



## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 3,461,789.87

### Posizione

Nazione:	Croatia
Stato / Regione / Provincia:	Dubrovačko-Neretvanska Županija
Città:	Dubrovnik
Publicato:	14/02/2026
Descrizione:	

Just 300 meters from a scenic beach, this boutique hotel is situated in a truly exceptional location. Surrounded by a variety of restaurants, bars, and shops, it offers guests both convenience and charm. The historic center of Dubrovnik, with its rich cultural and architectural heritage, is only 7.5 kilometers away, while Dubrovnik Airport is a short 12-kilometer drive.

The hotel is set on a fully enclosed plot of 1,797 square meters, providing guests with privacy and a sense of exclusivity.

The property includes two elegant villas with a combined gross area of 500 square meters, each offering private pools and refined living spaces. In addition, there is a separate apartment building with a gross area of 413 square meters, also featuring a pool and expansive outdoor areas designed for relaxation.



---

The property comprises a total of **9 uniquely decorated accommodation units**. These include a mix of rooms, studio apartments, and a spacious penthouse, all designed and furnished to high standards. Each unit offers amenities such as air conditioning, flat-screen TVs, and private bathrooms. Some units also feature kitchenettes or full kitchens, terraces.

Guests can enjoy a variety of high-end shared amenities, including a modern spa center with a sauna, a fully equipped gym, a reception area, a kitchen and service area for food and drinks, and dedicated staff accommodation.

All rooms and common areas are furnished to a high standard, with carefully selected materials and decor that reflect the boutique hotel's commitment to quality and comfort. The property is categorized for luxury rentals and consistently receives excellent reviews from satisfied guests.

This boutique hotel represents a rare opportunity to invest in a refined and fully equipped hospitality property in one of Croatia's most desirable coastal destinations.

&nbsp;

&nbsp;

&nbsp;

&nbsp;

Ref: RE-LB-IRO2500-1

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages: Gym, Spa, Sauna, Modern

## Comune

Camere da letto:	12
Bagni:	10
Finito piedi quadrati:	1050 mq
Dimensione del lotto:	1797 mq



## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito: [http://www.arkadia.com/ZLWS-T2763/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T2763/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: re-lb-iro2500-1

