

MURTER\_PODVRŠKE

**noa**  
luxury living







### **Noa Residence – Your Paradise Vacation Home**

Experience timeless architecture combined with the highest levels of comfort and premium materials, perfectly complementing the breathtaking beauty of Murter Island. Noa is a boutique residence with just four exclusive apartments, offering you a lot of privacy and tranquility. Each apartment spans two floors, thoughtfully designed to separate the living area from the sleeping quarters. Choose between two luxurious top-floor apartments with a stunning sea view or two ground-floor apartments featuring a private garden and pool.

### **Premium Quality at Every Turn**

Every detail at Noa Residence has been meticulously crafted using only the finest materials and brands. From the sleek Swiss Pearl façade and Schüco windows to Pirnar doors, quality is guaranteed. For your ultimate comfort, each apartment includes ceiling cooling, underfloor heating, sun screens, and Gira smart home technology.

### **Prime Location**

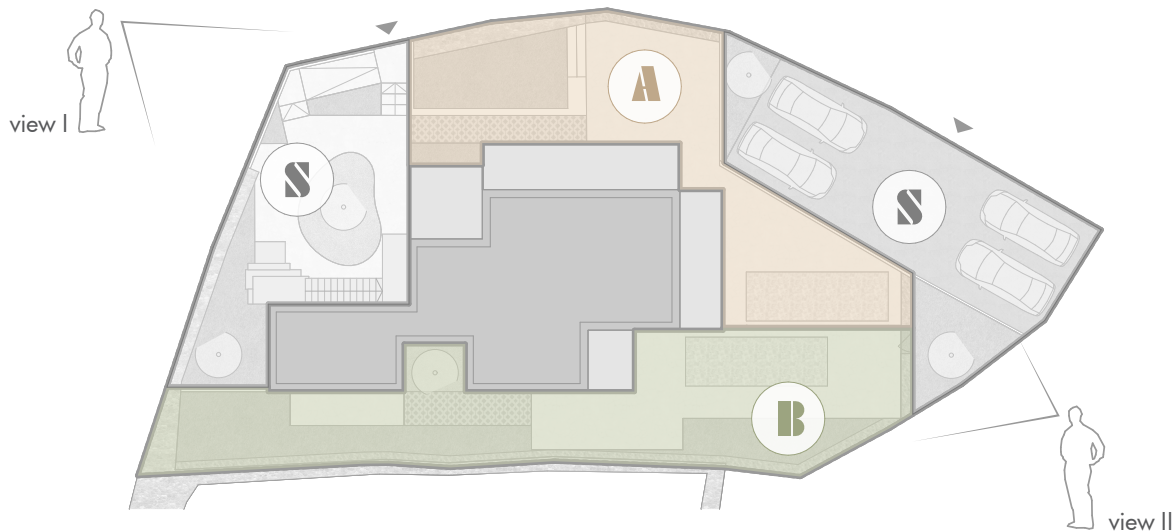
Nestled in a serene area on the edge of a peaceful residential zone, Noa Residence is just 300 meters from Podvrške Beach—one of Dalmatia’s most beautiful beaches—and only 1 kilometer from Marina Hramina and the charming center of Murter.

### **A Haven for Nature and Adventure Enthusiasts**

Surrounded by crystal-clear waters, Murter Island is a paradise for water sports lovers. Whether you’re into snorkeling, diving, or kayaking, you’ll find endless opportunities to explore the Adriatic Sea. Just a short boat ride away, the Kornati Islands National Park awaits, boasting stunning landscapes and rich marine life. For those who prefer staying on land, the island offers scenic hiking trails through fragrant pine forests and numerous cycling routes, all with breathtaking views of the Adriatic.

### **Make Noa Residence Your Home Away from Home**

Whether you’re seeking relaxation or adventure, Noa Residence provides the perfect base for an unforgettable vacation.



- A** UNIT A outdoor areas
- B** UNIT B outdoor areas
- S** Shared outdoor areas

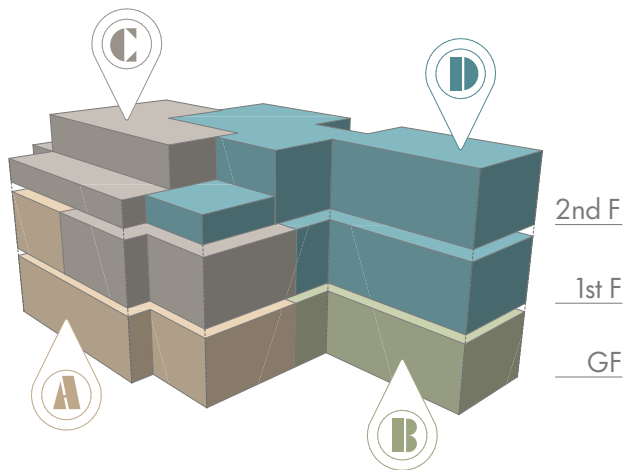
**4** UNITS



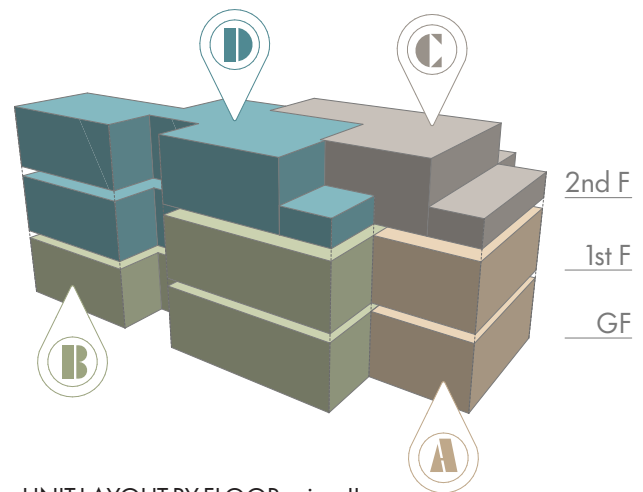
bedrooms	3
unit area	93,5 m <sup>2</sup>
outdoor areas	163,0 m <sup>2</sup>
<b>total</b>	<b>256,5 m<sup>2</sup></b>



bedrooms	3
unit area	84,5 m <sup>2</sup>
outdoor areas	191,2 m <sup>2</sup>
<b>total</b>	<b>275,6 m<sup>2</sup></b>



UNIT LAYOUT BY FLOOR - view I



UNIT LAYOUT BY FLOOR - view II



bedrooms	1
unit area	87,9 m <sup>2</sup>
outdoor areas	50,5 m <sup>2</sup>
total	138,3 m <sup>2</sup>



bedrooms	2
unit area	91,9 m <sup>2</sup>
outdoor areas	50,5 m <sup>2</sup>
total	142,4 m <sup>2</sup>



## UNIT A

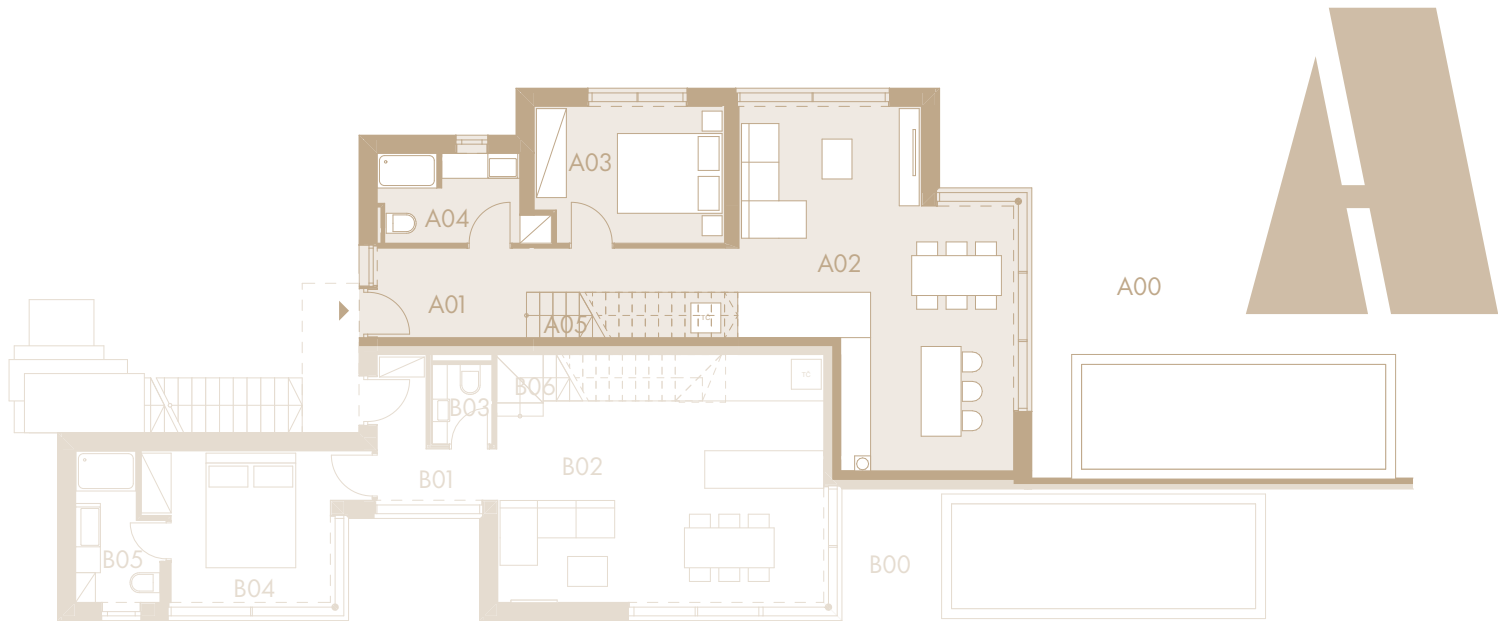
UNIT AREA	93,5 m <sup>2</sup>
OUTDOOR AREAS	163,0 m <sup>2</sup>
<b>TOTAL</b>	<b>256,5 m<sup>2</sup></b>

### GROUND FLOOR

shared outdoor areas	50,5 m <sup>2</sup>
A00 atrium	112,6 m <sup>2</sup>
A01 hallway	12,0 m <sup>2</sup>
A02 living area	31,3 m <sup>2</sup>
A03 bedroom I	10,4 m <sup>2</sup>
A04 bathroom I	5,6 m <sup>2</sup>
A05 staircase	1,2 m <sup>2</sup>
<b>TOTAL GROUND FLOOR</b>	<b>223,4 m<sup>2</sup></b>

### 1ST FLOOR

A06 staircase	2,5 m <sup>2</sup>
A07 hallway	3,4 m <sup>2</sup>
A08 bedroom II	11,8 m <sup>2</sup>
A09 bedroom III	9,0 m <sup>2</sup>
A10 bathroom II	6,4 m <sup>2</sup>
<b>TOTAL 1ST FLOOR</b>	<b>33,0 m<sup>2</sup></b>



GROUND FLOOR



1ST FLOOR



## UNIT B

UNIT AREA	84,5 m <sup>2</sup>
OUTDOOR AREAS	191,2 m <sup>2</sup>
<b>TOTAL</b>	<b>275,6 m<sup>2</sup></b>

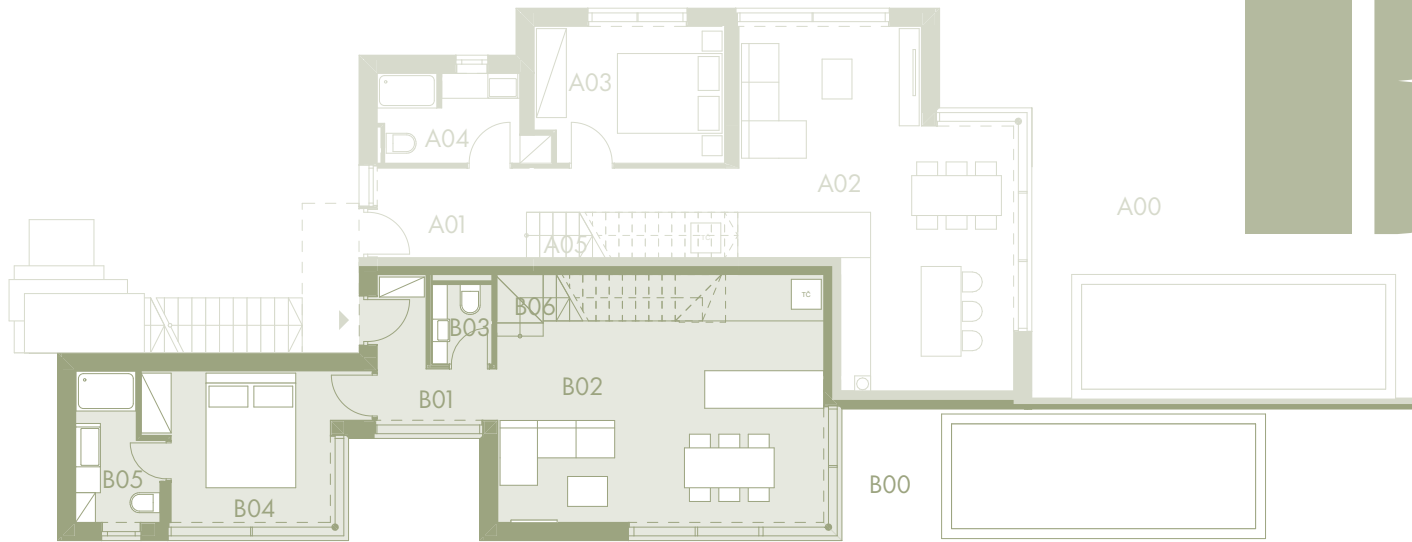
### GROUND FLOOR

shared outdoor areas	50,5m <sup>2</sup>
B00 atrium	140,7 m <sup>2</sup>
B01 hallway	4,4 m <sup>2</sup>
B02 living area	30,7 m <sup>2</sup>
B03 toilet	2,2 m <sup>2</sup>
B04 bedroom I	11,5 m <sup>2</sup>
B05 bathroom I	4,7 m <sup>2</sup>
B06 staircase	2,1 m <sup>2</sup>
<b>TOTAL GROUND FLOOR</b>	<b>246,8 m<sup>2</sup></b>

### 1ST FLOOR

B07 staircase	2,4 m <sup>2</sup>
B08 hallway	2,1 m <sup>2</sup>
B09 bedroom II	11,6 m <sup>2</sup>
B10 bedroom III	8,3 m <sup>2</sup>
B11 bathroom II	4,4 m <sup>2</sup>
<b>TOTAL 1ST FLOOR</b>	<b>28,8 m<sup>2</sup></b>

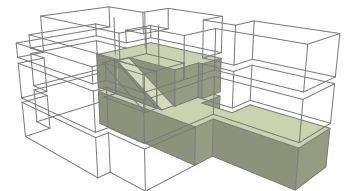
# B



GROUND FLOOR



1ST FLOOR





## UNIT C

UNIT AREA	87,9 m <sup>2</sup>
OUTDOOR AREAS	50,5 m <sup>2</sup>
<b>TOTAL</b>	<b>138,3 m<sup>2</sup></b>

### GROUND FLOOR

shared outdoor areas	50,5 m <sup>2</sup>
<b>TOTAL GROUND FLOOR</b>	<b>50,5 m<sup>2</sup></b>

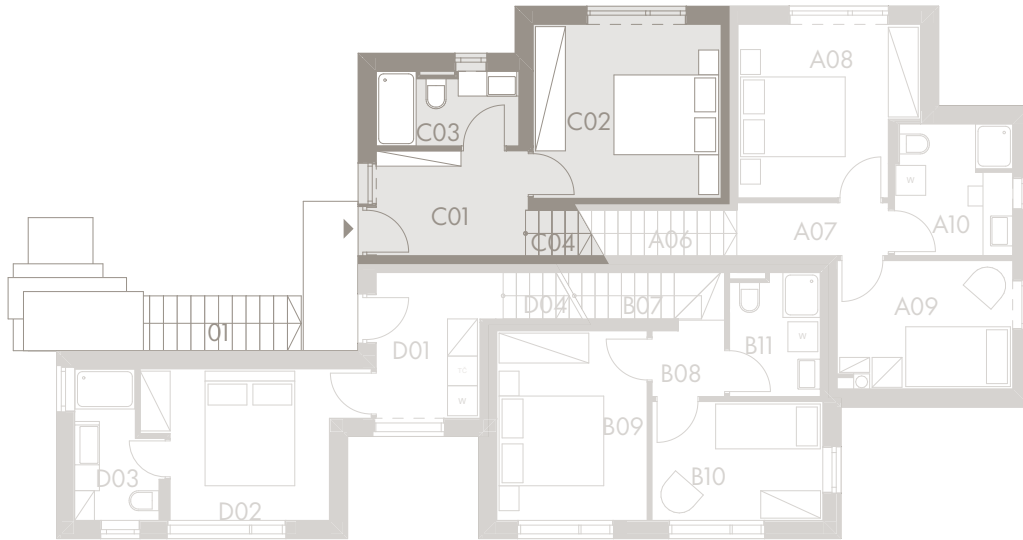
### 1ST FLOOR

01	staircase	5,3 m <sup>2</sup>
C01	hallway	6,5 m <sup>2</sup>
C02	bedroom I	13,6 m <sup>2</sup>
C03	bathroom	4,4 m <sup>2</sup>
C04	staircase	1,2 m <sup>2</sup>
<b>TOTAL 1ST FLOOR</b>		<b>30,9 m<sup>2</sup></b>

### 2ND FLOOR

C05	staircase	2,5 m <sup>2</sup>
C06	living area	26,9 m <sup>2</sup>
C07	terrace I	16,7 m <sup>2</sup>
C08	terrace II	10,9 m <sup>2</sup>
<b>TOTAL 2ND FLOOR</b>		<b>56,9 m<sup>2</sup></b>

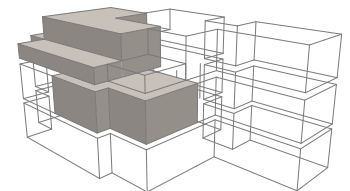
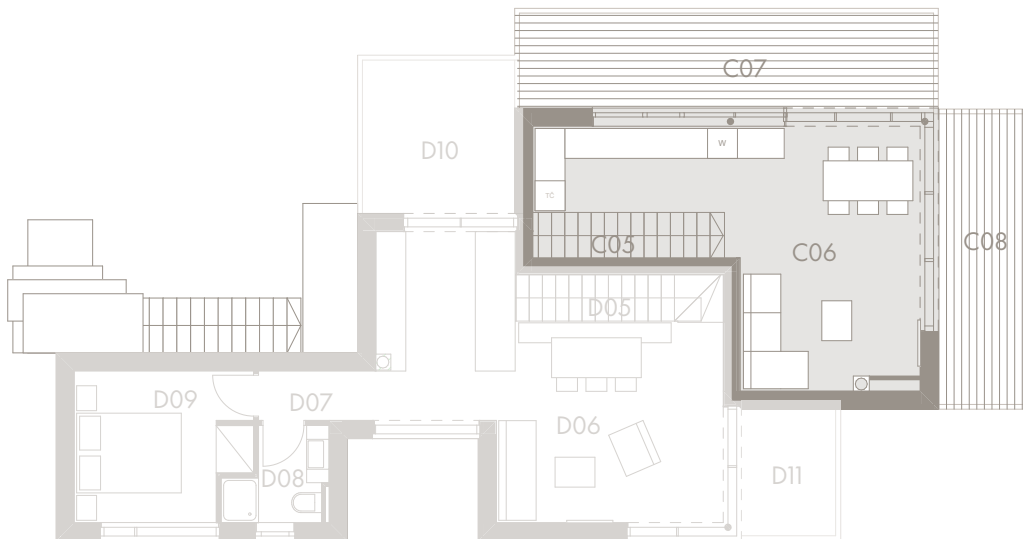




1ST FLOOR



2ND FLOOR





## UNIT D

UNIT AREA	91,9 m <sup>2</sup>
OUTDOOR AREAS	50,5 m <sup>2</sup>
<b>TOTAL</b>	<b>142,4 m<sup>2</sup></b>

### GROUND FLOOR

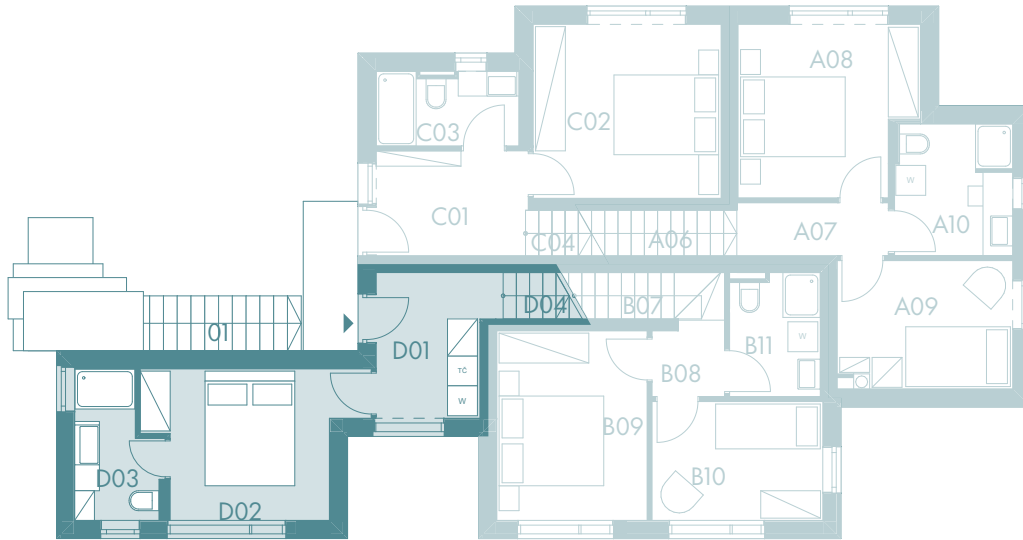
shared outdoor areas	50,5 m <sup>2</sup>
<b>TOTAL GROUND FLOOR</b>	<b>50,5 m<sup>2</sup></b>

### 1ST FLOOR

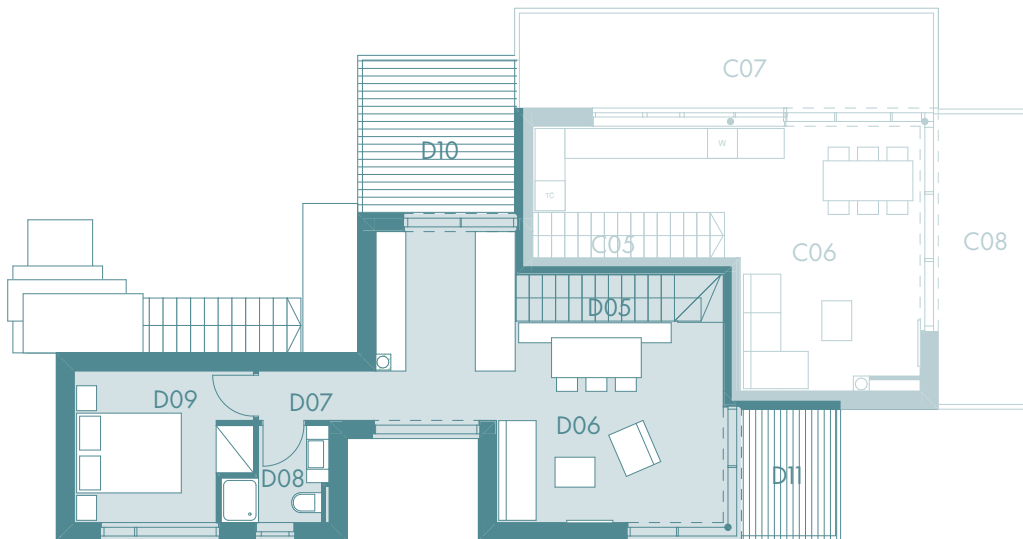
01	staircase	5,3 m <sup>2</sup>
D01	hallway	6,6 m <sup>2</sup>
D02	bedroom I	11,5 m <sup>2</sup>
D03	bathroom I	4,7 m <sup>2</sup>
D04	staircase	1,8 m <sup>2</sup>
<b>TOTAL 1ST FLOOR</b>	<b>29,9 m<sup>2</sup></b>	

### 2ND FLOOR

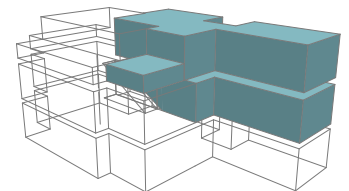
D05	staircase	2,4 m <sup>2</sup>
D06	living area	28,6 m <sup>2</sup>
D07	hallway	2,4 m <sup>2</sup>
D08	bathroom II	3,5 m <sup>2</sup>
D09	bedroom II	10,3 m <sup>2</sup>
D10	terrace I	9,8 m <sup>2</sup>
D11	terrace II	5,1 m <sup>2</sup>
<b>TOTAL 2ND FLOOR</b>	<b>62,1 m<sup>2</sup></b>	



1ST FLOOR



2ND FLOOR





NORTHWEST  
facade

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SOUTHEAST  
facade

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SOUTHWEST  
facade

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NORTHEAST  
facade

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