



🏠 360 m² 📖 Šibenik, Croatia 💰 2 450 000 EUR



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7432	Price	2 450 000 EUR
Address	Šibenik, Croatia	Type	Accommodation
Category	Accommodation	Usable area	360 m²
Energy performance of the building	G - Extremely uneconomical		

About real estate

We offer for sale a unique boutique hotel with a rich history dating back to the 16th century in the charming Croatian town of Šibenik, in the immediate vicinity of St. James's Cathedral (UNESCO), St. Anthony's Promenade, and the famous St. Michael's Fortress. This exceptional property, originally a Renaissance palace, is listed as a protected cultural monument and was carefully and completely renovated in 2017 with an emphasis on preserving its historical character, artistic details, and original architectural features.

The hotel, with a total living area of 360 m², is classified as a four-star hotel and is spread over five floors. It has six stylishly furnished rooms ranging in size from 22 to 26 m², two larger rooms measuring 32 m² and one suite with an area of 42 m². Each room is individually designed with respect for the historical heritage of the building, while modern elements ensure maximum comfort for guests.

On the ground floor, there is an elegant reception with a bar and a fully glazed hotel restaurant facing the lively Poljana, the main square of the city. The restaurant has the right to use an outdoor terrace with a capacity of up to 60 seats, creating an attractive space for sitting in the center of the action.

Original architectural features such as Gothic-Renaissance portals, Renaissance windows, a triforium on the second floor, a decorative rosette on the ceiling of the music salon, and the original stone staircase with fine details give the building a unique historical charm and authenticity.

The hotel is located in the historic center of Šibenik, within walking distance of the main sights, cultural institutions, the harbor, and the popular waterfront promenade. Šibenik is a popular tourist destination with a rich cultural heritage, prestigious festivals, and an excellent gastronomic scene. Its proximity to Krka National Park and easy access from the A1 motorway and international airports in Split and Zadar make it an ideal location for luxury city tourism.

This property offers not only an exceptional historical experience but also stable investment potential in the luxury hotel segment.