



# Hotel Belvedere, Dubrovnik (Croatia)

Rebuilding

■ [fanzun.swiss/en/referenz/hotel-belvederedubrovnik-kro\\_en/](https://fanzun.swiss/en/referenz/hotel-belvederedubrovnik-kro_en/)



### Starting situation and idea

A Russian investor acquired a 43'000 m<sup>2</sup> site with a derelict hotel located overlooking the old town of Dubrovnik. The brief was to build one of the best luxury resorts in the Mediterranean. Product definition with respect to luxury amenities and zoning at the site were open.

### Challenges

"What does it mean to say one of the best resorts in the Mediterranean?" The challenge was to answer this question and convince the investor with a concept proven to succeed commercially. The task involved managing an international project comprising the investor, future operator, planning team and various consultants.

### Approach

The "recipe" lay in developing a product based on familiar but re-interpreted contents in the luxury segment. The product can be adapted to suit the seasons and the resulting changes in the profile of guests and their needs. The design was to integrate into the landscape and topography and at the same time create an aura of exclusivity seclusion and calm.

Developer: private

Project type: Rebuilding

Project author: Studio 3LHD, Zagreb (Croatia)

Construction costs: not publ. Mio

Scope of services: Overall Supervision, Project Management, Cost Planning, Scheduling, Strategy, Client Representation

Link: [belvedere-dubrovnik.com](http://belvedere-dubrovnik.com)

Fanzun AG Architekten · Ingenieure · Berater  
Ganzheitlich entwickeln, gestalten und realisieren.

Wir erwecken Ideen zum Leben.

Salvatorestr. 66, CH-7000 Chur  
Cho d'Punt 57, CH-7503 Samedan

Center Augustin, CH-7550 Scuol  
Birmensdorferstr. 108, CH-8003 Zürich

Wölflistr. 5, CH-3006 Bern  
Breitfeldstr. 13, CH-9015 St. Gallen

+41 58 312 88 88  
[info@fanzun.swiss](mailto:info@fanzun.swiss)