

BRALNO RAZUMEVANJE PM zima 2004 – Holidays

1. NALOGA: KRATKI ODGOVORI

Preberite besedilo Croatia emerges as the new Tuscany in odgovorite na spodnja vprašanja s kratkimi odgovori. Odgovore v angleškem jeziku napišite na črte pod vprašanji.

1. Which holiday destinations is Croatia compared with? _____
2. What is Frank Knight's job? _____
3. How much does a three-bedroom house on Hvar cost? _____
4. Who bought 300 properties in Croatia last year? _____
5. Who established the internet link for Croatian properties? _____
6. Name two reasons why Britons are interested in Croatia. _____
7. What do tourists miss in Tuscany today? _____
8. What makes buying Croatian estates so difficult ? _____
9. What did Miss Bennett's property use to be? _____
10. Do property prices in Croatia depend on the usual market rules? _____

Croatia emerges as the new Tuscany

By Nicole Martin

Adapted from www.telegraph.co.uk, 12 August 2003

Ten years after war almost wiped out its tourist industry, Croatia is rivalling the French Riviera and Tuscany as a smart holiday destination for travellers seeking sea and sun without crowds, high-rise hotels and fast-food chains.

The return of tourists to the former Yugoslavian state has also led to increasing demand by foreigners who want holiday homes.

In the most expensive parts of the French Riviera it is difficult to buy a fully restored family property with a pool for less than £500,000, and a similar home in Tuscany for less than £400,000, according to the estate agent Frank Knight.

But in Croatia, a 400-year-old, five-bedroom stone house with a 3,280ft garden near Dubrovnik costs about £250,000, and an unrenovated three-bedroom house on the island of Hvar costs £52,000.

Although few British estate agents deal with Croatia, its tourist board says about 300 properties were sold to Britons last year.

Maria Bennett, the founder of Homesincroatia.com, a website specialising in property in Croatia, said that in the second half of last year some 600 British families contacted her about buying a second home on the Dalmatian coast.

The country's popularity could be explained by its architecture, good weather, unspoilt coastline, low crime rate and rich cultural history, she said.

"It's what Tuscany was 50 years ago. People buying property in Croatia are looking for the authentic feel of the Mediterranean."

But buying a second home in Croatia was not easy, she said. Every property has to be approved by the foreign ministry and the notorious bureaucracy means that it can sometimes take two years to secure a property.

"You have to be very patient," said Miss Bennett, who took almost two years to find the 11th-century former monastery in Dubrovnik she bought for £25,000 10 years ago. "Very few properties are advertised and the market on the whole is unregulated. There is also no consistency in values."

"Agents don't value properties but tend to market them at a price named by the owner. This means that the price of very similar properties in the same town or village can differ by thousands of pounds."

"I'm very lucky that I bought the property when I did because prices are going up every year. To anyone looking, my advice would be to buy now."

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