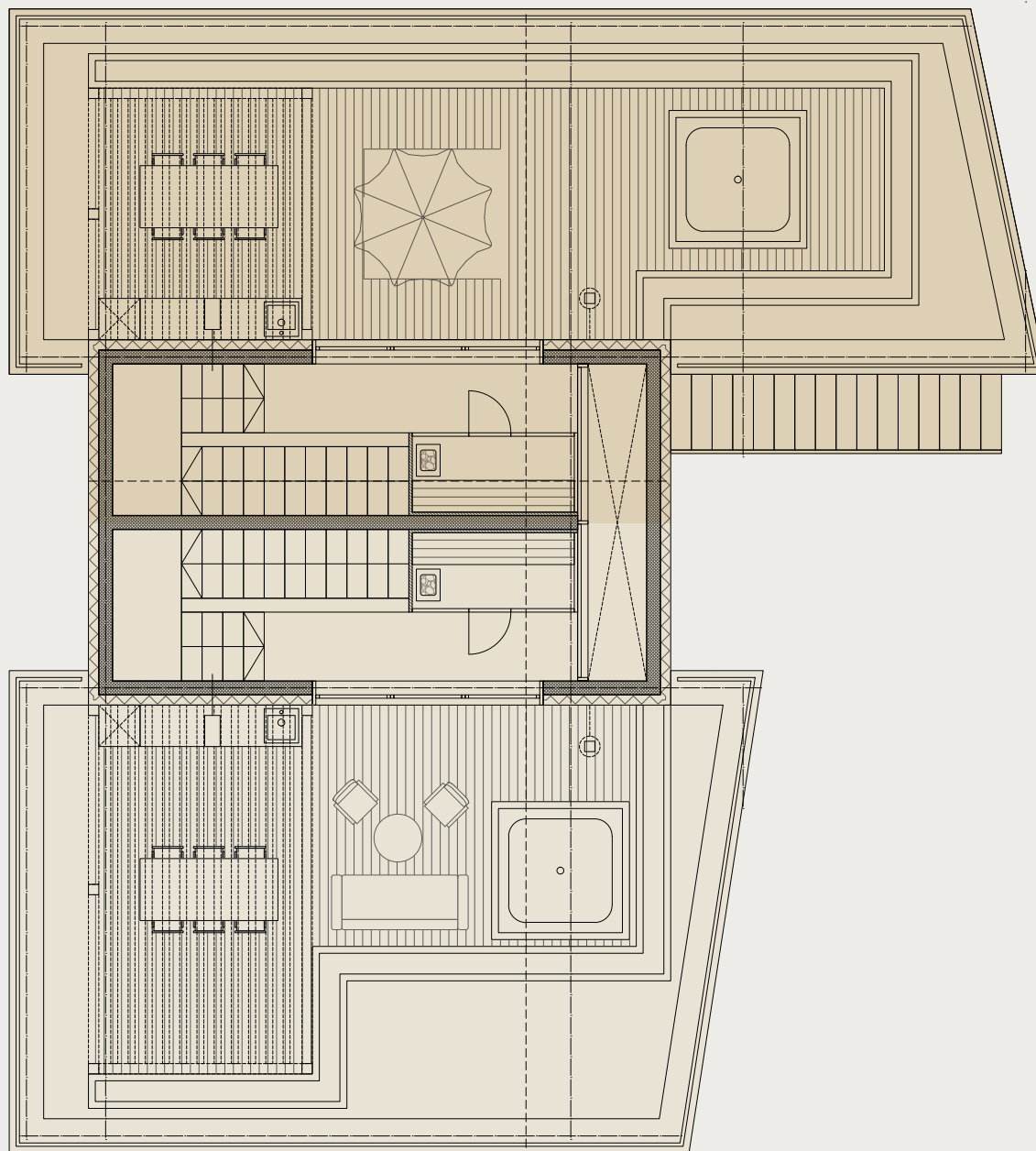
bathroom 9.43 m²

guest WC 1.20 m²

staircase area 6.70 m²

spa area 7.50 m²

rooftop terrace 48.20 m²



Residence B5

rooftop terrace 48.20 m²

outdoor kitchen

jacuzzi

sauna

Residence B4

rooftop terrace 40.74 m²

outdoor kitchen

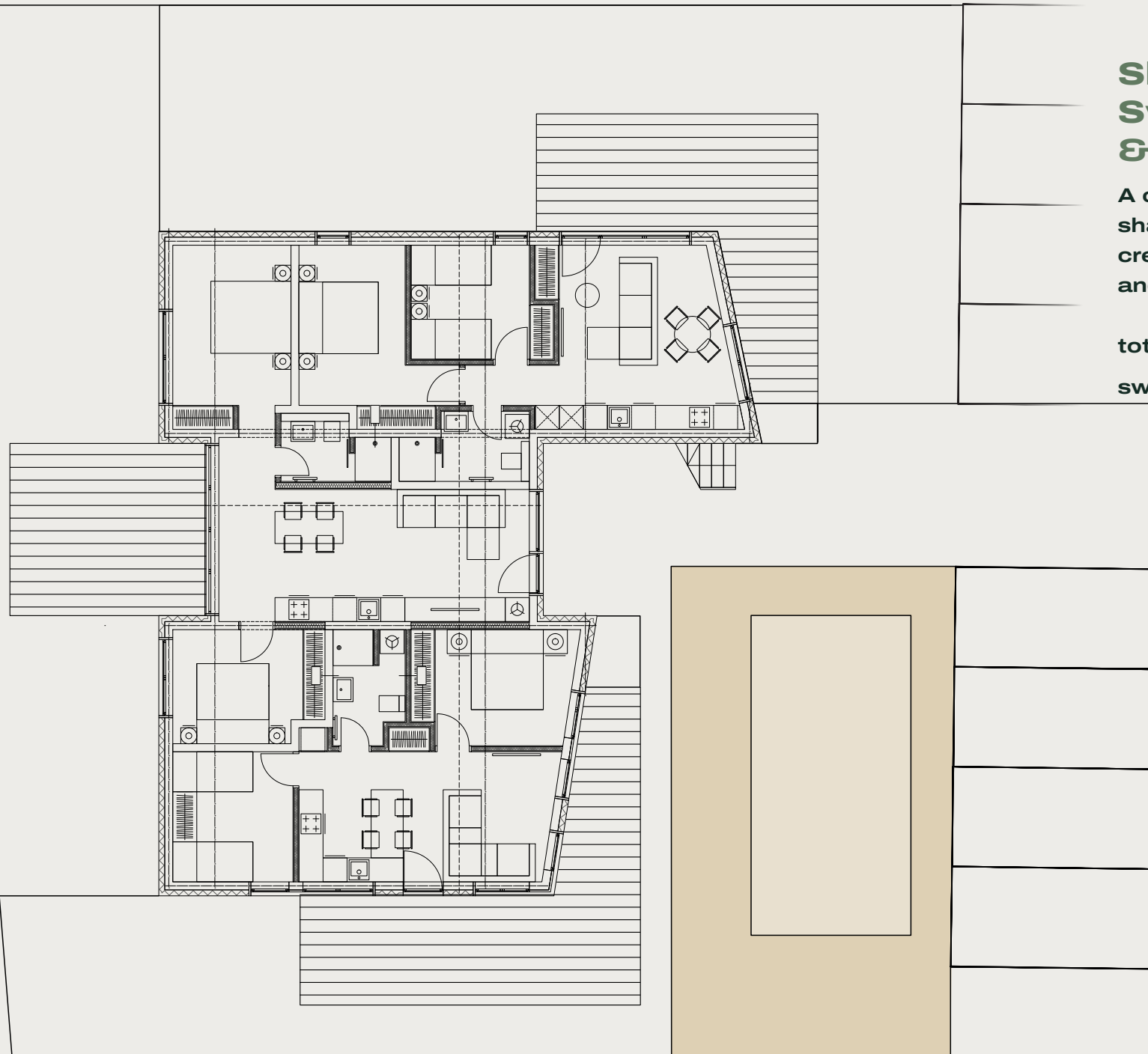
jacuzzi

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

LADONIA RESIDENCE

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PRIVATE RESIDENCES IN ISTRIA

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