PRESS RELEASE

Odien Group to Restore Historic Seaside Štafileo Castle as a Unique Heritage Hotel

Just months after acquiring the Zenica resort in Kaštela, Croatia, which it plans to transform into a hotel, the prominent Central European investment group has also acquired a castle in the city.

KAŠTELA, 22 April 2026 – Odien Group today confirmed the acquisition of Štafileo Castle (also known as Rotondo), a 16th-century sea fortress in Kaštel Štafilić. Built in 1508 and situated directly on the Adriatic coast, Štafileo Castle combines exceptional historical significance with a rare waterfront setting. Odien plans to carefully restore and reimagine the Renaissance fortress as an intimate luxury heritage hotel. The acquisition marks a significant expansion of Odien Group's hospitality portfolio on the Dalmatian coast and underscores the company's focus on Kaštela as a destination.

Commitment to Preserving the Property as a Unified Heritage Site

Although the property's current building permit is based on a scheme comprising separate residences and commercial premises, Odien has committed to preserving the castle as a single, integrated heritage property. The Group will restore it as a luxury hotel that respects its five-hundred-year history and architectural integrity, ensuring that the fortress remains an intact cultural landmark rather than being divided into a private complex.

The luxury heritage hotel will offer a limited number of suites, with an emphasis on an authentic connection to the site's history and architectural legacy. All restoration work will be carried out in close cooperation with the regional heritage conservation authority to ensure the highest standards in safeguarding and restoring this significant Renaissance monument. The project reflects a long-term approach focused on protecting cultural value while enabling sustainable commercial use.

"We regard Štafileo Castle as a key symbol of Kaštela. We therefore decided to move away from the planned subdivision of the property and instead restore it as a unified whole. By transforming the castle into an exclusive seaside heritage hotel, we are breathing new life into this five-hundred-year-old landmark and ensuring that its legacy is preserved for future generations," said Michael Saran, owner of Odien Group.

Strategic Investment in Kaštela

The Štafileo project is Odien Group's second major investment in the city in the past three months. The Group is also redeveloping the former Zenica resort in Kaštel Stari into a year-round luxury resort with 150 rooms, scheduled for completion by the end of 2028.

Together, the two projects represent a dual approach: delivering premium hospitality at scale alongside a boutique, ultra-luxury heritage experience. This synergy reinforces Odien's commitment to establishing Kaštela as a leading destination in Croatia's tourism market.

"Every new initiative that contributes to tourism development and brings valuable sites back into active use is welcome news for us, particularly when it concerns landmarks such as Rotondo Castle. We view the acquisition by Odien Group as a commercial decision by the new owner and expect that, in this case too, the plans will support high-quality, sustainable development while giving due consideration to the interests of the local

community. It is also encouraging that a reputable and well-known investment company has recognized Kaštela's tourism potential by investing in two projects," said Denis Ivanović, Mayor of Kaštela.

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About the Investor

Founded in 2004 and headquartered in Prague, Odien Group operates across the real estate, hospitality, infrastructure and energy sectors through its subsidiaries Odien Real Estate, Odien Hotels and Avia Energo. Its largest project to date is Avia City in Prague, which spans an impressive 66 hectares and is transforming a former industrial zone into one of the largest urban development and regeneration projects in the Czech Republic. The project will create a fully integrated, sustainable district featuring more than 7,000 residential units, three primary schools, one secondary school, five kindergartens, public transport infrastructure, sports and recreational facilities, and extensive green spaces.

Odien Group also owns and operates the luxury Le Méridien Lav Split resort in Croatia, as well as the Blue Orange sports and wellness centre and hotel in Prague. Through the fort2Life Foundation, it actively supports youth sport and education.

Photographs available for download; photographer: Mario Alajbeg:
https://app.box.com/s/1qkkd3b5szgdvqimbe7s8kbxmu4vrexp



