



## listing



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale

#### Location

Country: Croatia  
State/Region/Province: Sibensko-Kninska Zupanija  
City: Šibenik  
Posted: Mar 18, 2026

#### Description:

Brand new, 4\*\*\*\* stars Inn of perfect position just 90 meters from the sea!

It is truly small luxury club hotel with penthouse on the top which is meant for the owner, fully completed and functioning since July 2021.

It benefits vicinity to Rogoznica with it's famous ACI-marina and multiple touristic facilities like restaurants, bars, entertainments.

Property is situated on the plot of 0,2 acres or 800m2, with five storeys, 790m2 net closed area, plus 160m2 terraces and verandas, 12 bedooms and 12 bathrooms en-suite, 10 parking place in undregraund garage plus 1 parking place along garage.

- On the lower level (basement) there is closed underground garage for 10 vehicles, plus 1 bigger parking place along garage.
- On the ground floor there are breakfast area with wonderful veranda and brilliant profesional inox kitchen.
- On the first floor level there are 4 comfortable quiet and lovely double rooms with king size beds, each with own bathroom, refrigerator, fully air-conditioned, each with big terrace or veranda/garden.
- On the second floor has a 5 comfortable quiet and lovely double rooms with king size beds, each with



own bathroom, refrigerator, fully air-conditioned, each with big terrace.

- On the upper floor there are gorgeous penthouse of the 110m<sup>2</sup>, as separately apartment, plus three big terraces of the 56m<sup>2</sup> with pergolas, all for owner or for rent. Furthermore, on the same floor on 30m<sup>2</sup>, contain one twin room with bathroom for

servants, laundry and pantry, as well.

- On the highest floor, at the top of the house, there is a large 125m<sup>2</sup> open big roof terrace with a beautiful 360 ° view of the sea, islands and mountains.

Technical details:

- Elevator for 8 persons through all the floors of the building
- SAT TV, two separately systems, one for guests and other for owner.
- High-speed 4G free Wi-Fi Internet with two access point is present throughout whole area
- Smart key solutions for entrance, garage and rooms for guests.
- Outside big swimming pool 10mX5m with 1,9m depth.
- Full area is cover with video surveillance.
- Built-in high class noble materials as marble, granite, stone, natural wood, glass.....
- Fully equipped with air conditioners, solar panels and heat pump for hot water and floor heating.
- The complete interior is handmade to measure from natural materials.
- Fully equipped with all domestic technical appliances , furniture, linen, dishes and utensils, ready for living and renting without any cent for invest.

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Advantages of the property:

- Elevator
- Sea views
- Swimming pool



- Access for disabled people
- Storage and additional rooms
- Video surveillance and Internet
- Security doors and smart keys
- Floor heating
- Air-conditioning
- Wonderful landscaped decorated garden

&nbsp;

Distance:

International Airport of Split - 26km/25min, UNESCO -protected town of Trogir 2- 3km/20min, Regional centre- Split 45km/ 40min, Architectural pearl Sibenik -&nbsp; 35km/30min.  
Ref: RE-LB10637

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: Roof terrace, Garage, Swimming pool, Storage, Floor heating, Lift, Urbanized

## Common

Bedrooms:	12
Bathrooms:	12
Finished sq. ft.:	791 sq m
Lot Size:	800 sq m

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/ZLWS-T120/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T120/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: re-lb10637



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