



Two old stone captain houses on the Peljesac peninsula, need renovation, ideal for boutique hotel.

Palaces were renovated in 2005. after fire in that area. But they were not used since then, and owner is not interested to invest or operate, since he is involved in other project developments on the south Adriatic. Palaces are ownership of the company.

There are two palaces, one on the seafront, other on the back of the first one. Land plot is 2000m², (could be bought or rented for long time, more land in the back), and palaces have 1330m² of space. Palaces can accommodate approximately 50 - 60 persons. Palaces were built 300 years ago, by noble family, who were given the noble title from Venice.

There is a pier for the boats in front. Palaces are also under conservators protection and were renovated according to their instructions.

Owner sell at 1,8 milion EUR, price can be negotiated and reduced. Palaces would be perfect boutique hotel heritage.

Location is quiet place, have interesting history, untouched nature. Palaces are located in small village on the south side of the Peljesac, and enjoy many sunny days per year.

(In this area are famous vineyards of Dingac. Also Peljesac is known for hunting mouflons and as windsurfers paradise.

Peljesac is situated in southern Dalmatia between Neretva bay in the north and Mali Ston bay eastward (between which is so called Little Sea). Mljet channel is south of Peljesac, and Peljesac channel on the western side. Dubrovnik is very near the entrance to Peljesac.

Through history it was called The Point of Ston (lat. Puncta Stagni, tal. Ponta di Stagno).

The modern name Peljesac is new, after a same named hill above Orebic. Several centuries back it used to be called Sabioncello in Italian.

It is the second largest Peninsula in the Adriatic after the peninsula of Istria.

Peljesac is 65 km long and is 348 km² in surface. It is connected with mainland by 1450 m narrow Stonska Prevlaka. This piece of land divides Mali Ston and Ston channels, which are bays in fact but called channels.

Prevlaka is mostly sandy, probably created by sea sand sedimentation, which means that Peljesac used to be an island.

There are fertile valleys and rocky hills in Peljesac, the highest of them is St. Ilija, 961 m high.

Located in the south part of Adriatic Sea, near Dubrovnik, entering from Ston village to this long peninsula, takes 1 hour drive to its northern end of Loviste village.

Peljesac is surrounded by numerous islands and islets. Most of them are north, in the bay of ports Drace and Brijesta. Just opposite of Peljesac is island of Korcula, and from Orebic village of Peljesac ferry goes to town of Korcula, takes 20 minutes.

The climate is mild Mediterranean. Northeastern parts of the island are cool and dry because of the wind "bura", while southwestern are warmer and more humid thanks to "jugo". The average temperature in January is 7oC, 26oC in July. It belongs to Dubrovacko-neretvanska county, with local centres in Orebic, Ston, Trpanj and Janjina.

About 9000 people inhabit the peninsula. Main industries are olive and wine growing, fishing and tourism.

Ferries are available in Trpanj - Ploce, Orebic - Korcula, Prapratno - Mljet.

for more info contact us at sales@luxurycroatia.net

Selling price : 1 800 000 €

Charges : Consult us

Fees : Consult us

Condition : NEED RENOVATION

Living space : 830 m²

Land space : 350 m²

Number of rooms : 15

Number of floors : 3

Number of bathrooms : 7

Amenities :

- Garden
- Terrace
- Balcony
- Permission of Occupancy
- 1st row to the sea
- on the beach
- on the seafront
- panoramic sea view
- property management available
- agency commission 2%

Address :

Orebic, Peljesac, Croatia,
POTOMJE, PELJEŠAC, CROATIA

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