



## 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:	EUR 9,500,000

### Posizione

Nazione:	Croatia
Stato / Regione / Provincia:	Sibensko-Kninska Zupanija
Città:	Šibenik
Publicato:	18/03/2026

### Descrizione:

Two outstanding boutique hotels in the heart of the Adriatic coast for sale!

Great opportunity to invest in tourism!

Both hotels have 4\*\*\*\*\* star official category, unique position and high occupancy rates!

### Hotel No.1.

Hotel of 4\*\*\*\*\* stars in the city center - Šibenik, 800 meters from riva and close to all sights!

The hotel offers 17 luxuriously decorated rooms with city views. All rooms are air conditioned, have underfloor heating, WI FI, mini bar, in-room safe, LCD TV, hairdryer ...

Within the hotel there is a wellness area (jacuzzi, Finnish sauna, massage, beauty treatments).

Within the hotel there is a pastry shop with homemade cakes, which is also provided on the hotel terrace where you can enjoy morning coffee or an evening glass of wine.

For all lovers of history, architecture, nature and adventure sports, an additional advantage is the proximity of the Kornati National Park (boat trip) and the Krka National Park (15 km) and zip line, bungee jumping and Banj beach.

Split Airport is 50 km from the hotel.

### Hotel No.2.

Hotel of 4\*\*\*\*\* stars just 40 meters from the beach in super-popular yachting destination of Rogoznica!

Elegant boutique hotel in a great location by the beach! It is located in a quiet bay ideal for rest and escape from everyday hustle and bustle.

The UNESCO city of Trogir is only 20 km away from the hotel, Šibenik 30 km, and Split Airport 27 km.



Ideal connectivity and great popularity among the yachtsmen.

The hotel offers 19 luxury suites with balconies and fantastic sea views.

All rooms in the hotel are air conditioned, have underfloor heating, designer furniture, flat screen TV with satellite channels, mini bar, safe, hairdryer ...

The hotel has a restaurant and a bar with a terrace where you can enjoy fine seafood or cocktails by the pool with beautiful sea views.

Additional services:

- Wellness (indoor swimming pool, steam bath, Finnish sauna, massages, beauty treatments).
- Parking inside the property
- Guest relations desk
- Outdoor swimming pool
- Fitness room

Both hotels already have a well-established business in tourism and the expected time for return on investment is 10-12 years. Both can function 365 days a year.

Important note: The price also includes a loan of € 1,500,000, approved on very favorable terms, which the future owner has the option of taking over.

The hotels are owned by two different companies. It is recommended to buy 100% of company shares in each case.

Ref: RE-LB-IRO1148

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: Swimming pool, Gym, Spa, Sauna, Floor heating

## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito: [http://www.arkadia.com/ZLWS-T666/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T666/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: re-lb-iro1148



IMLIX

**Mercato Immobiliare IMLIX**  
<https://www.imlix.com/it/>

---

